



1718
Pearl Street

For Lease

1718 Pearl Street

Waukesha, WI 53186

+/- 45,000 - +/-102,947 SF Available For Lease

Total Building Size	+/- 102,947 SF
Available SF	+/- 45,000 SF - +/- 102,947 SF
Property Size	5.73 Acres
Clear Height	+/- 27'
Zoning	M-2 General Manufacturing District
Parking	Ample
Power	800 amp, 120/208 volt, 3 phase <i>(TBV by Tenant)</i>
Loading	16 Docks & 1 Drive-In Door
Sprinkler	Wet System
Year Built	1995
Est Operating Expenses	\$1.61/SF
Lease Rate	\$5.95/SF NNN

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 6581 (direct)
+1 414 704 0201 (mobile)
charlie.swain@colliers.com

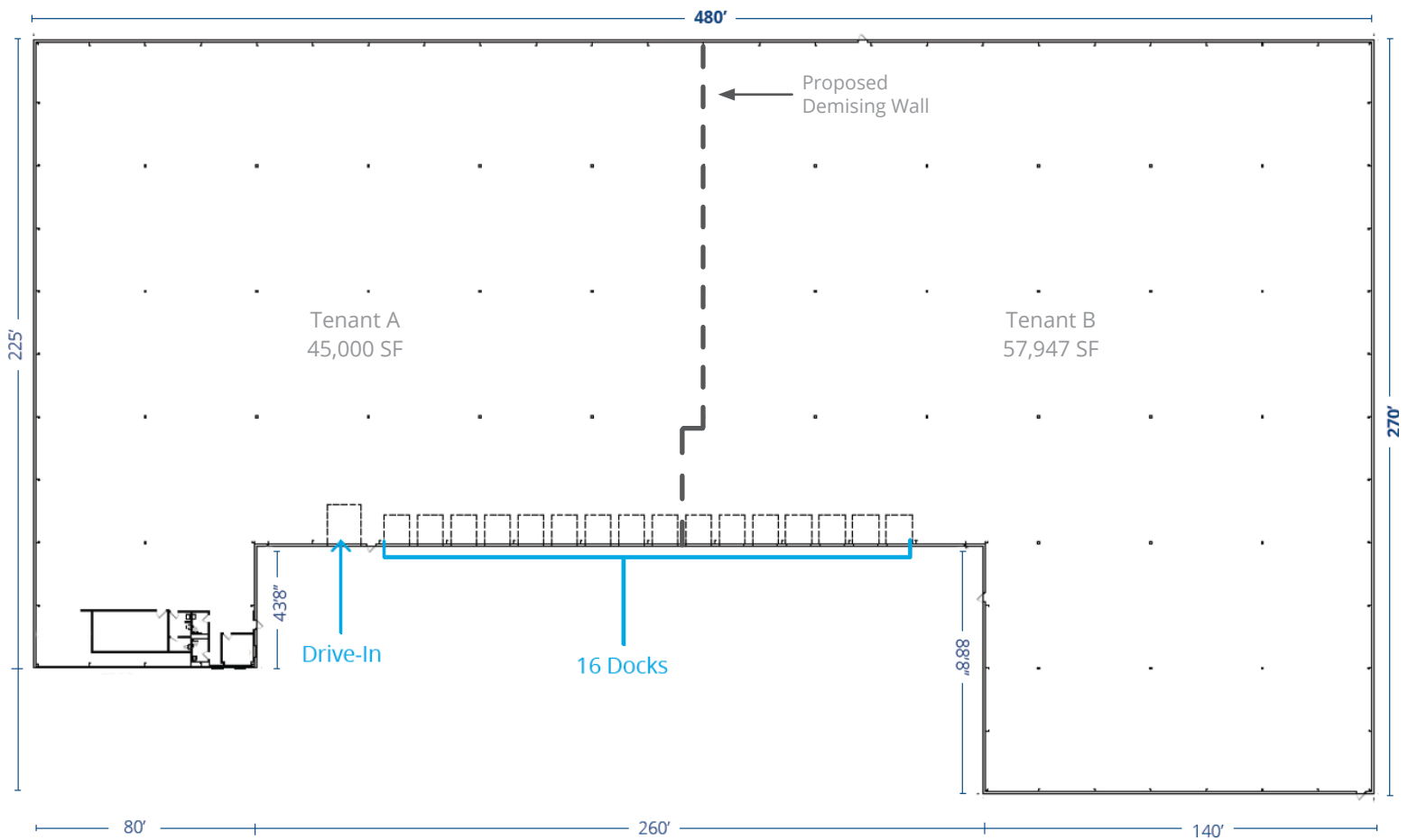
Conor Alban
Real Estate Advisor
+1 414 278 6843 (direct)
+1 630 796 1553 (mobile)
conor.alban@colliers.com

