

An aerial photograph of a modern, single-story office building with a light-colored concrete facade and a large glass entrance. The building is surrounded by a parking lot with yellow markings, a grassy area, and several trees. Two tall flagpoles stand in front of the building, one with an American flag and another with a blue flag. The sky is clear and blue.

For Sale or Lease

1055 Cottonwood Avenue

Hartland, WI 53029

Building Details

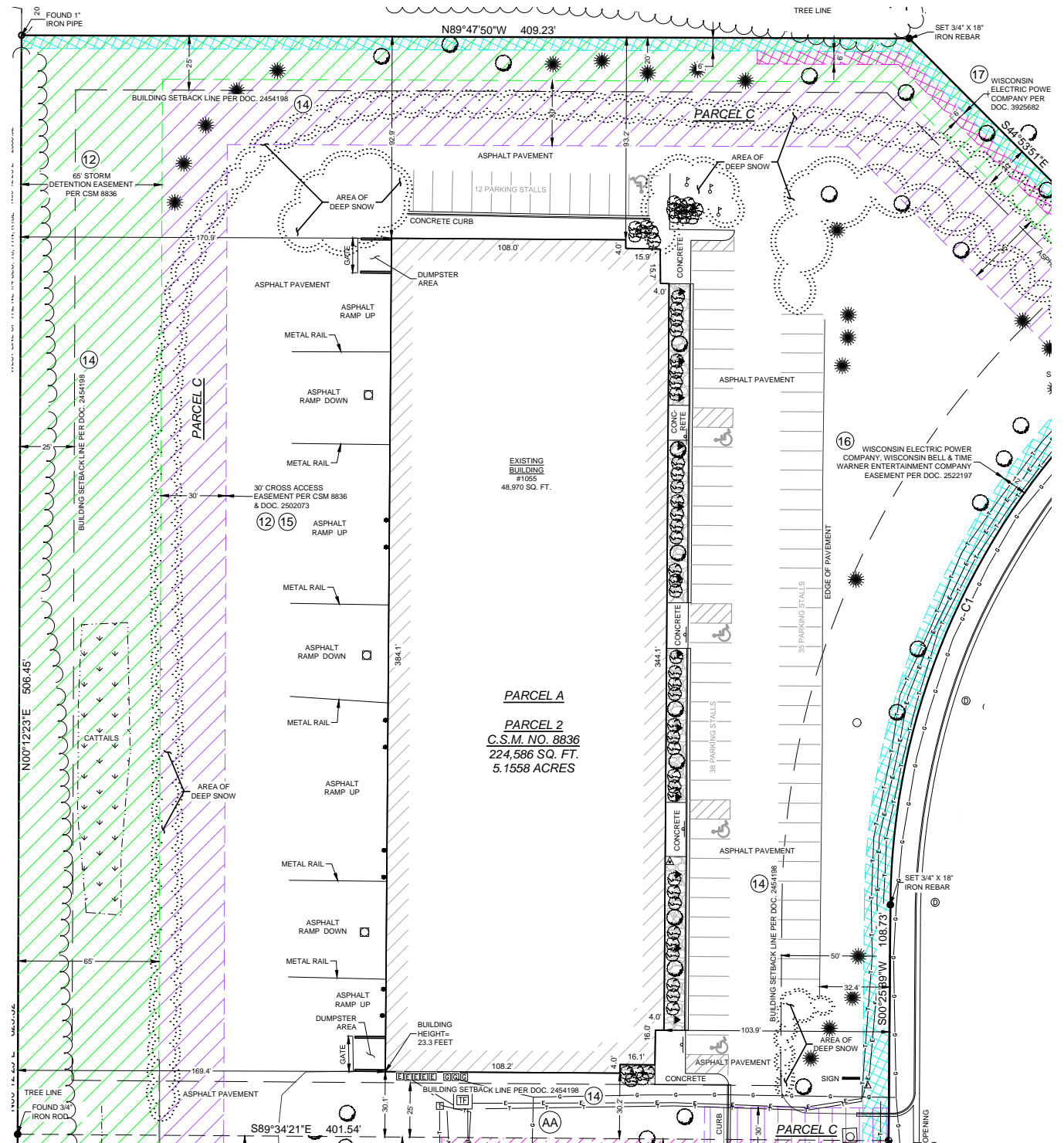
*+/- 51,458 SF High Image Industrial Facility
100% Air Conditioned*

Address	1055 Cottonwood Ave Hartland, WI 53029
Total SF	+/- 51,458 SF <i>Divisible to +/- 20,000 SF</i>
Office SF	+/- 10,610 SF
Warehouse SF	+/- 40,848 SF
Loading	6 Docks with Levelers 4 Drive-In Doors (12' x 14')
Clear Height	+/- 20'
HVAC	100% Air Conditioned
Power	1200 amp, 600v 3Phase <i>(To Be Verified by Buyer or Tenant)</i>
Year Built	2000
Construction	Masonry
Parcel Size	+/- 5.16 Acres
Zoning	B-5 Light Industrial Planned Development District
Tax Key	HAV 0757 001 002
Taxes (2023)	\$24,444.38
Lease Rate	Negotiable
Sale Price	\$5,095,000

