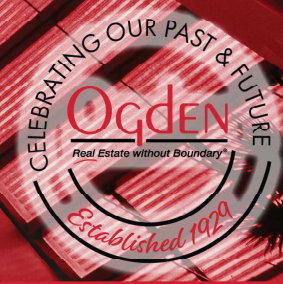


FOR SALE or LEASE

240 WEST DIVISION STREET FOND DU LAC, WI 54935



CONTACT

LUKE FEHRENBACH
lukef@ogdenre.com
262-312-4865

KASH KLAFKE
kashk@ogdenre.com
414-552-0663

INDUSTRIAL FLEX BUILDING FOR SALE OR LEASE

240 WEST DIVISION STREET
FOND DU LAC, WI 54935

PRICE: \$300,000
LEASE RATE: \$4.00/SF NNN

ZONING: Neighborhood Mixed Use
LOT SIZE: 0.52 acres
SQUARE FOOTAGE: 18,200
YEAR BUILT: 1924
CONSTRUCTION: Brick & Block
POWER:
Single Phase, 240V 100amp & 240V 150amp service
Three Phase, 2-240V 200amp panels

DOORS/DOCK: 1 Dock Height Overhead Door
REAL ESTATE TAXES: \$4,383.62 (2023)
TAX KEY: FDL-15-17-10-34-786-01

COMMENTS:

240 W Division St in Fond du Lac WI. is being offered For Sale or Lease. Located within an Opportunity Zone and along the West Branch of the Fond du Lac River, the 18,200 sf building consists of mostly warehouse space with a small office loft. The building is positioned well for a single user. Has an existing 8' dock high door. Many single and three phase panels throughout the building. Basement and 2nd floor warehouse space serviced by a freight elevator. Building is being sold in "AS-IS" "WHERE-IS" condition.

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The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or other conditions or withdrawal without notice.

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ADDITIONAL PHOTOS |

240 WEST DIVISION STREET, FOND DU LAC



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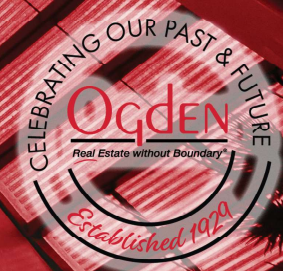


