

# 1045 HICKORY STREET

Pewaukee, WI 53072

**Anderson**  
Commercial Group

FOR SALE | +/- 214,745 SF INDUSTRIAL BUILDING & +/- 2.85 ACRE ADJACENT LOT AVAILABLE



## OFFERING SUMMARY

Building Size:	+/- 214,745 SF
First Floor SF:	+/- 179,000 SF
Lot Size:	+/- 10.0 Acres
Adjacent Lot Size:	+/- 2.8 Acres
Number of Parking Spaces:	+/- 351
Zoning:	B5 Light Industrial
Power Description:	3 Phase
Tax / APN #:	PWV0903996001
Current Taxes:	\$50,672.65
NOI:	\$847,936
Cap Rate:	7.31%
Building Price:	\$11,600,000
Adjacent Land Price:	\$850,000
<b>Total Sale Price:</b>	<b>\$12,450,000</b>

### STEVE ANDERSON

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### BROCK ANDERSON

Sales Associate  
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## PROPERTY HIGHLIGHTS

- 7.3% CAP Rate
- 4 dock doors w/ levelers and 3 drive-in doors
- Within +/- 1 mile of Hwy 16 and Capitol Dr/Hwy 190
- Outside storage
- Conveniently located near many amenities and shopping centers

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,624	40,855	130,417
Total Population	5,322	96,880	314,160
Average HH Income	\$107,777	\$128,935	\$134,262



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EXTERIOR PHOTOS | +/- 214,745 SF INDUSTRIAL BUILDING & +/- 2.85 ACRE ADJACENT LOT FOR SALE



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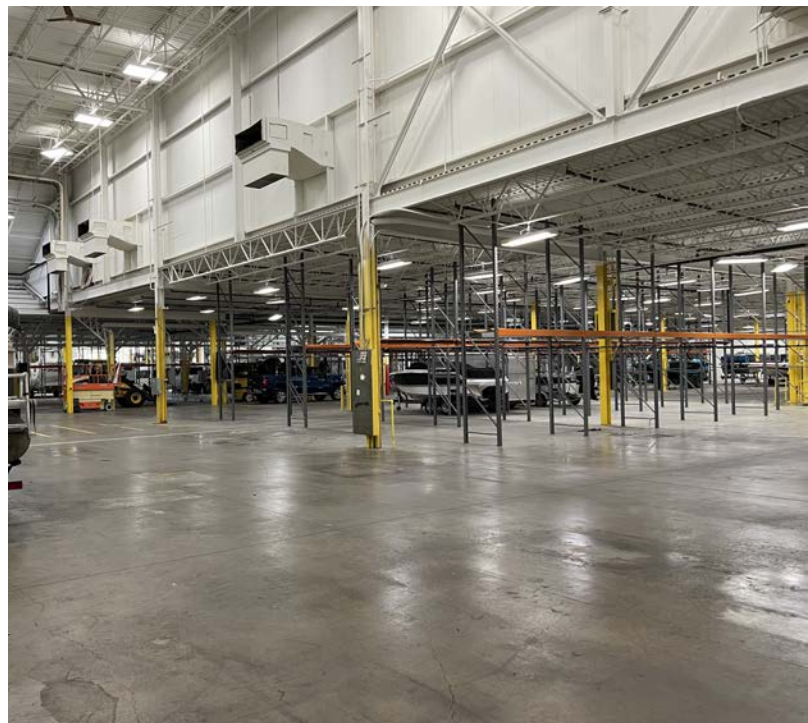


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INTERIOR PHOTOS | +/- 214,745 SF INDUSTRIAL BUILDING & +/- 2.85 ACRE ADJACENT LOT FOR SALE



