

Class A Industrial Facility

For Sale or Lease

RAIL SPUR POSSIBLE!

**W209 N17500 Industrial Dr.
Jackson, WI 53037**



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PROPERTY FEATURES

BUILDING SF	88,778
LAND ACRES	11.9
YEAR BUILT	2000
ZONING TYPE	M-1
WAREHOUSE CEILING HEIGHT	15' - 21'
DOCK DOORS	(3) Three 9'x10' with powered levelers
GRADE LEVEL DOORS	(1) One 14'x14'
FREIGHT SCALE	Yes
INTERCOM SYSTEM	Full building
PARKING SPACES	115
ELEVATOR	(1) One
BATHROOMS	(8) Eight

SIZE OVERVIEW

WAREHOUSE SF	57,595
TOTAL OFFICE SF	27,183
MEZZANINE STORAGE	+/-4,000

MECHANICAL

HVAC	New HVAC Control System and air compressors with airlines throughout. 80% of bldg has AC
FIRE SPRINKLERS	Wet
POWER	2,500-amp 3 phase 480 volt w/multiple 208/120 and 3-phase 240 transformers
LIGHTING	Varies - LED, Fluorescent

CONSTRUCTION

FOUNDATION	Masonry
FLOOR	5" slab
ROOF	Rubber ballasted

PRICING

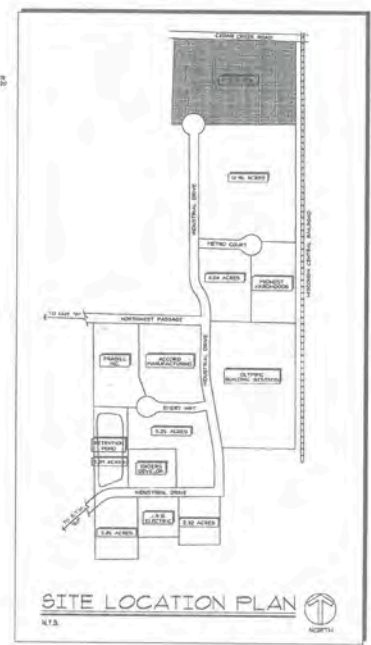
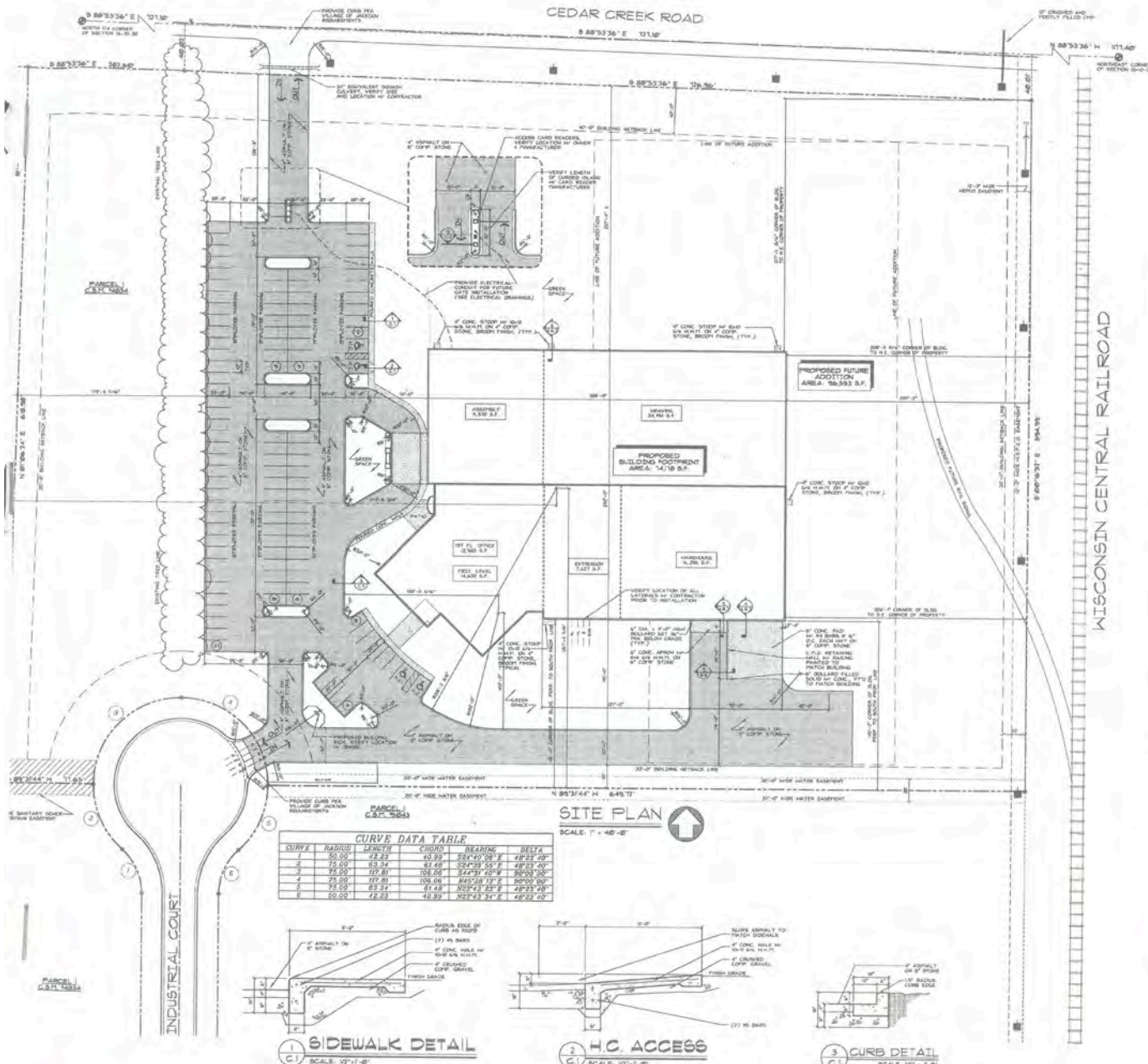
SALE PRICE	\$6,999,000 or \$78.84/SF
LEASE RATE	Negotiable