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AERIAL PHOTO |

240 WEST DIVISION STREET, FOND DU LAC



Lake Winnebago



West Division Street

North Brooke Street

Fond du Lac River

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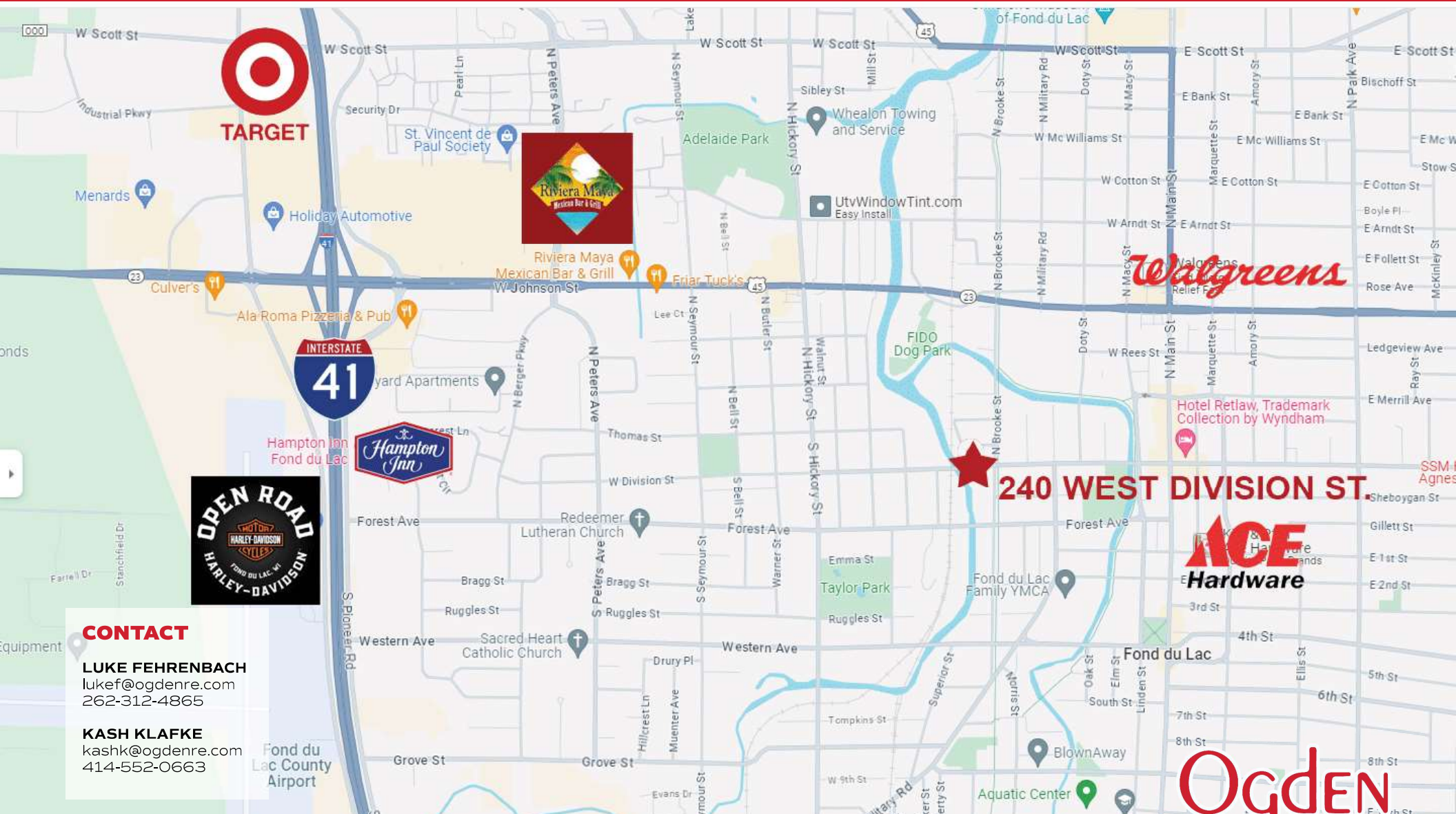


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MAP

240 WEST DIVISION STREET, FOND DU LAC



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

EFFECTIVE JULY 1, 2016



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must
2 provide you the
3 following disclosure statement:
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The
5 Firm is either an agent
6 of another party in the transaction or a subagent of another firm that is the agent of another
7 party in the transaction. A
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.
9 Whenever the Firm is
10 providing brokerage services to you, the Firm and its brokers and salespersons
11 (hereinafter Agents) owe you, the
12 customer, the following duties:
13 (a) The duty to provide brokerage services to you fairly and honestly.
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
15 (c) The duty to provide you with accurate information about market conditions within a reason-
16 able time if you request
17 it, unless disclosure of the information is prohibited by law.
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless
19 disclosure of the
20 information is prohibited by law (see lines 42-51).
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will
22 not disclose your
23 confidential information or the confidential information of other parties (see lines 23-41).
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-
26 ner and disclose the
27 advantages and disadvantages of the proposals.
28 Please review this information carefully. An Agent of the Firm can answer your questions about
29 brokerage services,
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,
31 tax advisor, or home
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for
33 information only. It is a
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-
35 consin statutes.

36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any
37 information given to the
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a
39 reasonable person
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-
41 rize the Firm to
42 disclose particular information. The Firm and its Agents shall continue to keep the information
43 confidential after the
44 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
31 inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confi-
34 dential, you may
35 list that information below (see lines 35-41) or provide that information to the Firm or its Agents
36 by other means. At a
37 later time, you may also provide the Firm or its Agents with other Information you consider to be
38 confidential.

39 **CONFIDENTIAL INFORMATION:** _____
40 _____
41 _____

42 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and
43 its Agents): _____
44 _____
45 _____

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

47 **DEFINITION OF MATERIAL ADVERSE FACTS**
48 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party
49 indicates is of such
50 significance, or that is generally recognized by a competent licensee as being of such significance
51 to a reasonable
52 party, that it affects or would affect the party's decision to enter into a contract or agreement
53 concerning a transaction
54 or affects or would affect the party's decision about the terms of such a contract or agreement.
55 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-
petent 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.

56 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender
57 registry and persons
58 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-
59 net at
60 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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

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