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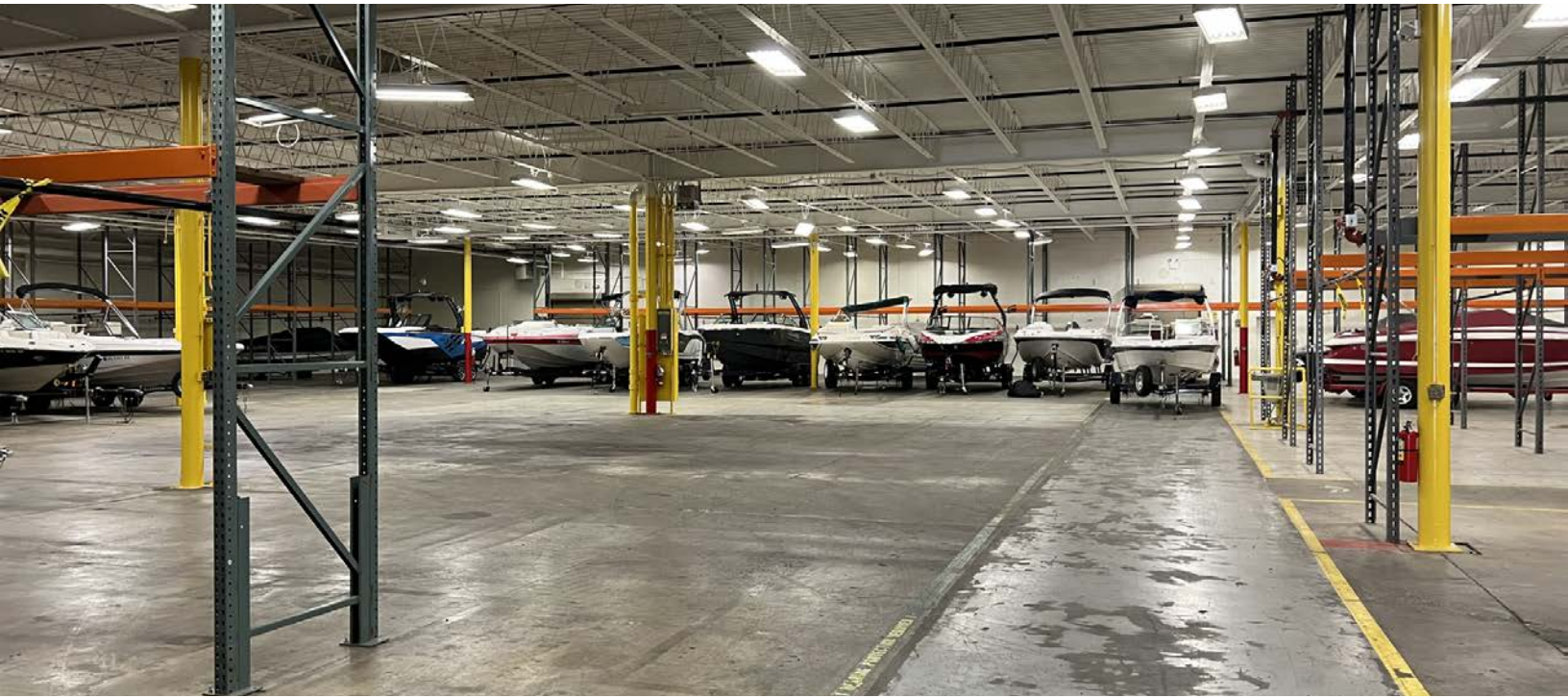


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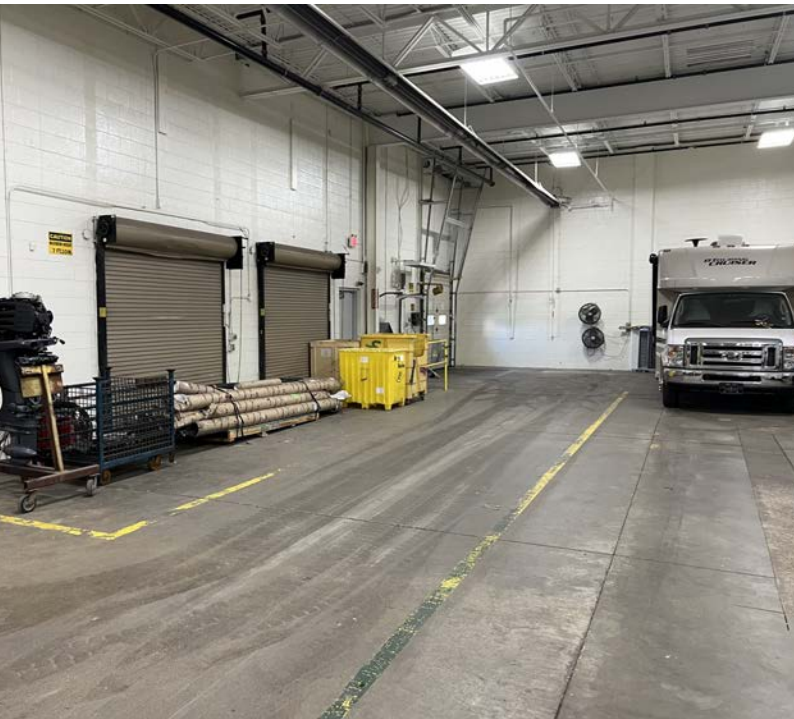


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INTERIOR PHOTOS | +/- 214,745 SF INDUSTRIAL BUILDING & +/- 2.85 ACRE ADJACENT LOT FOR SALE



