

Outdoor Storage Available



W Lincoln Ave

21040 W LINCOLN AVENUE, NEW BERLIN, WI 53146 | FOR LEASE

Industrial Build-to-suit opportunity on one of the last industrial zoned large parcels in all of Pewaukee, Waukesha and New Berlin

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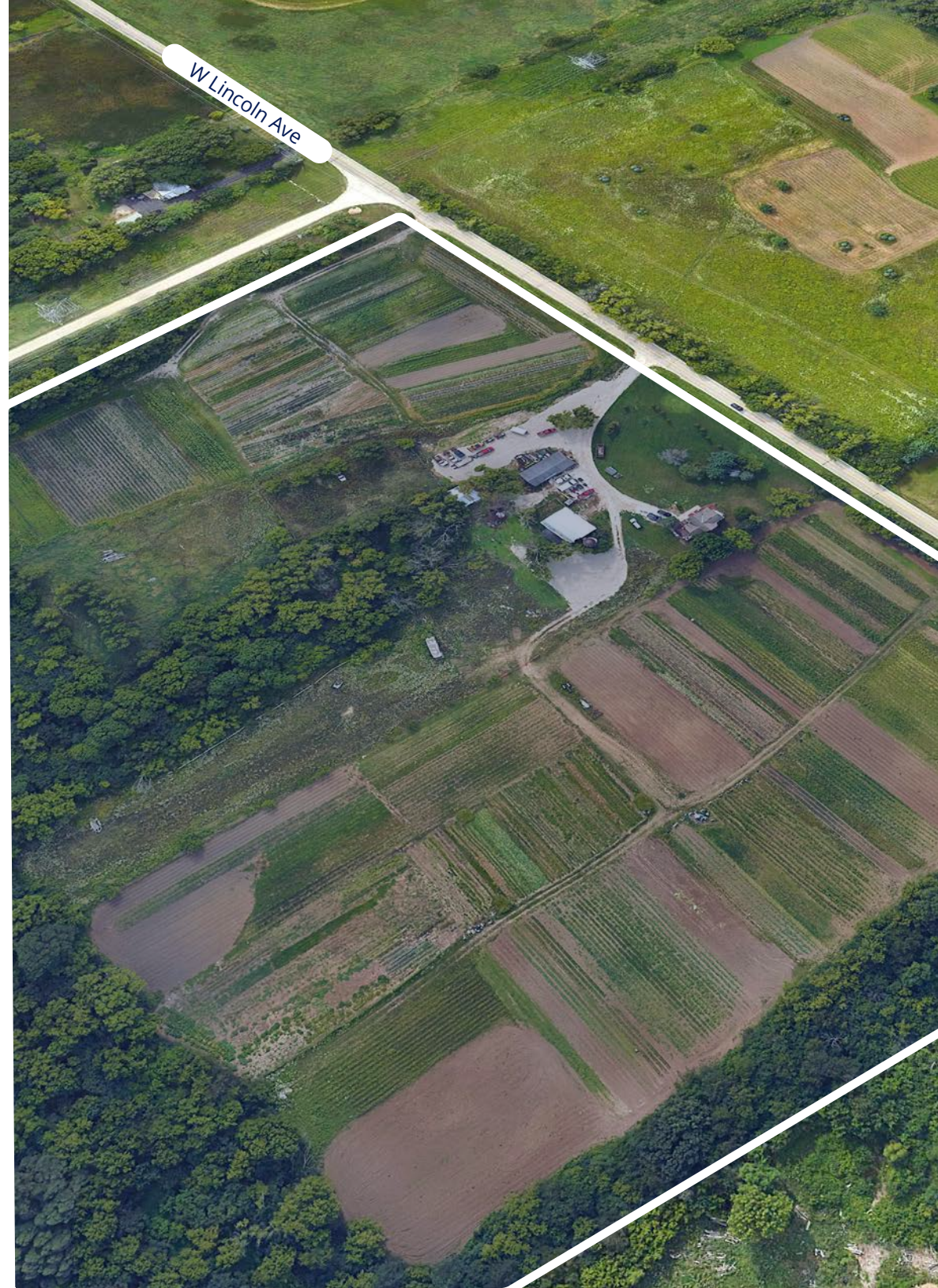
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Property Details

