

541 N Dekora
Woods Blvd591 N Dekora
Woods Blvd

For Lease

Contact us:

Charlie Swain

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

Conor Alban

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

Brett Garceau

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

Steve Sewart

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

Colliers | Wisconsin

833 E Michigan St., Suite 500
Milwaukee, WI 53202
P: +1 414 276 9500

541-591 N Dekora Woods Blvd

Saukville, WI 53080

+/- 22,600 - +/- 46,600 SF Available For Lease

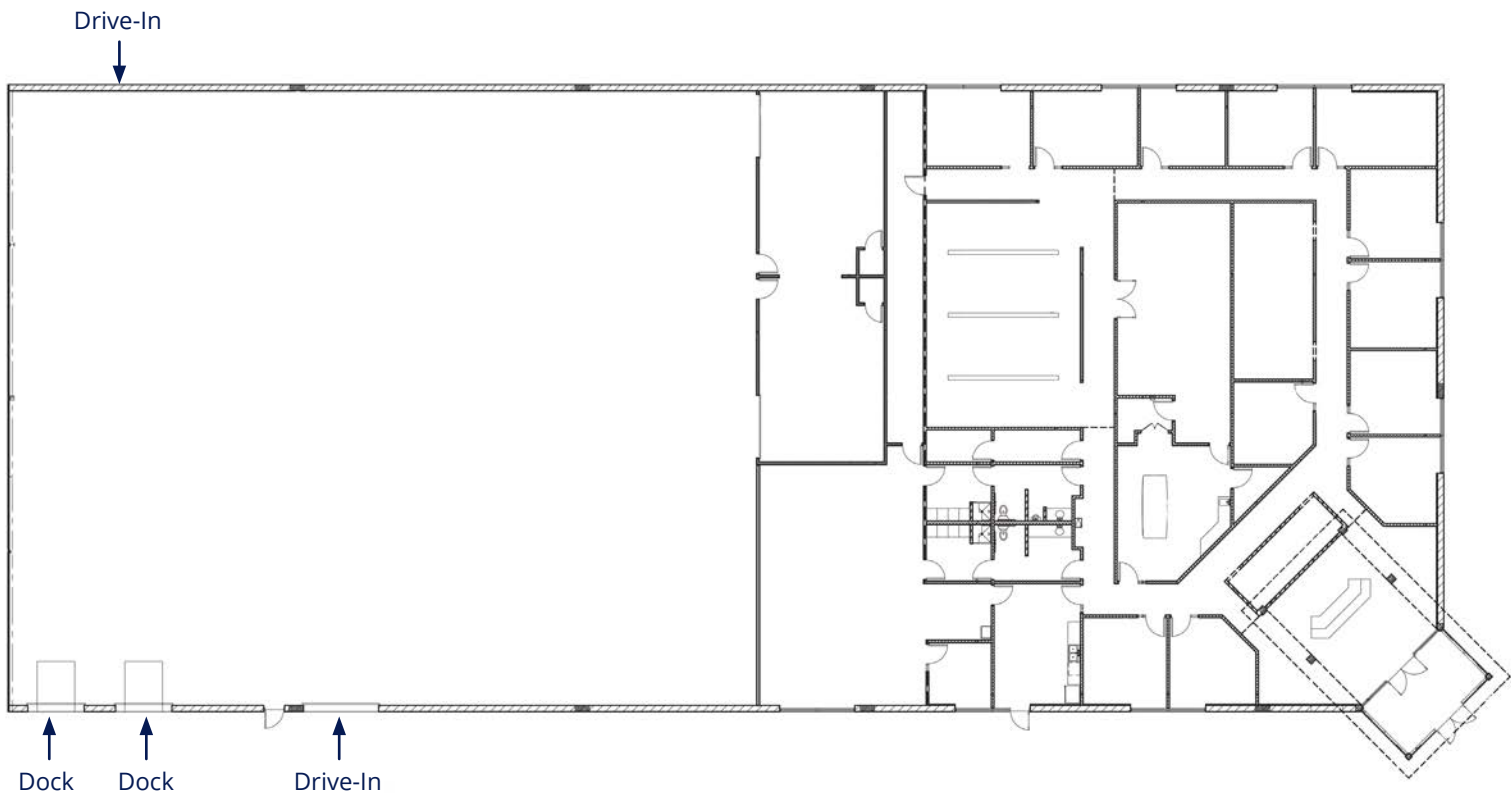
Total Building Size	+/- 46,600 SF (Two Buildings)
Available SF	+/- 22,600 SF - +/- 46,600 SF
Property Size	+/- 7.37 Acres
Clear Height	+/- 18' & 25'
Zoning	B-P Business Park District
Power	3-Phase (TBV by Tenant)
Sprinkler	Wet System
Year Built	2004 & 2016
Utilities	Municipal Sewer & Water
Loading	(5) Docks (4) Drive-Ins (2 - 8'x10') (1 - 12'x12') (1 - 12'x14')
Operating Expenses	TBV
Lease Rate	Negotiable

- Buildings can be leased separately or together
- Additional land available for outdoor storage, building expansion, or additional parking (subject to municipal approval)

Two Industrial Buildings For Lease 541-591 N Dekora Woods Blvd | Saukville, WI

541 N Dekora Woods Blvd

Building SF	+/- 22,600 SF
Warehouse SF	+/- 14,600 SF
Office SF	+/- 8,000 SF
Parcel Size	+/- 3.57 Acres
Clear Height	+/- 18'
Loading	(2) Docks (2) Drive-Ins (12'x14') (8'x10')
HVAC	Fully Air Conditioned
Lease Rate	Negotiable

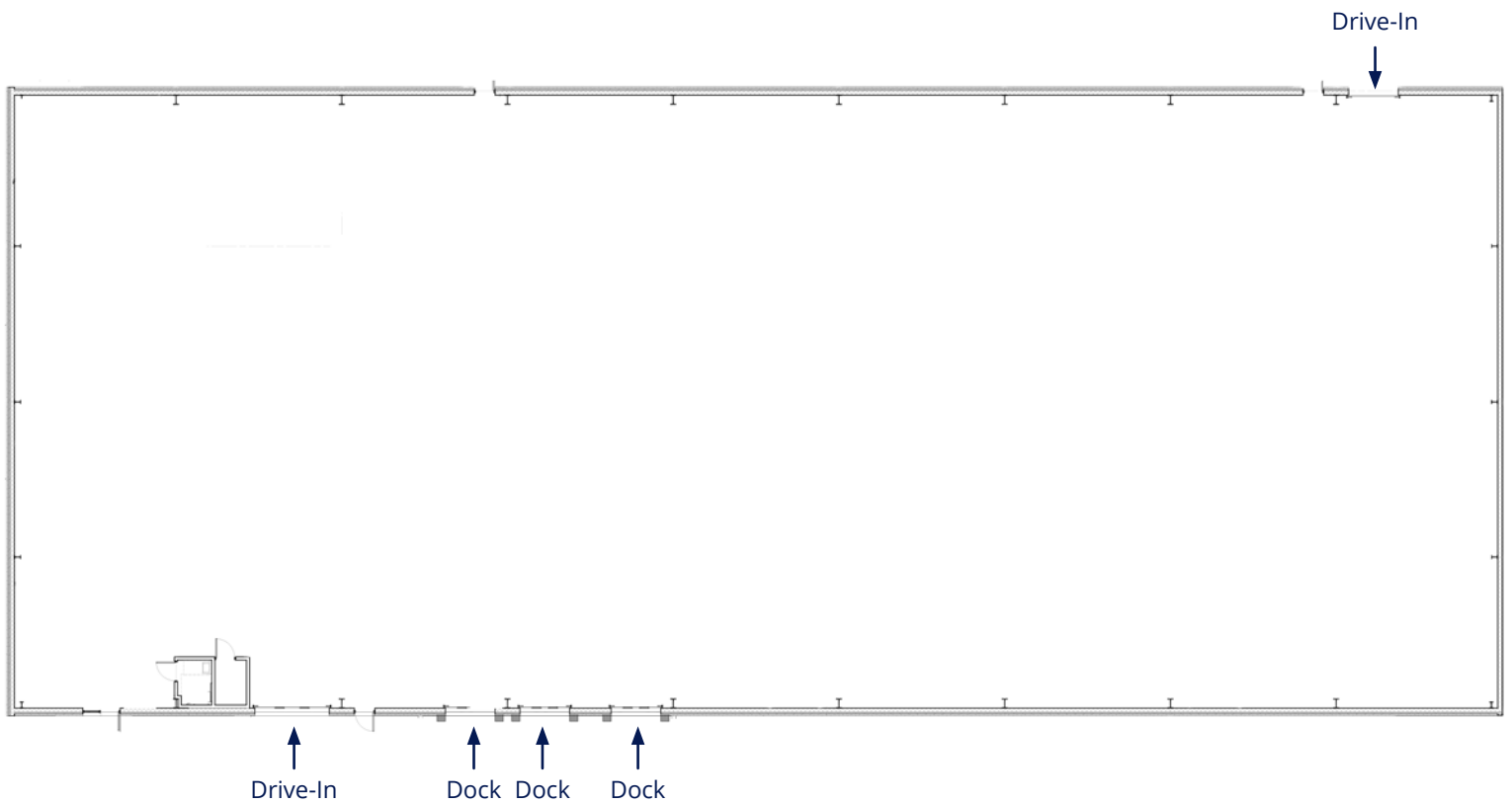


Two Industrial Buildings For Lease 541-591 N Dekora Woods Blvd | Saukville, WI

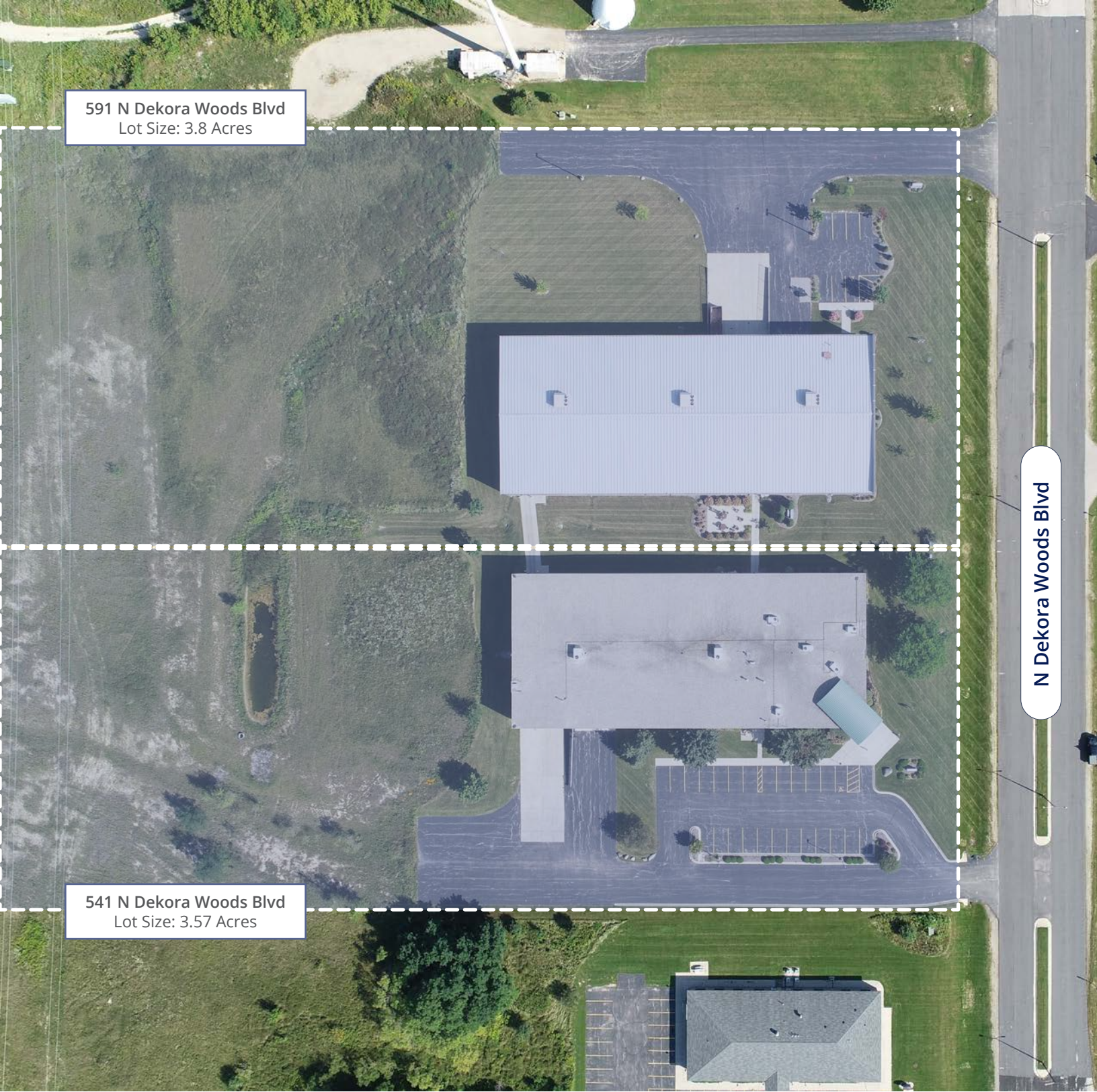
591 N Dekora Woods Blvd

Building SF	+/- 24,000 SF
Warehouse SF	+/- 24,000 SF
Office SF	Build to Suit
Parcel Size	+/- 3.80 Acres
Clear Height	+/- 25'
Loading	(3) Docks (2) Drive-Ins (12'x12') (8'x10')
HVAC	Fully Air Conditioned
Lease Rate	Negotiable

Clear Span facility with no interior columns



Site Map



591 N Dekora Woods Blvd
Lot Size: 3.8 Acres

541 N Dekora Woods Blvd
Lot Size: 3.57 Acres

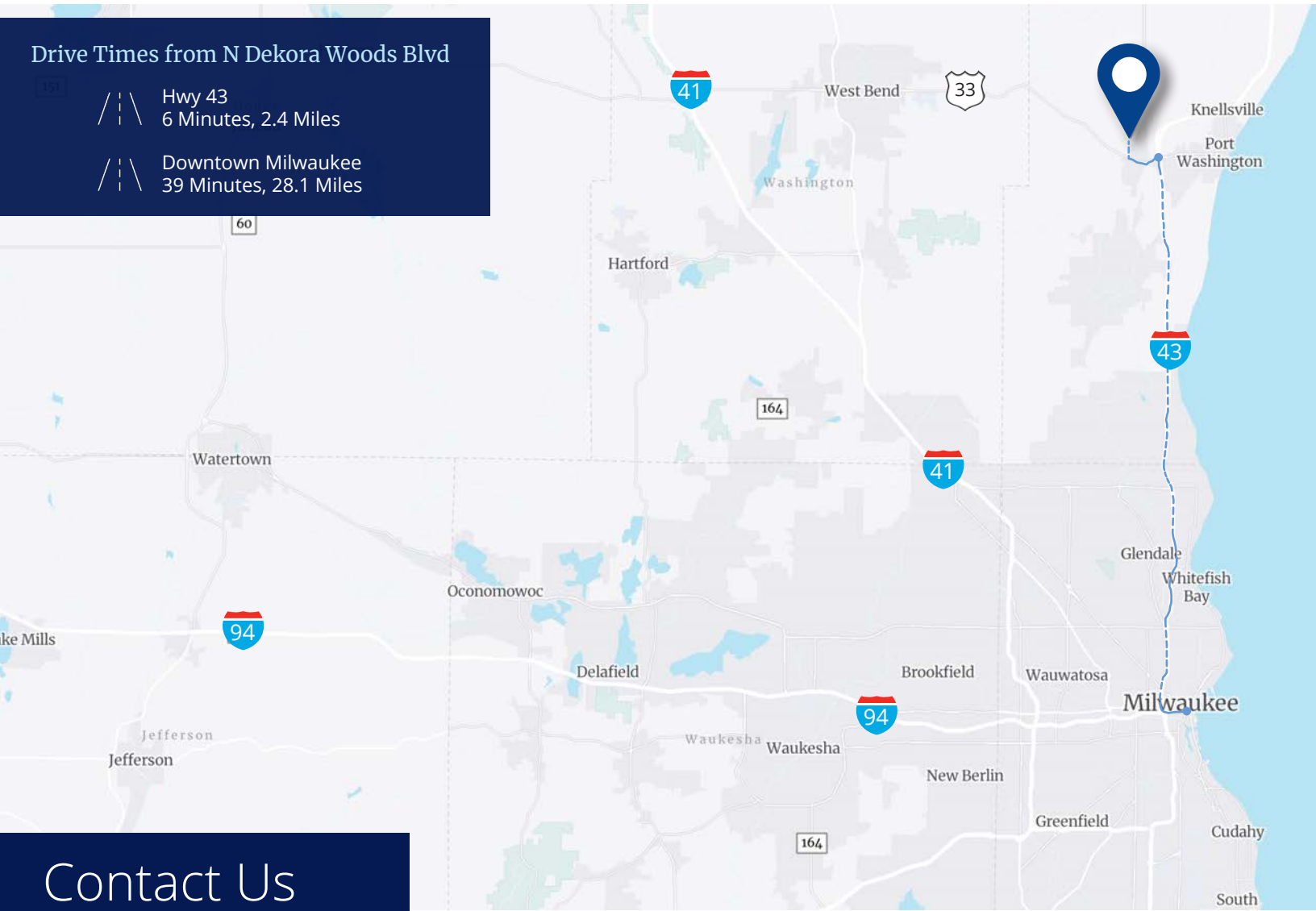
N Dekora Woods Blvd

Two Industrial Buildings For Lease 541-591 N Dekora Woods Blvd | Saukville, WI

Drive Times from N Dekora Woods Blvd

/// Hwy 43
6 Minutes, 2.4 Miles

/// Downtown Milwaukee
39 Minutes, 28.1 Miles



Contact Us



Steve Sewart
Partner
+1 414 278 6823 (direct)
+1 414 732 3490 (mobile)
steve.sewart@colliers.com



Brett Garceau
Executive Vice President
+1 414 278 6878 (direct)
+1 262 501 8319 (mobile)
brett.garceau@colliers.com



Charlie Swain
Senior Real Estate Advisor
+1 414 982 6851 (direct)
+1 414 704 0201 (mobile)
charlie.swain@colliers.com



Conor Alban
Real Estate Advisor
+1 414 278 6843 (direct)
+1 630 796 1553 (mobile)
conor.alban@colliers.com

Colliers | Wisconsin | 833 E Michigan Street, Suite 500 | Milwaukee, WI 53202 | P: +1 414 276 9500 F: +1 414 276 9501

This document/email 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. This communication is not intended to cause or induce breach of an existing listing agreement.



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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Copyright 2007 by Wisconsin REALTORS Association.
Drafted by Attorney Debra Peterson Conrad.

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.

