



# Office / Warehouse Space For Lease

**W66 N200 COMMERCE COURT  
CEDARBURG, WISCONSIN**

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## Building Size

±16,960 SF

## Available Space

±9,460 SF

## Parcel Size

±2.36 Acres

## Lease Rate

\$4.75/SF, NNN - Warehouse

\$8.75/SF, NNN - Office

## Estimated NNN Rate

\$2.25/SF

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## Property Highlights

- Clear Span Warehouse Space
- Flexible Office Plans
- Adjacent to Walking/Bike Path
- Data & Phone Services available in multiple configurations

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*For information, please contact:*

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*Director*

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### **Curt Pitzen**

*Director*

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757 N Broadway

Suite 700

Milwaukee, WI 53202

[nmrk.com](http://nmrk.com)



# NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# W66 N200 COMMERCE COURT, CEDARBURG, WI

## BUILDING FEATURES

### Construction

Masonry

### Year Built

1995

### Sprinkler

No

### Zoning

M-3 Business Park District

### Parking

Ample

### Utilities

Municipal Sewer & Water

## WAREHOUSE FEATURES

### Size

±4,500 SF

### Ceiling Height

±12' Clear

### Dock Doors

Two (2) Shared

### Drive-Ins

Two (2)

### HVAC

Gas Fired Hanging Units

### Lighting

LED

### Power

TBV by Tenant

## OFFICE FEATURES

### Size

±4,960 SF

### Finishes

Potential Spaces

### Area 1

4 Private Offices, Kitchenette,  
Open Area & Storage

### Area 2

Office, Kitchenette, Open Area &  
2 Storage Areas

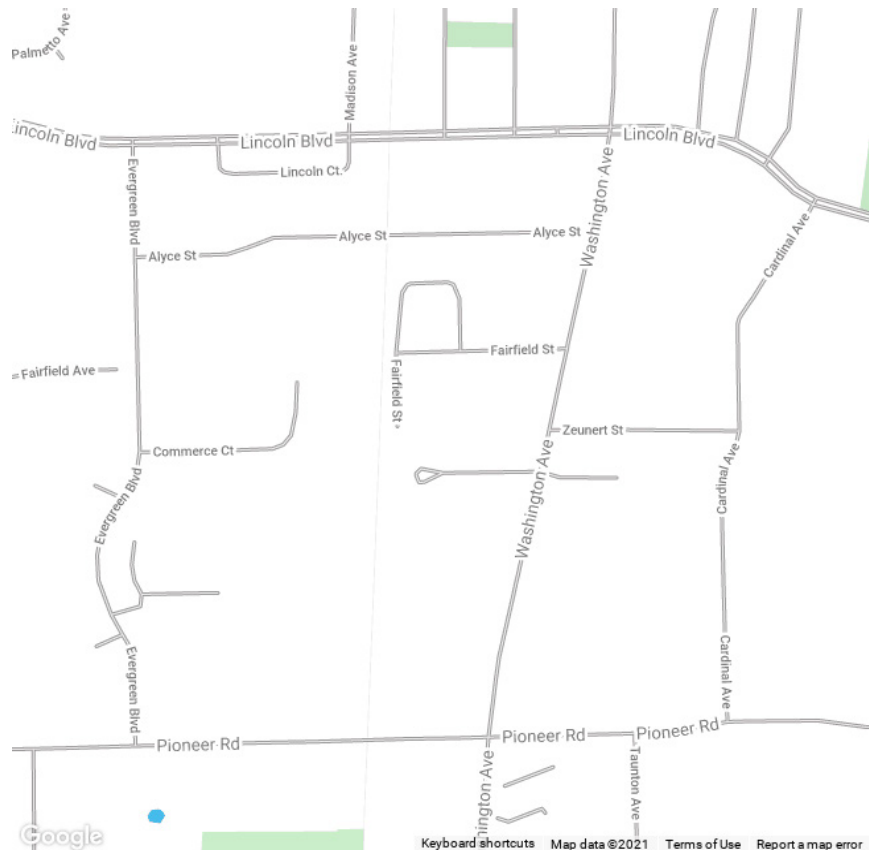
### Area 3

Open Area, 3 Storage Areas &  
Office

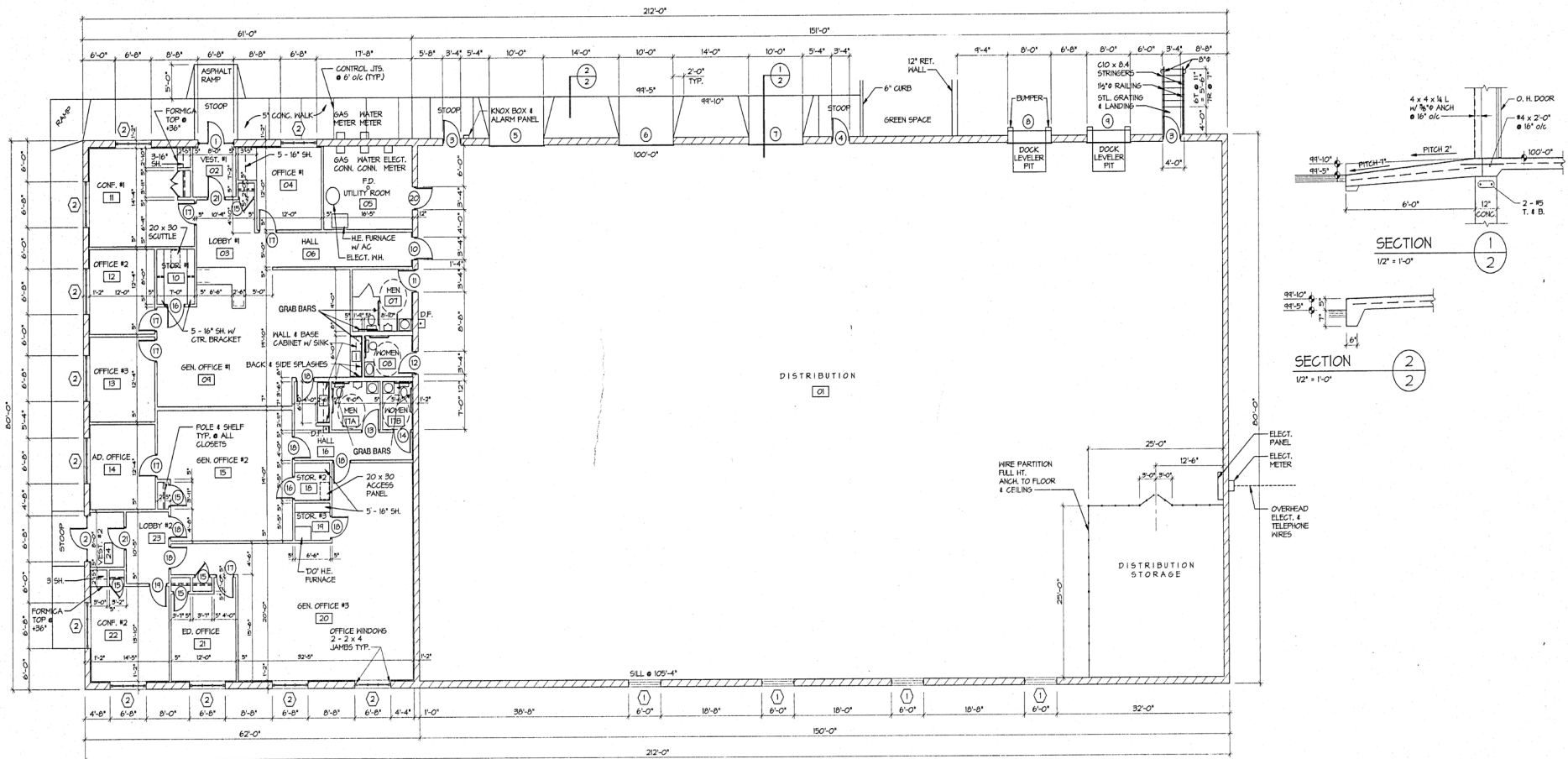
### Area 4

Office & Storage

\* All areas can be fully or partially  
combined or divided as stated  
above.