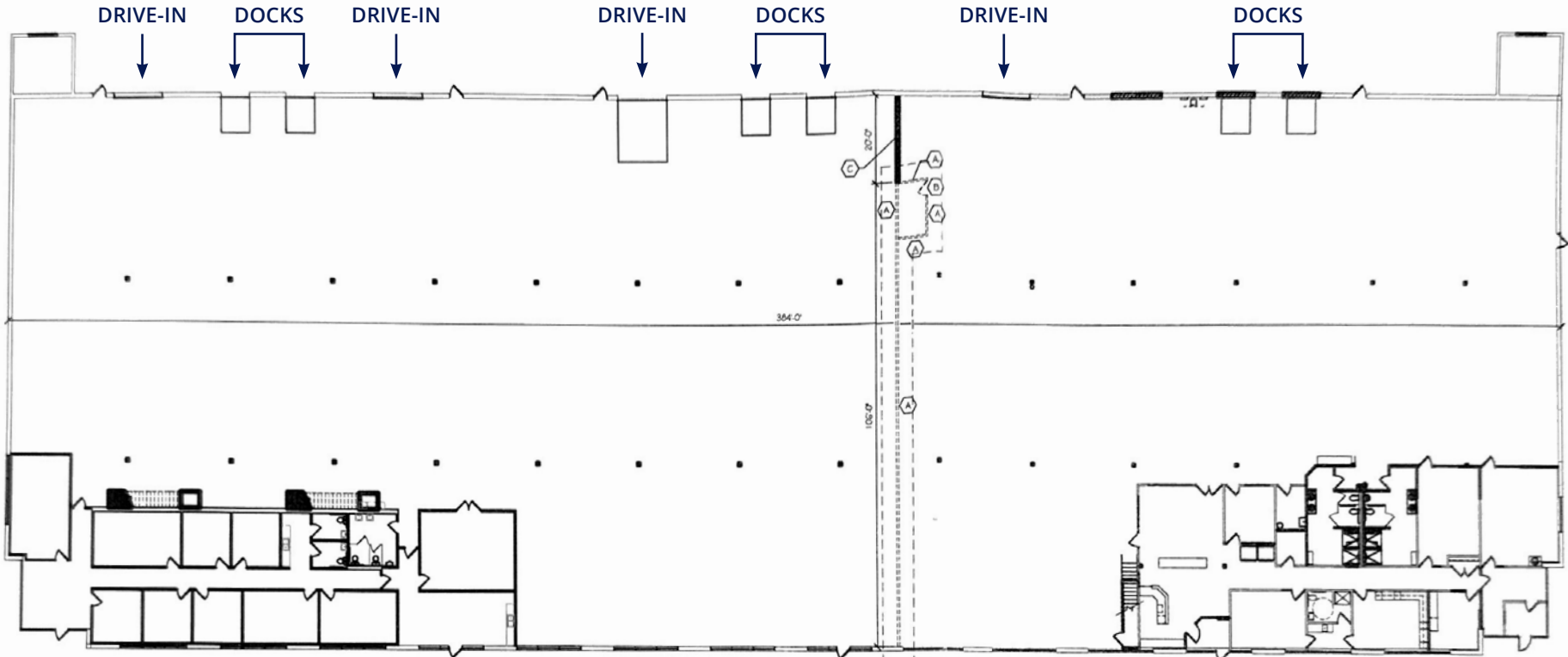


- High Image Industrial Facility within the Hartland Industrial Park, (3.1 miles to I-94)
- 100% Air Conditioned with Heavy Power
- Building Divisible to +/- 20,000 SF with Existing Office Available for End Users

Site Plan



Floor Plan



Exterior Photos



Location



Aurora

PDC Facilities, Inc.

Merative

ESI Group USA

Dorner MFG Corporation

Winebow

Equipment Depot

Fathom Manufacturing

T-Lon Products

JTS Direct

Frontier Title

Guthrie & Frey

Walnut Ridge Drive

Endries International, Inc.

