

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





GENERAL INFORMATION

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

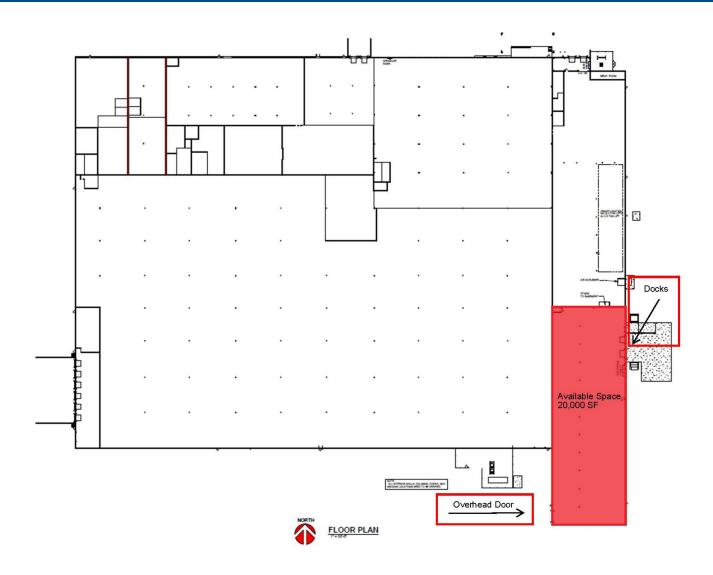
In Offices

UTILITIES

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

Stewart Wangard - Executive Chairman & Founder of Wangard Partners





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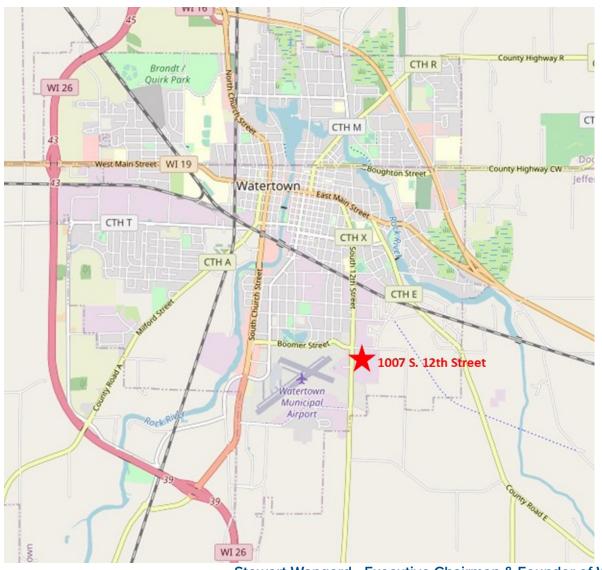






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DRIVE TIMES

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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- Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must 1 provide you the 2 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:
- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
- 11 it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
- information is prohibited by law (see lines 42-51).
- (e) 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 (see lines 23-41).
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) 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. 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

- 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
- 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.
- The following information is required to be disclosed by law:
- 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
- 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 (see lines 35-41) 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:

55	CONTIDENTIAL INFORMATION.
36	
	_
37	
	_
38	NON-CONFIDENTIAL INFORMATION (the following
	information may be disclosed by the Firm and its Agents):

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40	
40	
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- (Insert information you authorize to be disclosed, such as financial qualification information.)
- 42 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.
- 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
- 54 http://www.doc.wi.gov or by telephone at 608-240-5830.

Wangard Partners, Inc

WISCONSIN REALTORS ASSOCIATION

4801 Forest Run Road Madison, WI 53704

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