PROPERTY HIGHLIGHTS

- Key card access for parking lot & video security in building
- New carpet in office
- Office furniture may be available
- Lunchroom converts into large meeting room/training room
- Fiber internet & server room with racks and separate HVAC
- Site is expandable by 96,553 SF (TBV)
- Floor drains throughout
- Adjacent to rail - operated by WATCO





- LEGEND:**
- UTILITY POLE
 - WATER VALVE
 - WATER HYDRANT
 - GAS VALVE
 - POWER POLE
 - TELEPHONE JUNCTION BOX
 - CATCH BASIN
 - STORM MANHOLE
 - REWER MANHOLE
 - WATER MANHOLE
 - ELECTRIC CABLE
 - SANITARY MAIN
 - SANITARY LATERAL
 - WATER MAIN
 - WATER LATERAL
 - FENCE
 - GAS MAIN
 - OUT HOSE
 - STORM MAIN
 - TELEVISION CABLE
 - UNDERGROUND FIBER OPTIC
 - ELECTRIC SERVICE / PHONE LOCATION
 - FOUND BOX
 - EDGE OF HOODS

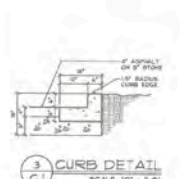
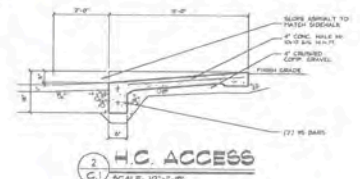
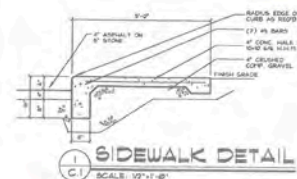
- GENERAL NOTES**
1. PROPOSED BUILDING IS ONE STORY HI OFFICE MEZZANINE
 2. TOTAL HGT. OF PROPOSED BUILDING TO BE APPROX. 21'-4"
 3. MAX. % GRADE AT RIGHT-OF-WAY TO BE 8%
 4. SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS
 5. SEE SHEET 13.7 FOR ALL PLANTINGS & LOCATIONS
 6. ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE

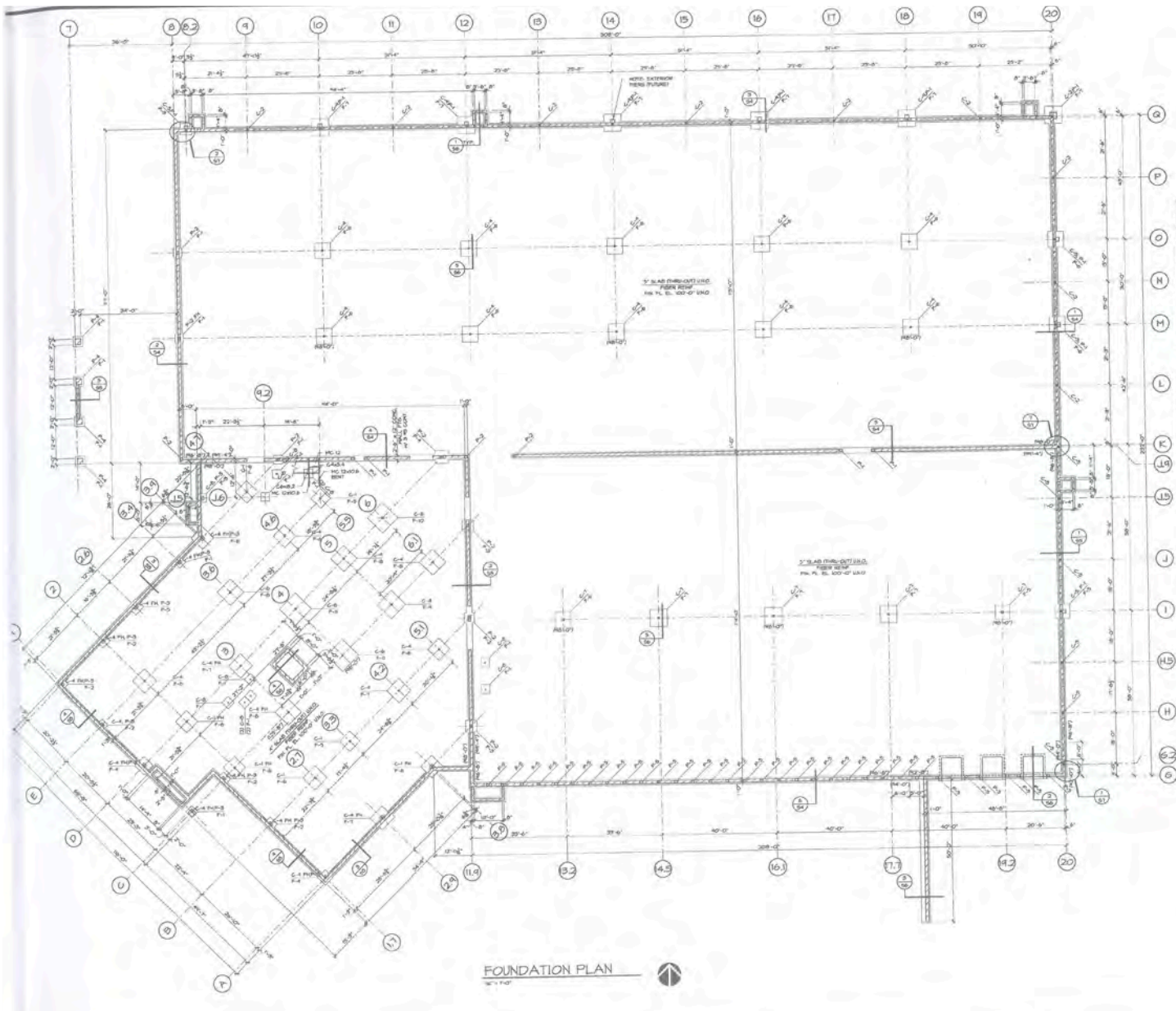
- PARCEL KEY:**
- PROPOSED LOT AREA: 58,958 S.F. (1.34 ACRES)
 - BASE PROPOSED FACILITY FOOTPRINT/PHASE 1: 14,718 S.F.
 - PROPOSED PARKING: 188 STALLS W/ (4) FOR HANDICAP
 - FUTURE EXPANSION (PHASE 2): 98,903 S.F.

SITE PLAN
SCALE: 1" = 40'-0"

CURVE DATA TABLE

CURVE #	RADIUS	STARTING	CHORD	BEARING	DELTA
1	50.00	42.23	42.23	S 14° 00' 00" E	47° 23' 00"
2	25.00	63.27	63.27	S 24° 00' 00" E	48° 23' 00"
3	25.00	63.27	108.08	S 45° 00' 00" E	90° 00' 00"
4	25.00	117.81	108.08	N 45° 00' 00" E	90° 00' 00"
5	50.00	63.27	117.81	S 24° 00' 00" E	48° 23' 00"
6	50.00	72.23	42.23	N 14° 00' 00" E	47° 23' 00"





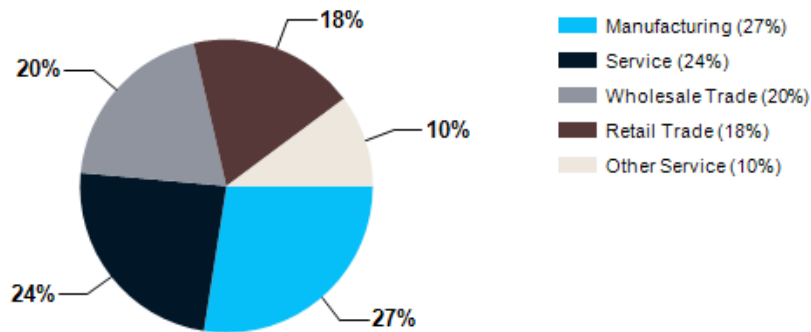




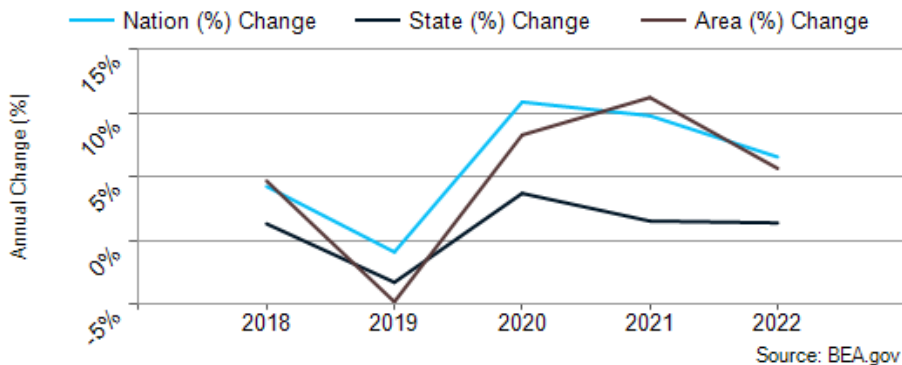


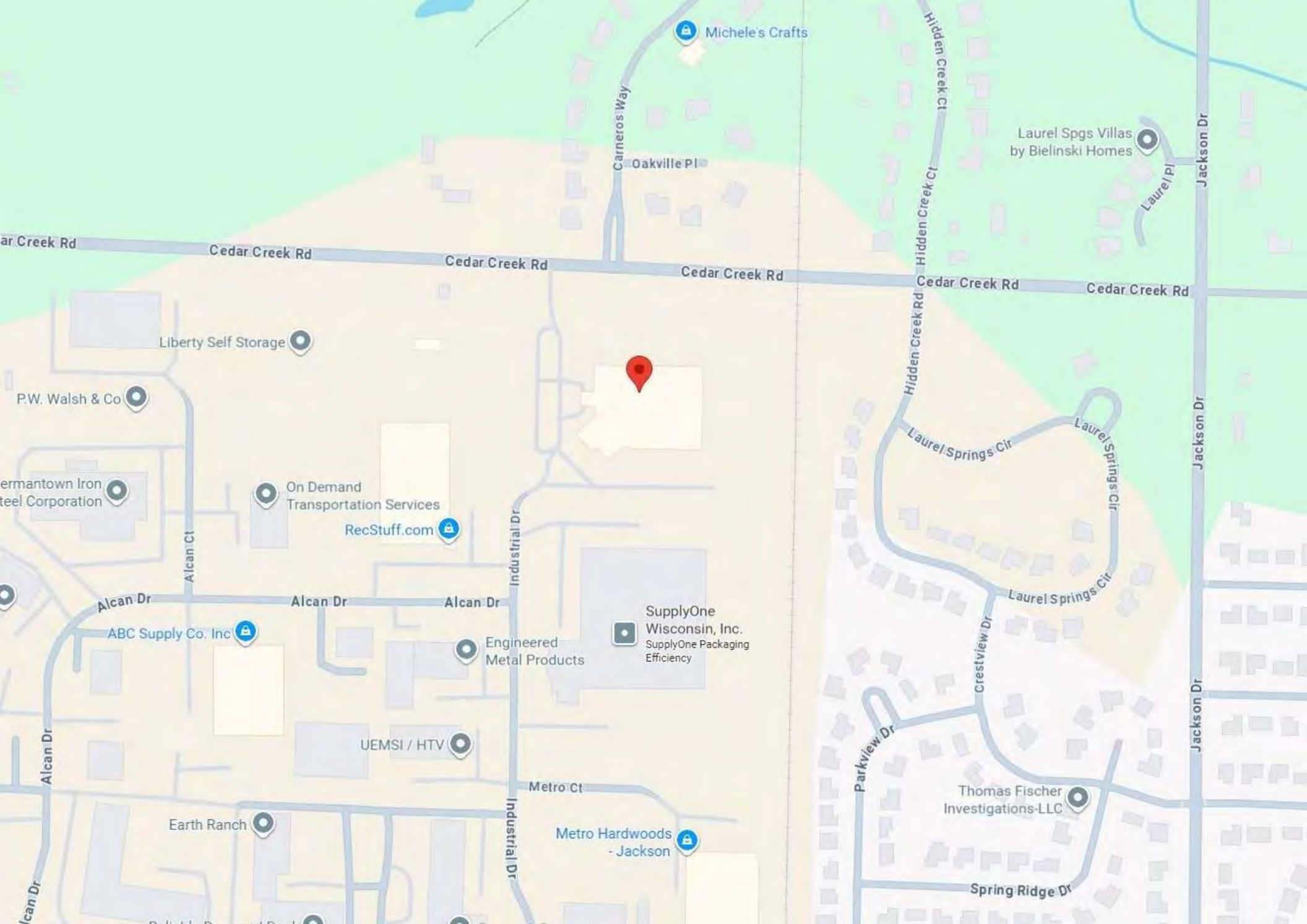
- The property is located in the village of Jackson, WI, a growing community situated in Washington County. Jackson is known for its small-town charm and family-friendly atmosphere, with a strong sense of community and support for local businesses. The city offers a mix of residential and commercial areas, providing a balance between work and lifestyle needs.
- The area surrounding the property features a variety of amenities, including restaurants, shops, parks, and recreational facilities, catering to the diverse needs of the community. Jackson is conveniently located near major highways, such as Interstate 41, offering easy access to regional transportation networks for businesses and residents.

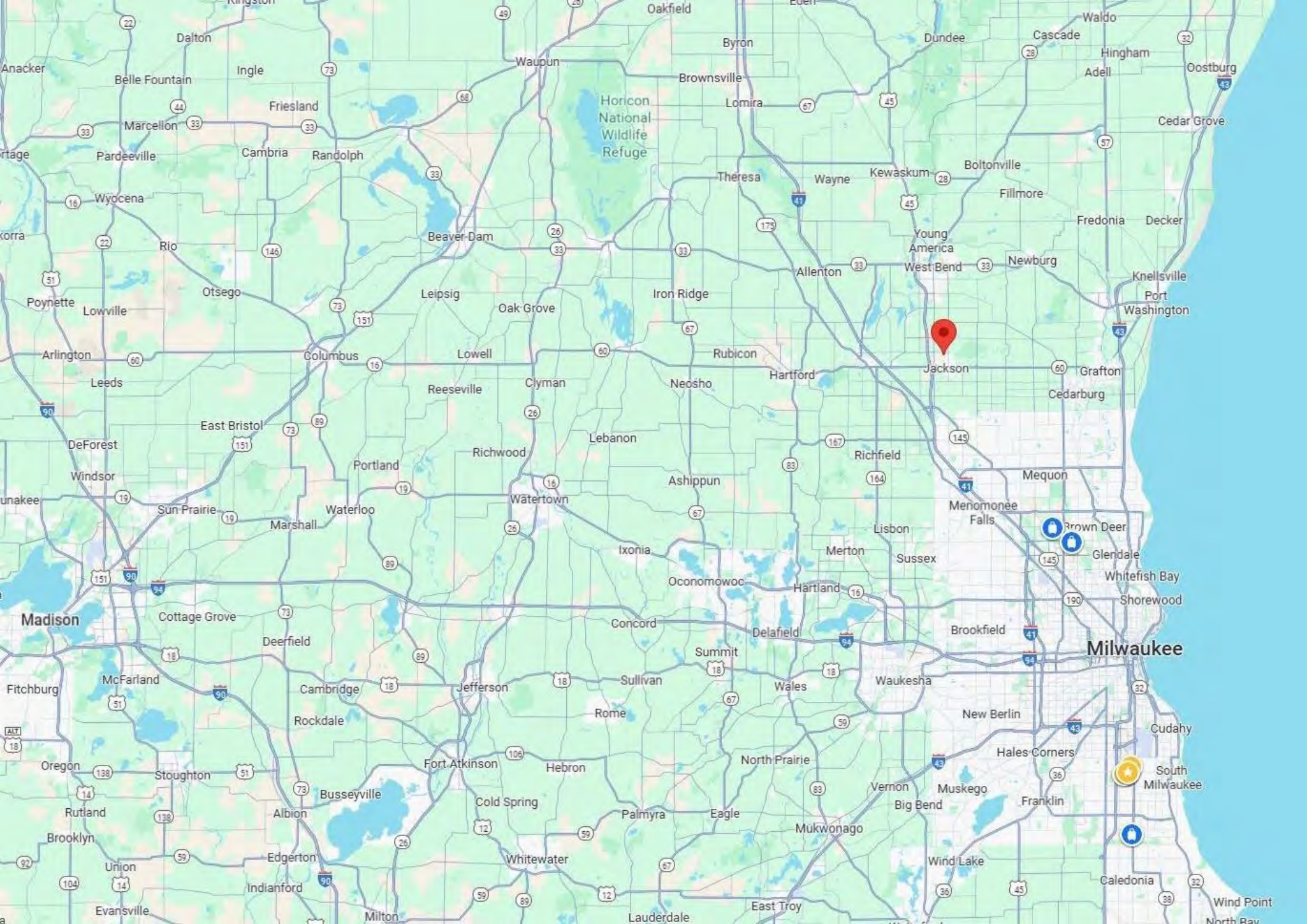
Major Industries by Employee Count

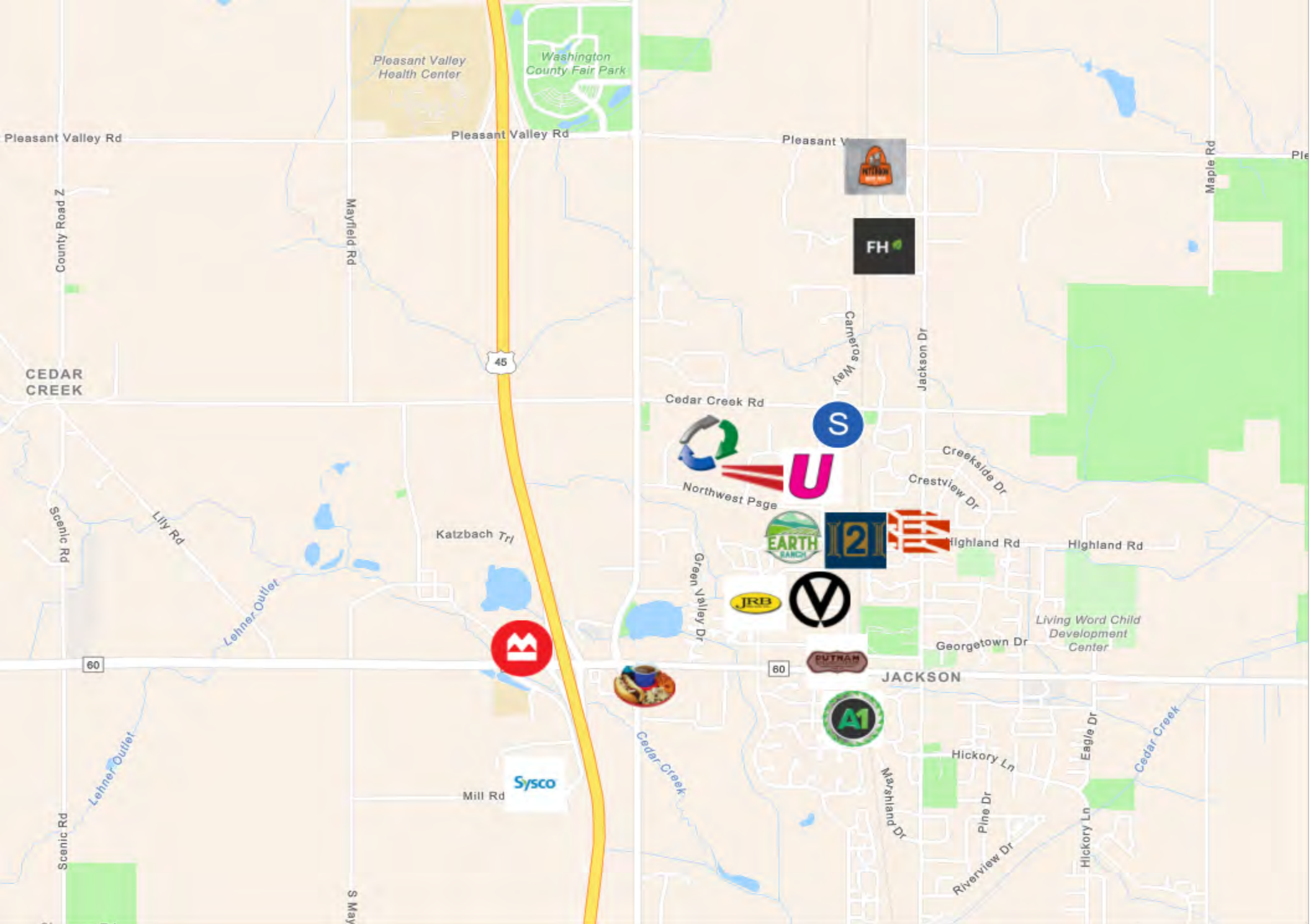


Washington County GDP Trend









STATE OF WISCONSIN BROKER DISCLOSURE



NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licenses 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, 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, 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.

Notice About Sex Offender Registry

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 telephone at 608-240-5830.

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 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 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 and 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:

Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts").

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 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: _____

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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