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

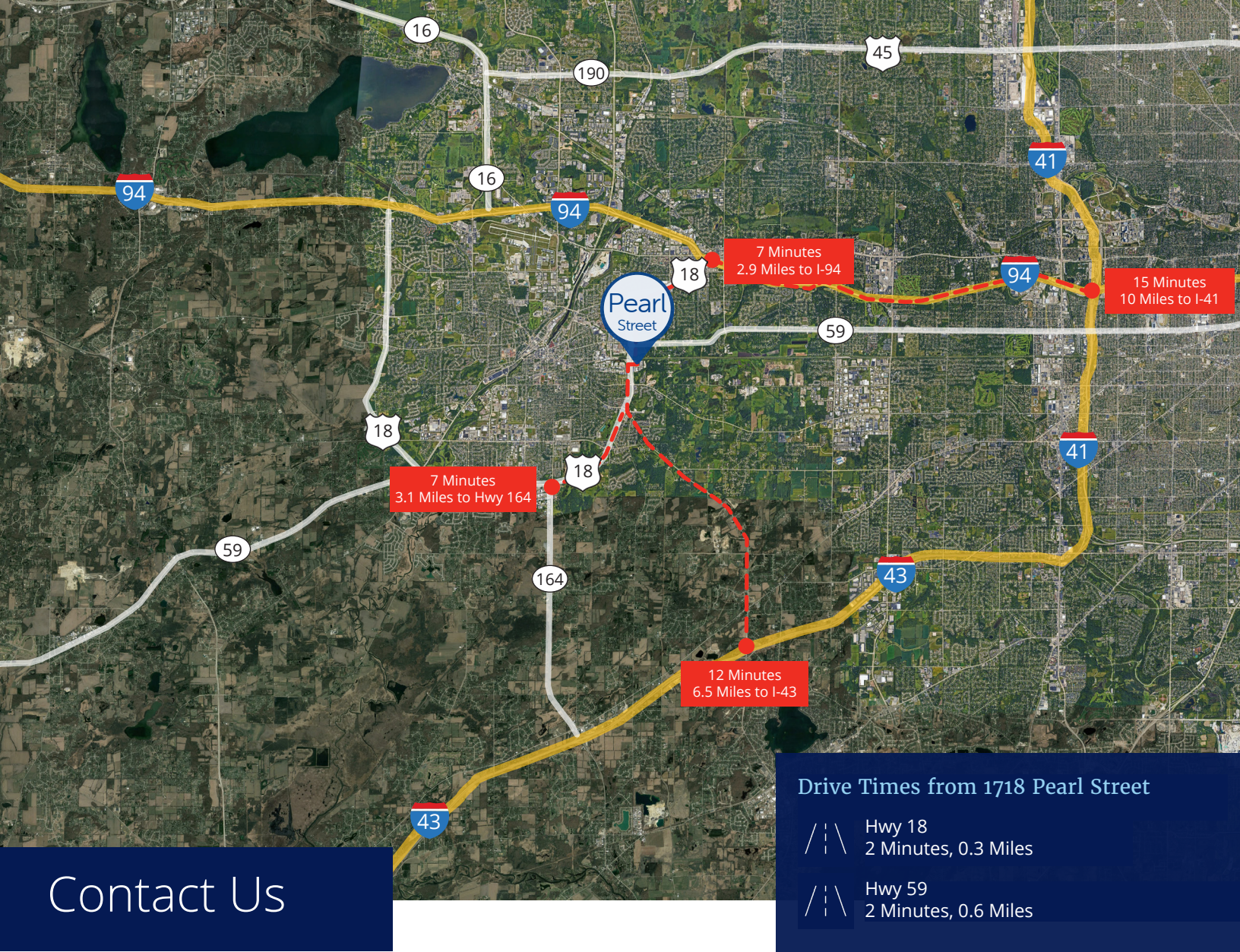
Industrial Space For Lease 1718 Pearl Street | Waukesha, WI 53186

1718 Pearl Street



Building SF	+/- 102,947 SF **divisible to +/- 45,000 SF
Office SF	+/- 1,512 SF
Warehouse SF	+/- 101,435 SF
Parcel Size	5.73 Acres
Clear Height	+/- 27'
Loading	16 Docks, 1 Drive-In Door with levelers



*Plans above are purely illustrative to show a multi-tenant layout. Plans can be adjusted to best suit tenant requirement.



Drive Times from 1718 Pearl Street

-  Hwy 18
2 Minutes, 0.3 Miles
-  Hwy 59
2 Minutes, 0.6 Miles

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

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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.

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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.