+/- 33.24 acres of land available in New Berlin

Property Profile

Address	21040 W Lincoln Ave New Berlin, WI 53146
Parcel Size	+/- 33.24 AC <i>20.98 AC Usable</i> <i>12.26 AC Zoned Wetland Conservancy</i>
Utilities	Well water and septic system Gas and electric to the site
Building	20,000 SF - 100,000+ SF with available outdoor storage
County	Waukesha
Land Type	See permitted uses on page 4
Zoning	M-1 Light Manufacturing
Tax Key	1176.993
Asking Rate	Contact Broker



New Berlin Industrial Park

Overview of the New Berlin Industrial Park

The New Berlin Industrial Park (NBIP) is a thriving industrial and business hub spanning 1,126 acres in southeastern Wisconsin. Comprising three interconnected industrial areas—New Berlin Industrial Park, Moorland Road Industrial Park, and MSI/Lincoln Industrial Park—this site is a cornerstone of the regional economy, serving as a significant employment center and generating critical tax revenue for the City of New Berlin.

Strategic Location

NBIP's proximity to key transportation corridors, including major highways and thoroughfares, positions it as a logistical hub for regional and national distribution. Its accessibility enhances operational efficiency for businesses reliant on supply chain connectivity.

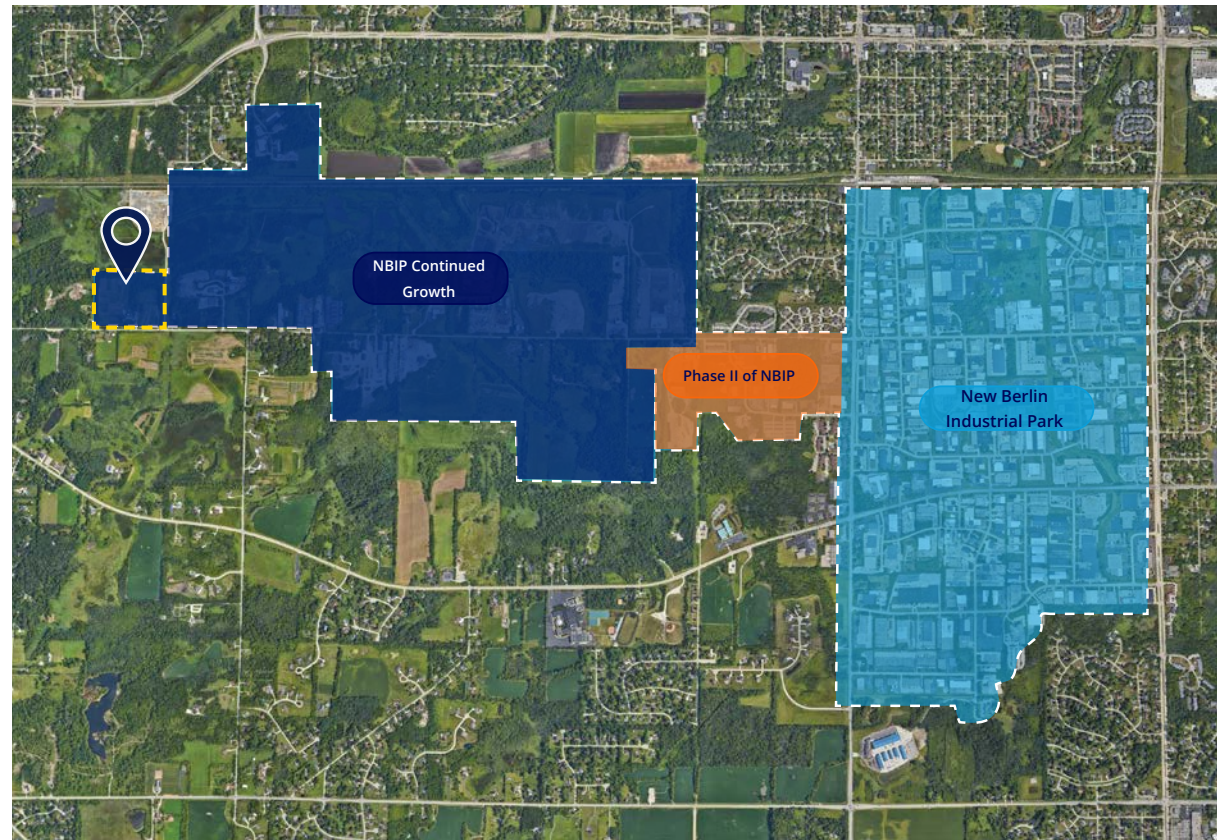
Business Diversity and Growth

The New Berlin Industrial Park is home to a wide range of industries and businesses, fostering a dynamic and collaborative environment. Major players include ABB, FedEx, Radius Packaging, and ACS Group, among others. These companies represent the strength and diversity of the park's tenant base, solidifying its reputation as a hub for industry leaders and innovators. The presence of such well-established businesses highlights the park's capacity to attract and support organizations across various sectors.

Why Proximity to NBIP Matters

This site's proximity to this highly regarded industrial park adds significant value for potential users. Being near NBIP means access to:

- A proven business-friendly environment supported by modern infrastructure
- A network of successful businesses and industries, fostering collaboration and economic synergy
- Access to a strong and reliable workforce with skills tailored to industrial and commercial operations



Recent Developments

- **18250 West Lincoln Ave** (ABB Inc.) ABB Inc.'s new 100 million 275,000 SF office and plant with an additional 310,000 SF leased warehouse developed by The Dickman Company. ABB's parent company, ABB Ltd. is based in Zurich, Switzerland.
- **18600 West Lincoln Ave** (VEIT & Company Inc.) Specialty contracting, heavy civil services, demolition, utility construction, industrial cleaning and waste management solutions. Has an office and a shop facility that provides space for heavy equipment and truck fleet maintenance. Outdoor storage of equipment and construction materials allows for staging, sorting, and recycling of soils, wood products, steel products, concrete and asphalt. 51.76 acres, approx. 17 acres is within conservancy area, approx. 35 acres was a former quarry. Site land was a former landfill used by the city of New Berlin.
- **19000 West Lincoln Ave** (Certified Products Inc- Gerald Geipel), sold 133 acres and his business for \$5,400,000 to Workman Enterprises LLC on 3-26-2021.

M1: Use Summary

Manufacturing/Industrial

Aboveground/underground storage tanks	P
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Distribution centers	P
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Freight services	P
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Heavy industrial uses	*
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Industrial sales	C
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Industrial sales (outdoor sales)	C
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Light industrial uses	P
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Manufacturing of animal feed	*
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Research and development facilities	P
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Truck terminals	*
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Warehouses	P
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Commercial Use

Automotive body repair	P
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Automotive fuel sales	P
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Automotive service	P
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Commercial sports complex	P
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Mobile tower facilities	P/C
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Outdoor storage	A
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Self-storage facilities	P
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Service commercial uses	C
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Service commercial uses (outdoor storage)	C
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Miscellaneous Uses

Drive-through facilities	A
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Natural resource conservation and preservation uses	P
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Off-street parking and loading areas	A
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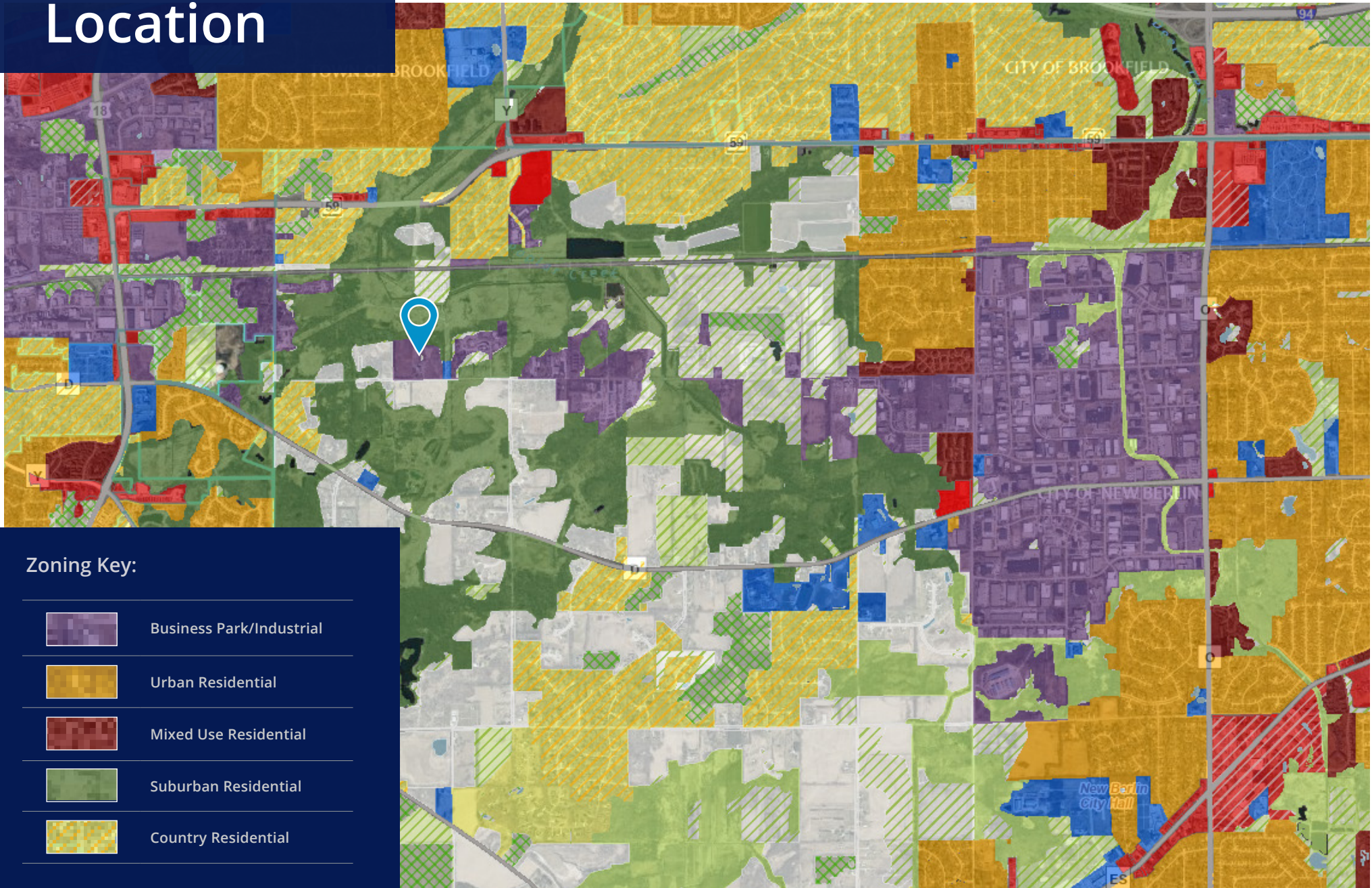
Park-and-ride lots	P
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Silviculture	P
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Transportation depots	C
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****Click here to see additional uses and zoning information**

Zoning Map Location



Drive Times From Lincoln Ave

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Drive Times

1-94 Access 4.1 Miles | 7 Mins

Downtown Milwaukee 15.5 Miles | 25 Mins

MKE Airport 20.6 Miles | 24 Mins

Madison 69.2 Miles | 1 Hr 16 Mins

Chicago 102 Miles | 1 Hr 46 Mins

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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

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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. The 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 with 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 to 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.

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The Firm and its Agents will keep confidential any information given to the Firm and 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:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. 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 that 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 and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

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(Insert information you authorize to be disclosed, such as financial qualification information.)

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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.

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/>

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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