



W238 N1645 ROCKWOOD DRIVE  
PEWAUKEE, WI 53188

## FEATURES

### Investment Opportunity: Fully Leased Flex Building For Sale!

This fully leased flex building offers a diverse mix of spaces, making it ideal for a variety of businesses. The property is home to 3 tenants. The largest tenant's space is a well-appointed suite with distinct areas including a dynamic social area, a fully equipped photo studio, spacious offices and work out facility with basketball court. The other two suites are traditional flex units. With easy access to Hwy 164 and I-94, the location offers excellent connectivity and area amenities for both clients and employees. This building is designed to foster creativity, productivity, and community, making it a standout option for investors seeking a flexible, well-located property.

Clear Height: **14'-16'**

Drive In Doors # & Sizes: **5 Total (1 - 12'x14' / 4 - 8' x 10')**

Zoning: **B-6**

Construction: **Masonry Block**

Sewer: **Municipal / Water: Municipal**

Electric Service: **120/280 Volt, 3 Phase (TBV)**

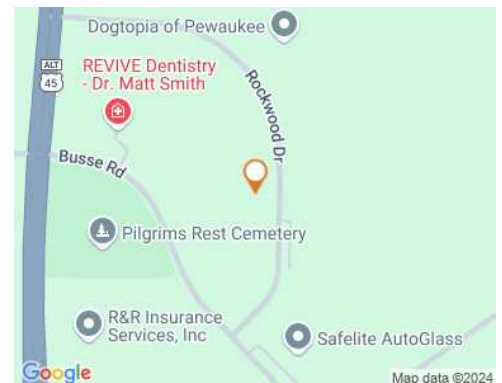
Lighting: **LED and Fluorescent**

Parking Spaces: **Paved Surface Lot**

Tax Key #: **PWC 0954998021**

Property Taxes: **\$17,861.40 (2024)**

Listing: **4770**



## INVESTMENT FOR SALE

Total SF: **21,168**

Total Acres **1.97**

Sale Price: **\$2,450,000.00**

Matthew Judson, President  
262-695-8800  
matt.judson@judsonrealestate.com

Luke Russell, Sales Agent  
262-695-8800  
lrussell@judsonrealestate.com

Judson & Associates, S.C.  
2831 N. Grandview Blvd, Suite 222  
Pewaukee, WI 53072

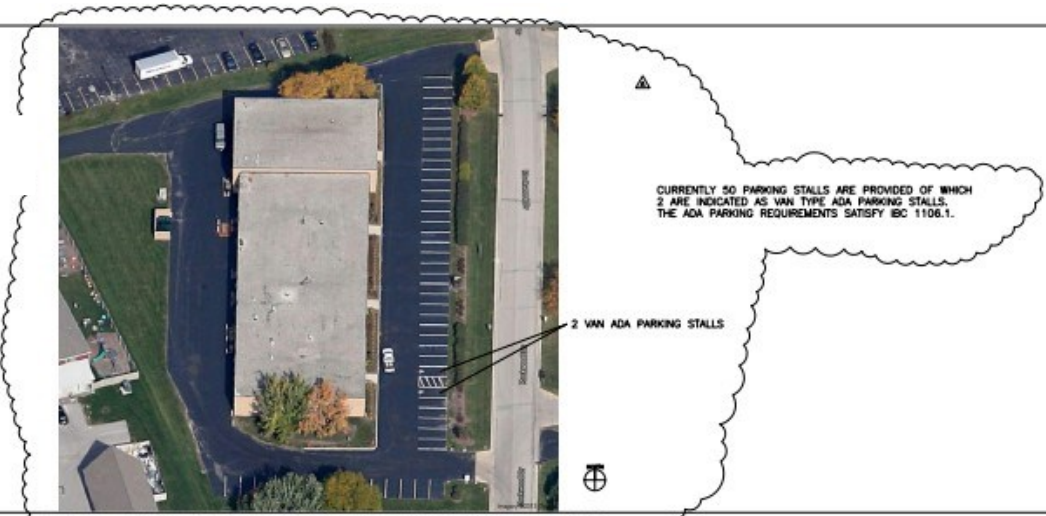




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CURRENTLY 50 PARKING STALLS ARE PROVIDED OF WHICH 2 ARE INDICATED AS VAN TYPE ADA PARKING STALLS. THE ADA PARKING REQUIREMENTS SATISFY §C 1106.1.