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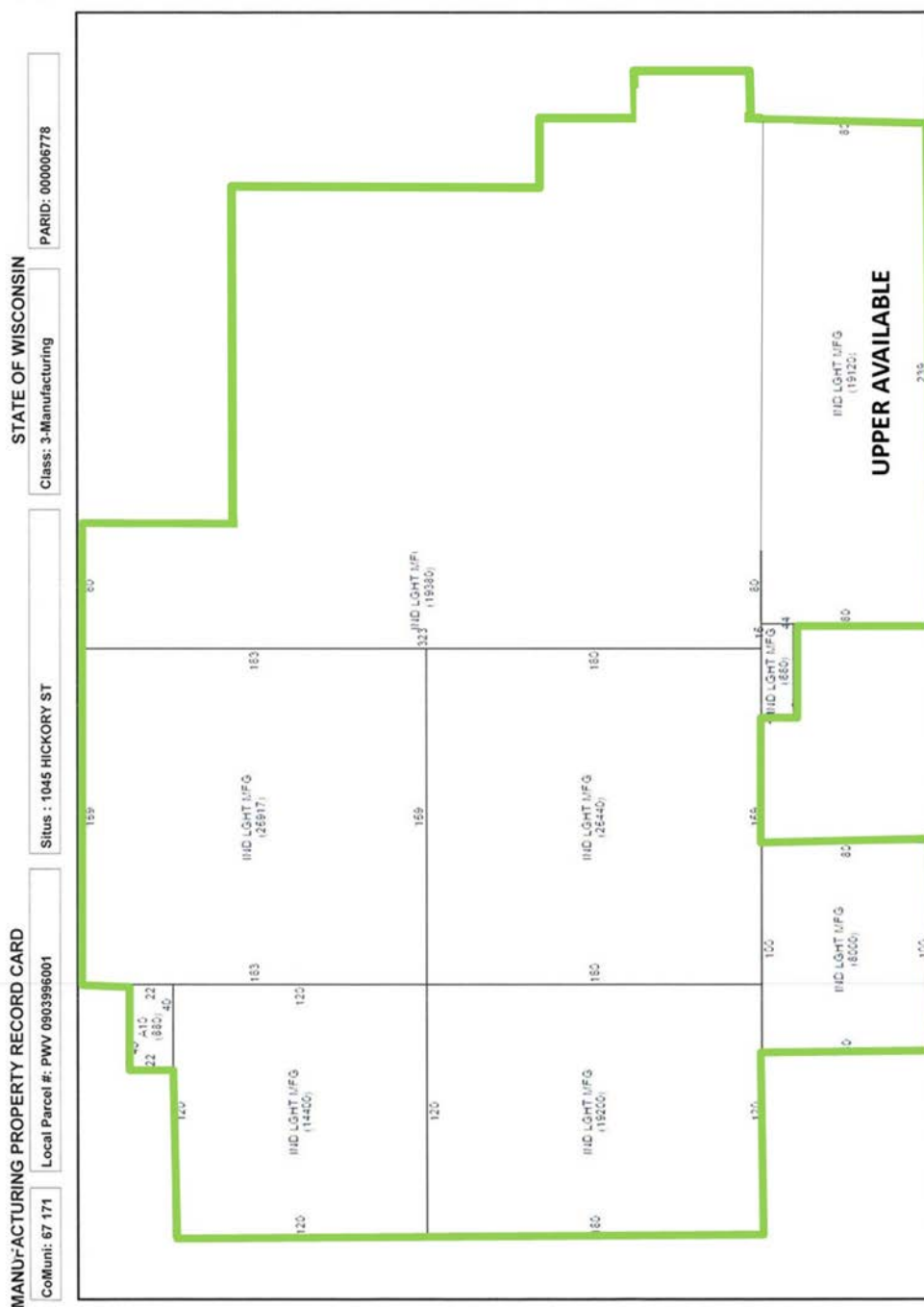
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**FLOOR PLAN | +/- 214,745 SF INDUSTRIAL BUILDING & 2.85 ACRE ADJACENT LOT FOR SALE**



(The official record of property value is the municipal roll. Although the Wisconsin Department of Revenue attempts to provide the most current and accurate information possible, the accuracy of the data is not guaranteed. No warranties, expressed or implied, are provided.)

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PRO FORMA | +/- 214,745 SF INDUSTRIAL BUILDING & +/- 2.85 ACRE ADJACENT LOT FOR SALE

## 1045 Hickory St, Pewaukee



### Rent Roll

Tenant	Unit #	Unit SF	Floor	Lease Start	Lease Expiration	Current Monthly Rent	Current Annual Rent	\$/SF
Supreme	Suite 1	104,525		TBD	TBD	\$37,035	\$444,420	4.25
Supreme 8000	Suite 2	8,000	1st Floor	TBD	TBD	\$2,833	\$33,996	4.25
		8,000	2nd Floor	TBD	TBD	\$833	\$10,000	1.25
GLS	Suite 3	11,000	1st Floor	TBD	TBD	\$3,896	\$46,752	4.25
		9,000	2nd Floor	TBD	TBD	\$1,875	\$22,500	2.50
Point Iron USA	Suite 4	35,980		11/1/21	10/31/24	\$13,434	\$161,208	4.48
Land and Sea Adventure	Suite 5	19,120	1st Floor	TBD	TBD	\$6,772	\$81,264	4.25
		19,120	2nd Floor	TBD	TBD	\$3,983	\$47,796	2.50
		214,745				\$70,661	\$847,936	\$10.49