Breakthru Beverage Wisconsin

Askren Wrestling Academy

Medline Hartland

Rose Drive

Richards Road

W N Shore Drive

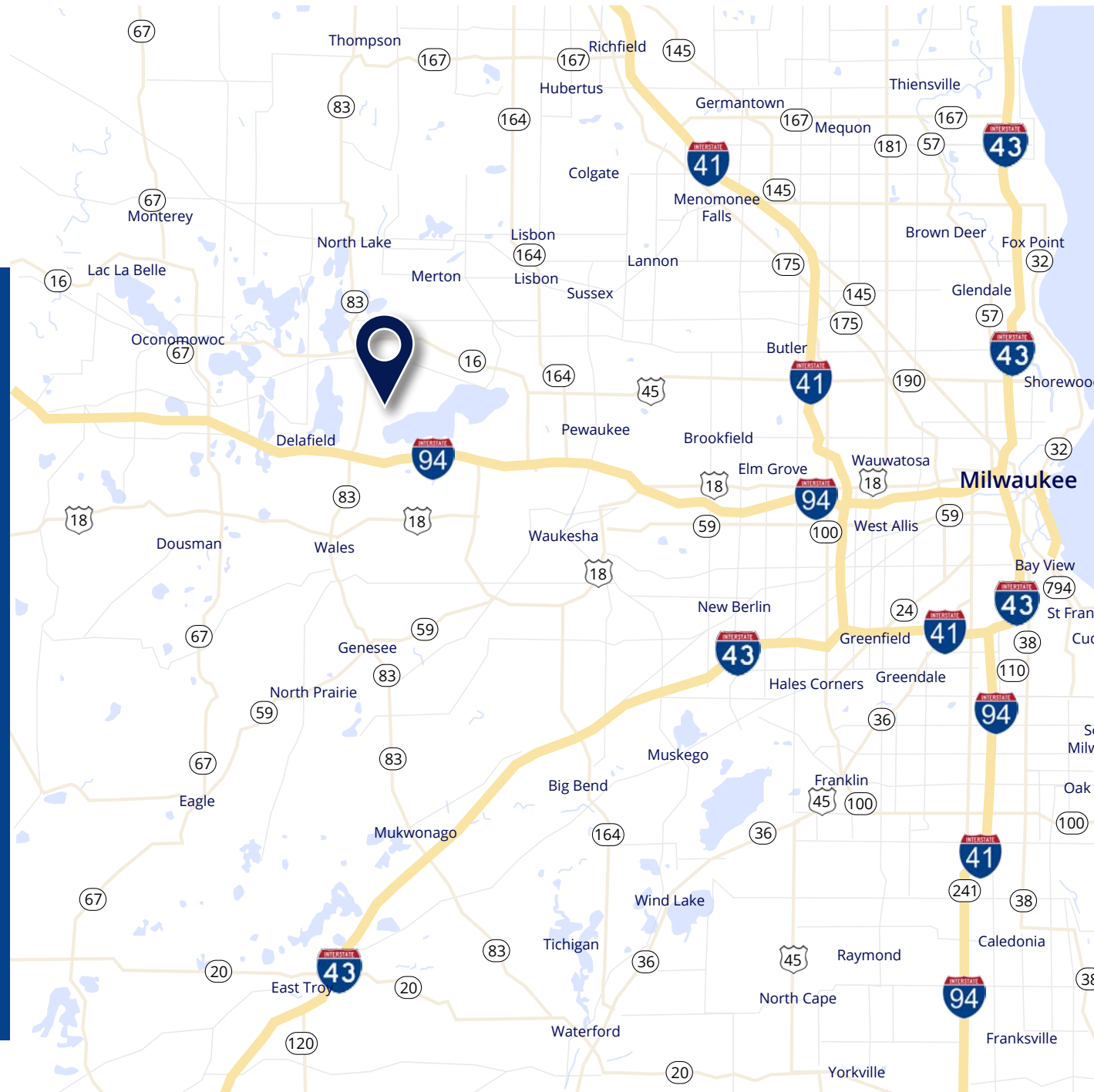
Cottonwood Ave

Access to I-94
6 Minutes | 2.8 Miles

Drive Times

Distance to Key Areas

Waukesha, WI	21 Minutes 14.2 Miles
Milwaukee, WI	34 Minutes 27.7 Miles
Mitchell International Airport	40 Minutes 32.7 Miles
Madison, WI	59 Minutes 57.5 Miles
Fond du Lac WI	1 Hour, 4 Minutes 54.7 Miles
Green Bay, WI	2 Hour, 5 Minutes 126 Miles
Chicago	2 Hour, 8 Minutes 115 Miles





Contact Us

Brett Garceau

Executive Vice President
+1 262 501 8319
brett.garceau@colliers.com

Charlie Swain

Senior Real Estate Advisor
+1 414 704 0201
charlie.swain@colliers.com

Steve Sewart

Partner
+1 414 732 3490
steve.sewart@colliers.com

Conor Alban

Real Estate Advisor
+1 630 796 1553
conor.albian@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.

Colliers | Wisconsin
833 E Michigan St., Suite 500
Milwaukee, WI 53202
+1 414 278 9500





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:

Broker Disclosure to Customers

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
 2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

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://offender.doc.state.wi.us/public/>

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 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.