2 VAN ADA PARKING STALLS

**AERIAL VIEW OF SITE WITH PARKING CALCULATIONS**

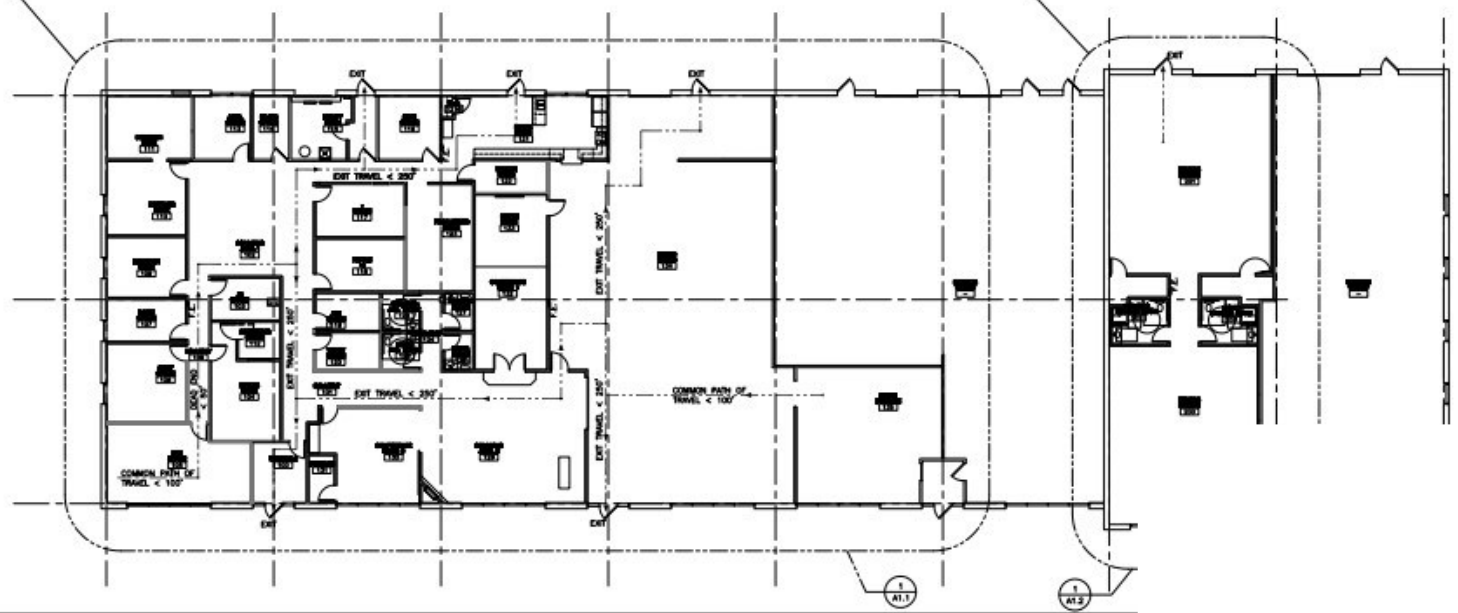
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09/04/12 SCALE: N.T.S.

1

OCCUPANCY: BUSINESS (B), STORAGE S-2, ASSEMBLY A-2

OCCUPANCY: STORAGE S-2, ASSEMBLY A-3



**PROPOSED FLOOR PLAN, CODE & EGRESS PLAN**

s-1228-01.dwg

09/04/12 SCALE: 3/32"=1'-0"

6

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www.judsonrealestate.com



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

Judson & Associates SC  
2831 N Grandview Blvd, Suite 222, Pewaukee WI 53072  
Phone: (262) 695-8800  
Fax: (262) 695-8801

**NAIOP**

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
WISCONSIN CHAPTER