### Income & Estimated Expenses

	Current
<b>Net Operating Income</b>	<b>\$847,936</b>
List Price	\$11,600,000
<b>CAP Rate</b>	<b>7.3%</b>

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

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GIS MAP | +/- 214,745 SF INDUSTRIAL BUILDING & 2.85 ACRE ADJACENT LOT FOR SALE



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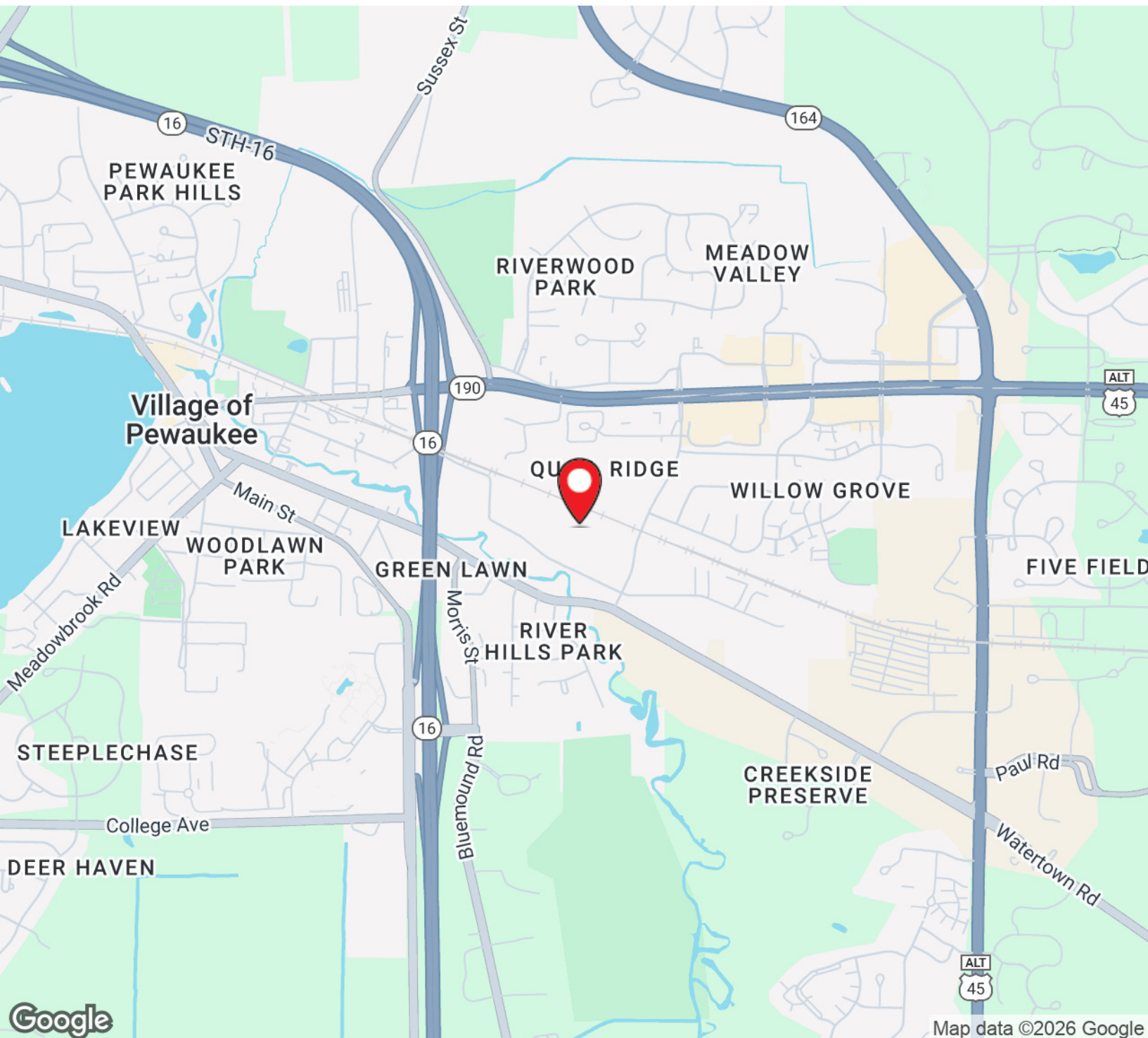


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LOCATION MAP | +/- 214,745 SF INDUSTRIAL BUILDING & +/- 2.85 ACRE ADJACENT LOT FOR SALE



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**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad