

INDUSTRIAL SPACE FOR LEASE OR SALE

1007 SOUTH 12TH ST.
WATERTOWN, WI 53094



INDUSTRIAL SPACE

20,000 SF

- Located on the East side of Watertown, WI
- Centrally located between Madison and Milwaukee
- Minutes away from I-94
- Heavy power
- 22' clear height
- Warehouse space

Stewart Wangard - Executive Chairman & Founder of Wangard Partners

swangard@wangard.com | Direct Line 414.935.4110



GENERAL INFORMATION

1007 SOUTH 12TH ST.
WATERTOWN, WI 53094

AVAILABLE SPACE

- 20,000 Square Feet

LEASE RATE (PSF)

- Subject to Offer

OPERATING EXPENSE (NNN) EST. SQ/FT

- \$1.91 (2025)

YEAR BUILT / RENOVATED

- 1954 / 1995 / 2019

CONSTRUCTION

- **WALLS**
Masonry & Metal
- **FLOOR**
Concrete Slab
- **ROOF**
New - 2019 Over Most Of Building

FIRE SUPPRESSION

- 100% Wet System

PARKING (TOTAL SPACES / RATIO: 1000 SQ/FT)

- 150 Surface Stalls; 49 Truck Stalls

LAND AREA

- 30 Acres

ZONING

- Industrial

CLEAR HEIGHT(S)

- 22'

COLUMN SPACING

- Varies

DOCKS

- 15 Total, 2 In Vacant Warehouse

OVERHEAD DOORS

- 3, 2 in Warehouse Space

POWER

- 8,500 AMPS
- 24,600 Volts
- 5 Sub-Stations
- 3 Phase
- 208 & 440

LIGHTING

- T5 Flourescent with Motion Sensors

HEAT

- **WAREHOUSE**
Ceiling Mounted Radiant Heat
- **OFFICE**
Gas Forced Air

A/C

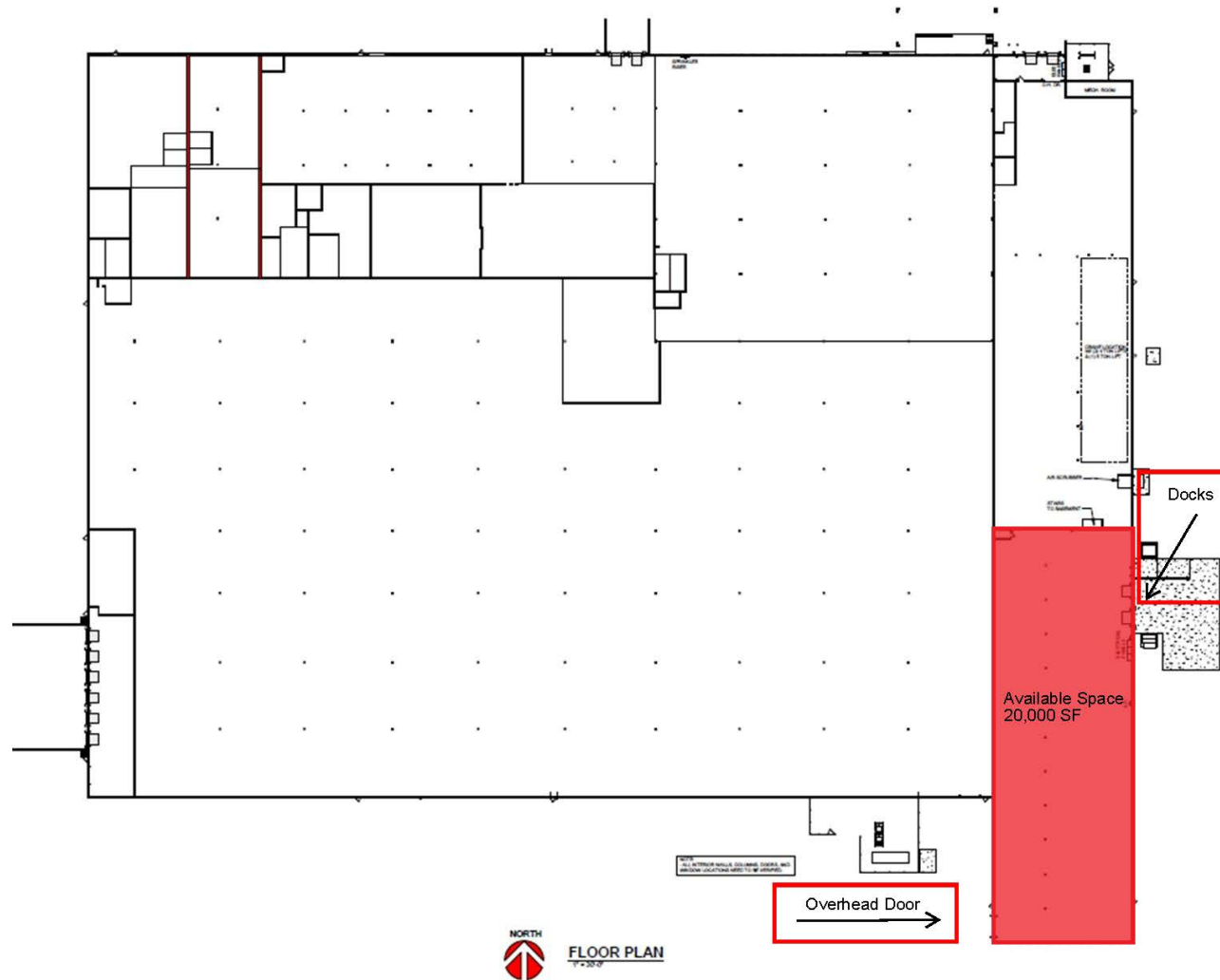
- In Offices

UTILITIES

- **GAS**
We-Energies
- **ELECTRIC**
We-Energies
- **WATER**
Municipal

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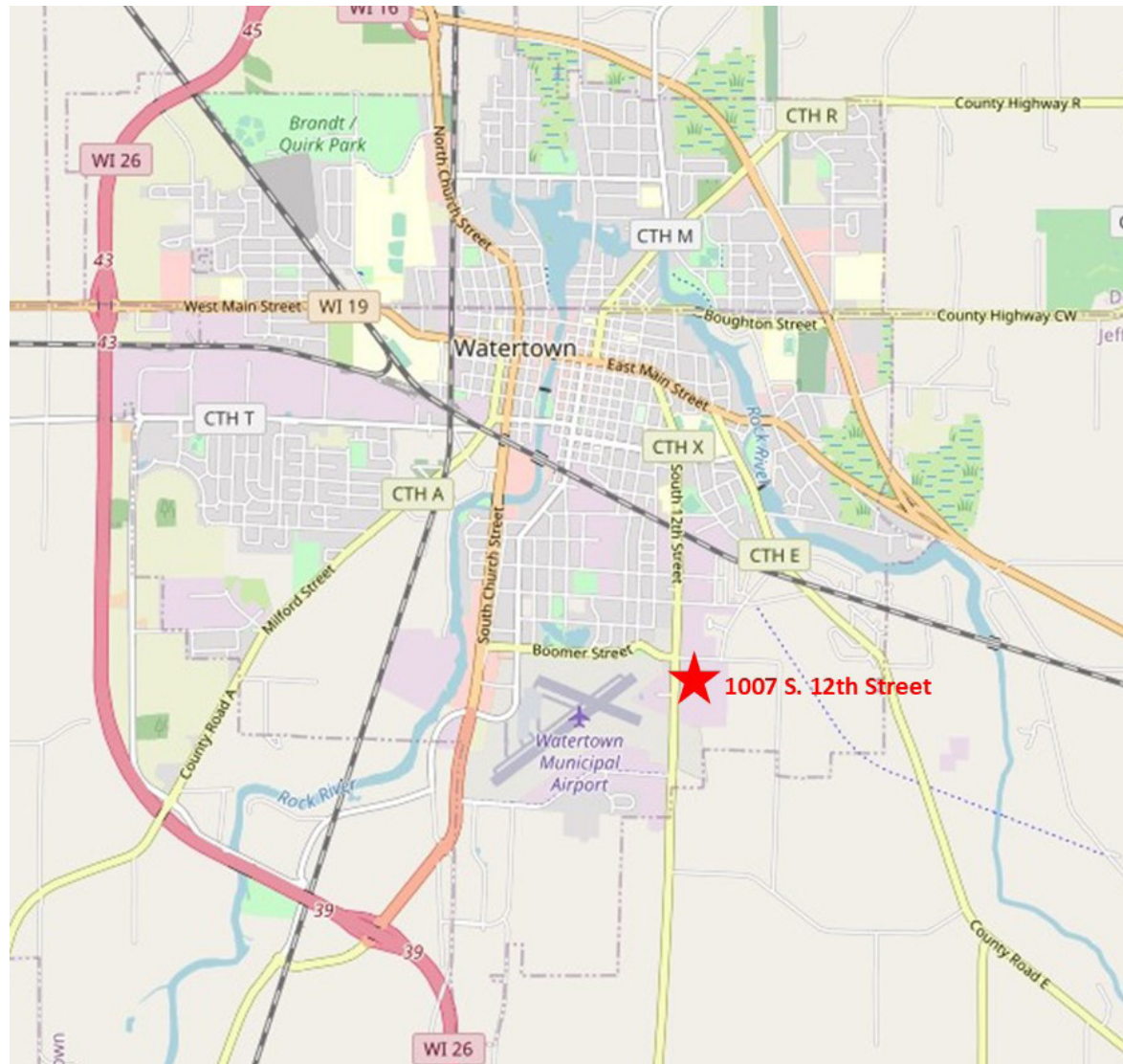
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DRIVE TIMES

I-94 @ Hwy F	10 miles - 14 min.
Madison	43 miles - 56 min.
Waukesha	30 miles - 30 min.
Milwaukee	47 miles - 48 min.
Green Bay	120 miles - 2 hr.

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21 inspector. This disclosure is required by section 452.135 of the
 Wisconsin statutes and is for information only. It is a
 22 plain-language summary of the duties owed to a customer
 under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its
 Agents will keep confidential any information given to the
 24 Firm or its Agents in confidence, or any information obtained by
 the Firm and its Agents that a reasonable person
 25 would want to be kept confidential, unless the information must
 be disclosed by law or you authorize the Firm to
 26 disclose particular information. The Firm and its Agents shall
 continue to keep the information confidential after the
 27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:
 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g)
 (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what
 specific information you consider confidential, you may
 33 list that information below (see lines 35-41) or provide that
 information to the Firm or its Agents by other means. At a
 34 later time, you may also provide the Firm or its Agents with
 other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
 36 _____

 37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following
 information may be disclosed by the Firm and its Agents):

 39 _____

40 _____

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A “Material Adverse Fact” is defined in Wis. Stat. § 452.01(5g)
as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent
licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party’s decision to enter
into a contract or agreement concerning a transaction
46 or affects or would affect the party’s decision about the terms
of such a contract or agreement.

47 An “Adverse Fact” is defined in Wis. Stat. § 452.01(1e) as a
condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the
value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant
health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does
not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain
information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin
Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

WISCONSIN REALTORS ASSOCIATION
4801 Forest Run Road
Madison, WI 53704



WANGARD
INVESTMENT REAL ESTATE. SIMPLIFIED.