

**N8121 INDUSTRIAL DRIVE**
IXONIA, WI 53036**FEATURES**

Located in Ixonia, this versatile industrial property offers an exceptional opportunity for businesses seeking a strategic location between Milwaukee and Madison, just minutes from Highway 16 and I-94. The property features a well-maintained main building suitable for industrial, light manufacturing, or service contractors, along with a secondary cold storage building ideal for seasonal equipment or overflow inventory. With 6.55 acres of usable land, the site also accommodates ample outdoor storage or vehicle parking.

Drive in Doors: **2 - 12'x14'**

Zoning: **Industrial District**

Construction: **Pre Engineered Steel**

Sewer: **Municipal**

Water: **Well / Sewer: Holding Tank**

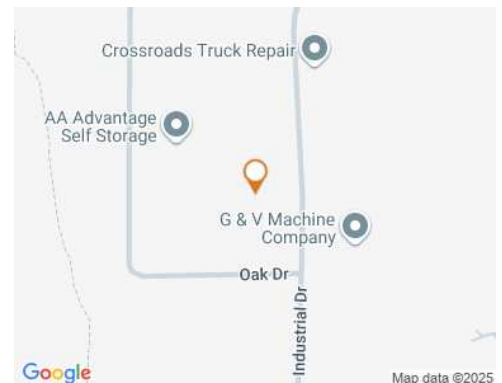
A/C: **Office Area**

Power: **400 amp**

Lighting: **LED**

Restrooms: **2**

Listing: **4829**

**INDUSTRIAL FOR LEASE**

Total SF: **13,032**

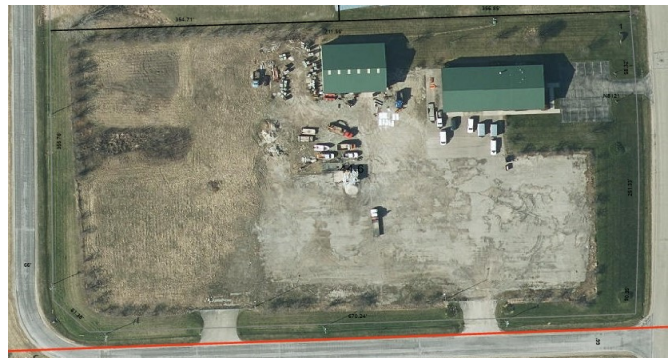
Total Acres **6.55**

Lease Rate Negotiable

Cole Russell, Senior VP-Sales / SIOR
262-695-8800
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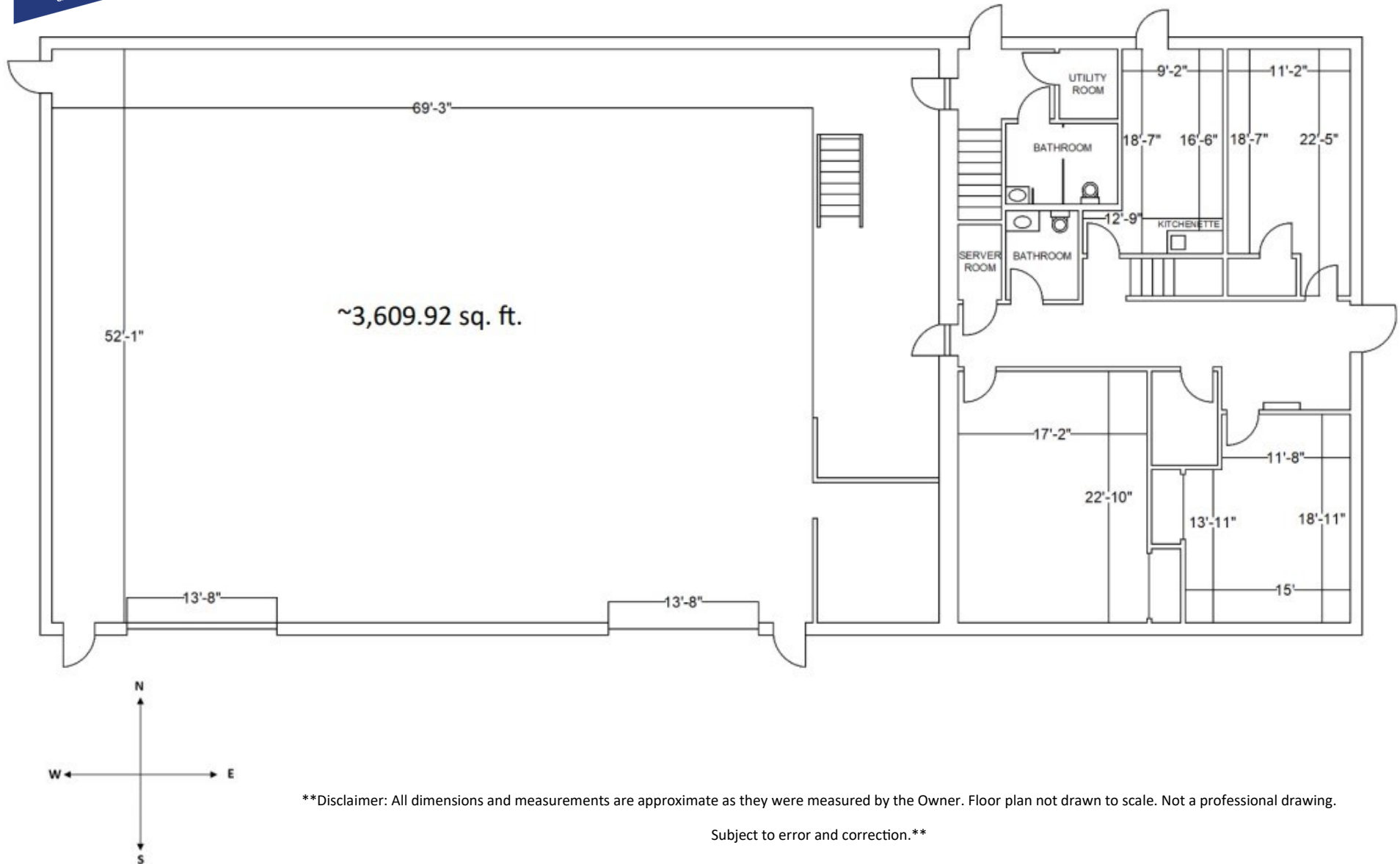
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N8121 Industrial Drive, Ixonia

First Floor



**Disclaimer: All dimensions and measurements are approximate as they were measured by the Owner. Floor plan not drawn to scale. Not a professional drawing.

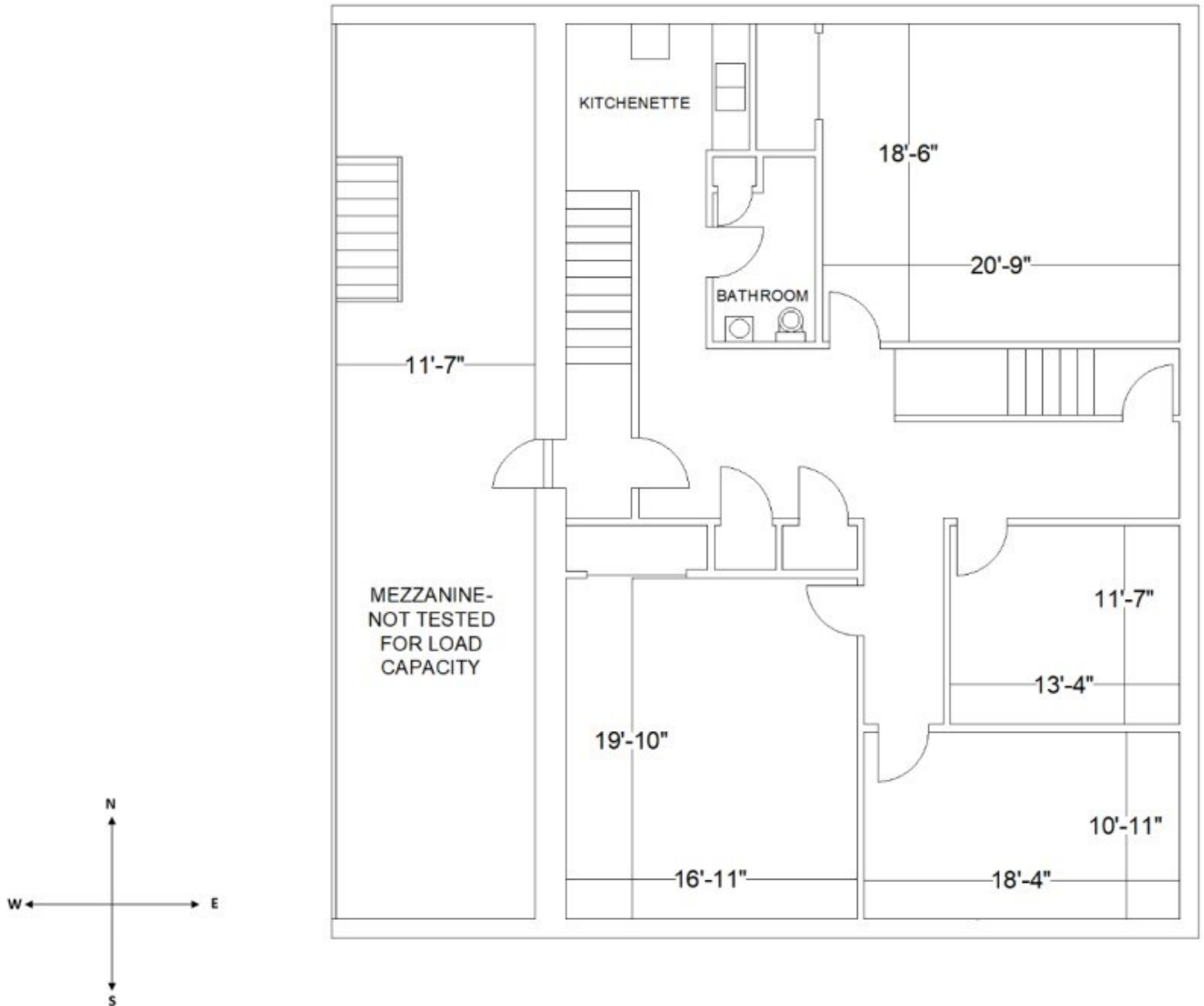
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Second Floor / Mezzanine



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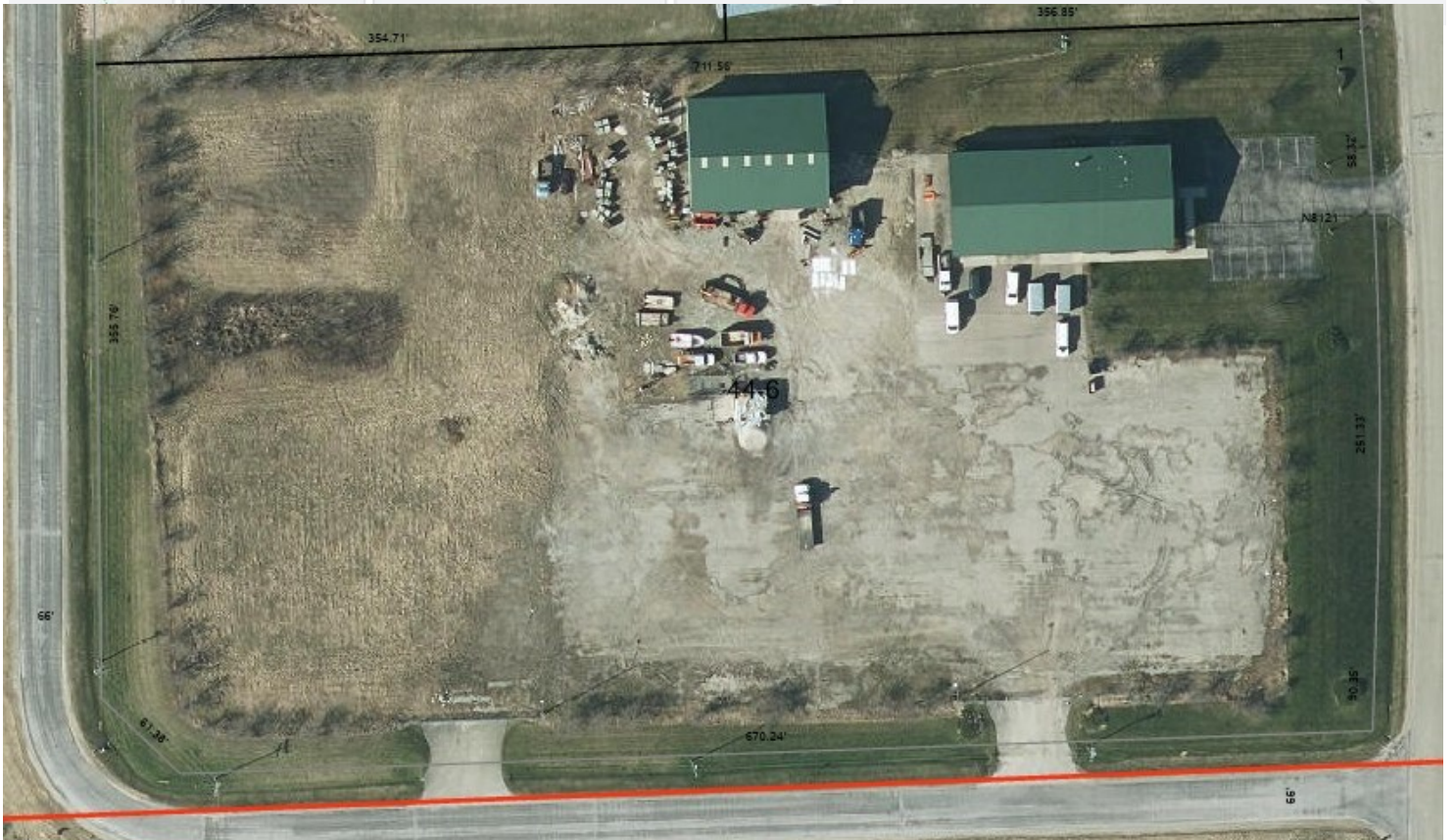
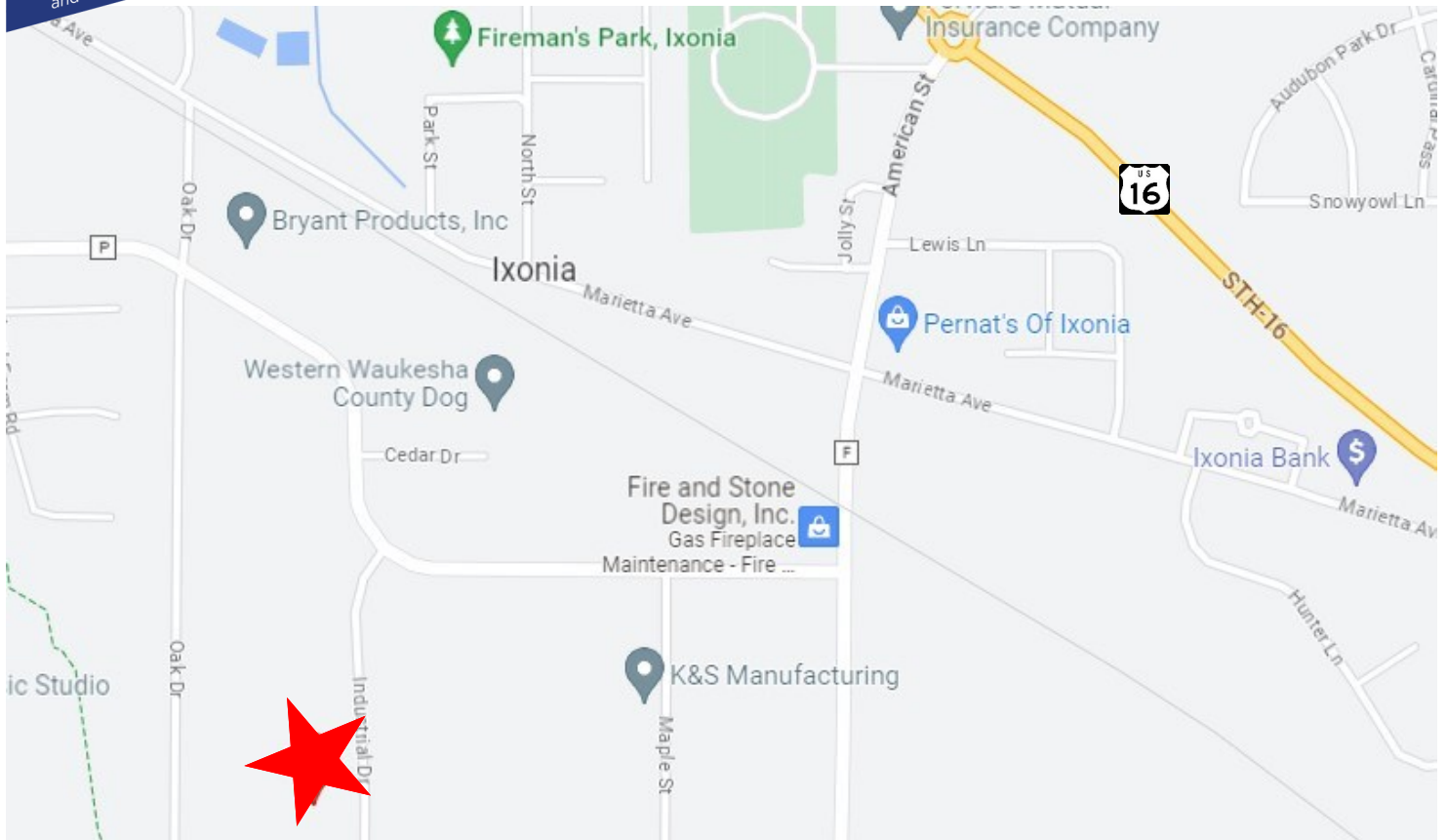
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N8121 Industrial Drive, Ixonia, WI 53035



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1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

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

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55),**

30 2. **ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST**
33 **THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER**
34 **INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:**

36

37 **NONCONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):**

38

39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**

40 **CONSENT TO TELEPHONE SOLICITATION**

41 **I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may**
42 **call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We**
43 **withdraw this consent in writing. List Home/Cell Numbers:**

44 **SEX OFFENDER REGISTRY**

45 **Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the**
46 **Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.**

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 **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**
49 **is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect**
50 **the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision**
51 **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**
52 **that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce**
53 **the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information**
54 **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**
55 **agreement made concerning the transaction.**

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 Richard J. Staff

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