**W66 N200 COMMERCE COURT, CEDARBURG, WI**



**FLOOR PLAN**  
1/8" = 1'-0"

**AMBROSE ENGINEERING, INC.**  
W63 N543 HANOVER AVE. CEDARBURG, WI 53012  
[414] 377-7602 FAX [414] 377-4888

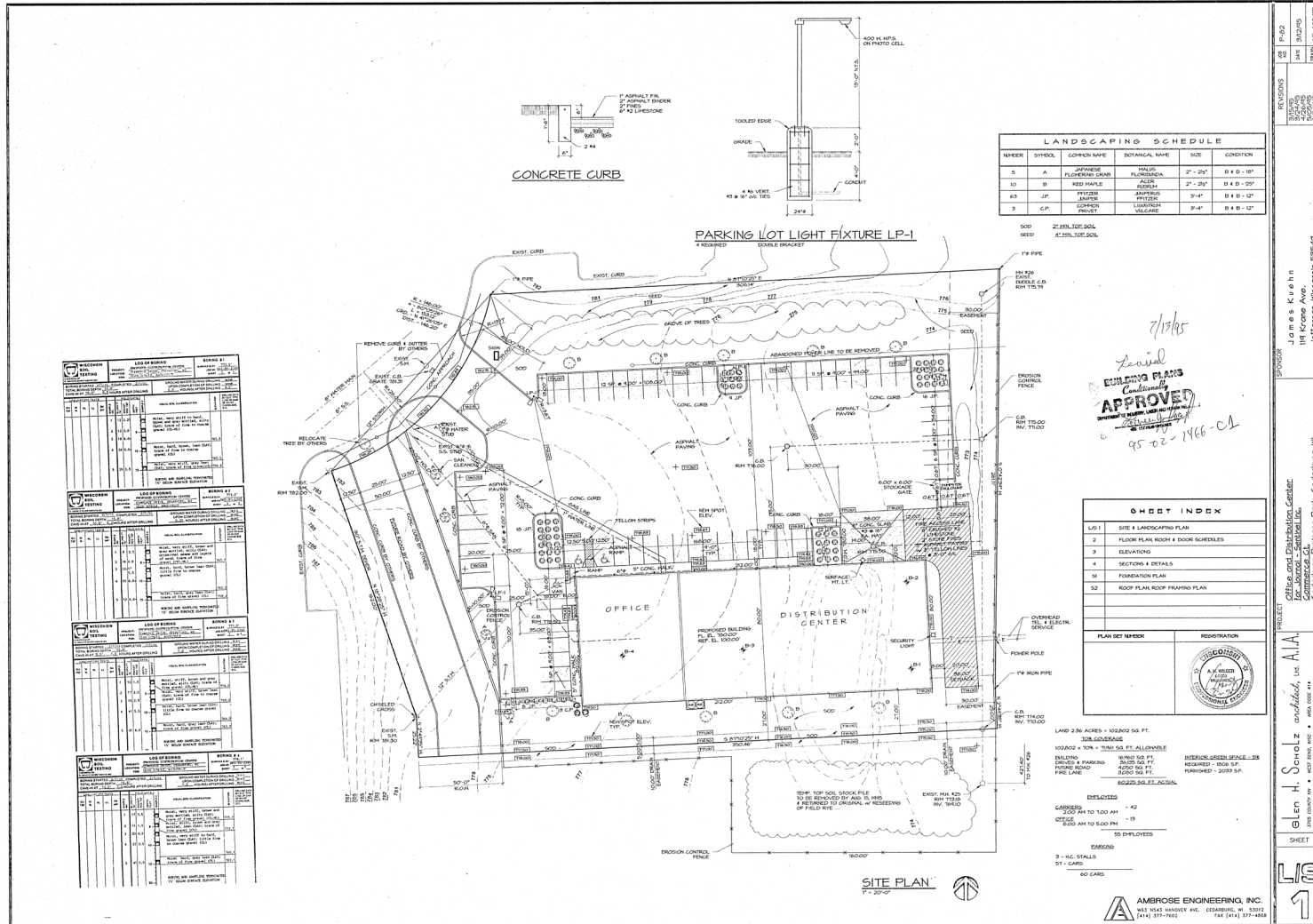
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**LANDSCAPING SCHEDULE**

NUMBER	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
5	A	SPRINGER FLORENCE GRAB	AGUE BUSH	2' - 25"	B 4 D - 10'
10	B	RED HAZEL	AGUE BUSH	2' - 25"	B 4 D - 10'
63	J.P.	HYDRANGEA	HYDRANGEA	3'-4"	B 4 D - 10'
9	G.P.	SPRING PRUNY	SPRING PRUNY	3'-4"	B 4 D - 10'

**REVISIONS**

NO.	DATE	DESCRIPTION
1	05/11/10	ISSUED FOR PERMITS
2	05/11/10	REVISIONS TO PERMITS
3	05/11/10	REVISIONS TO PERMITS
4	05/11/10	REVISIONS TO PERMITS
5	05/11/10	REVISIONS TO PERMITS
6	05/11/10	REVISIONS TO PERMITS
7	05/11/10	REVISIONS TO PERMITS
8	05/11/10	REVISIONS TO PERMITS
9	05/11/10	REVISIONS TO PERMITS
10	05/11/10	REVISIONS TO PERMITS
11	05/11/10	REVISIONS TO PERMITS
12	05/11/10	REVISIONS TO PERMITS
13	05/11/10	REVISIONS TO PERMITS
14	05/11/10	REVISIONS TO PERMITS
15	05/11/10	REVISIONS TO PERMITS
16	05/11/10	REVISIONS TO PERMITS
17	05/11/10	REVISIONS TO PERMITS
18	05/11/10	REVISIONS TO PERMITS
19	05/11/10	REVISIONS TO PERMITS
20	05/11/10	REVISIONS TO PERMITS

7/19/10  
 Final  
 Building Plans  
 Conditionally  
**APPROVED**  
 95-02-1466-C1

**SHEET INDEX**

SHEET NO.	TITLE
1	SITE & LANDSCAPING PLAN
2	FLOOR PLAN ROOM & DOOR SCHEDULES
3	ELEVATIONS
4	SECTIONS & DETAILS
5	FOUNDATION PLAN
6	ROOF PLAN ROOF FRAMING PLAN

LAND 2.6 ACRES ± 103,200 SQ. FT.  
 30% COVERAGE  
 103,200 ± 10% ± 30,960 SQ. FT. ALLOWABLE  
 BUILDING 10,000 SQ. FT.  
 DRIVEWAY 10,000 SQ. FT.  
 PAVED PARKING 4,000 SQ. FT.  
 PAVED DRIVE 1,000 SQ. FT.  
 60,220 SQ. FT. ACTUAL

DESIGNED  
 2:00 PM TO 1:00 AM - 42  
 8:00 AM TO 5:00 PM - 13  
 55 EMPLOYEES

ERASED  
 3 - HG. STALLS  
 51 - CARDS  
 60 - CARDS

PROJECT: OFFICE BUILDING, DISTRIBUTION CENTER, FOR JOURNAL - NATIONAL BOX CORPORATION BUSINESS PARK, CEDARBURG, WI  
 ARCHITECT: GLEN H. SCHOLZ ARCHITECTS, INC. AIA  
 1000 COUNTY HWY. 23, CEDARBURG, WI 53007  
 TEL: 414-395-4692 FAX: 414-395-4688  
 WWW: GHSARCHITECTS.COM  
 SHEET: 1

CONTACT

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# STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

**Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.**

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

## DISCLOSURE TO CUSTOMERS

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. §452.01 (5g) (see “definition of material adverse facts” below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## DEFINITION OF MATERIAL ADVERSE FACTS

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

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

## SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone 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.