

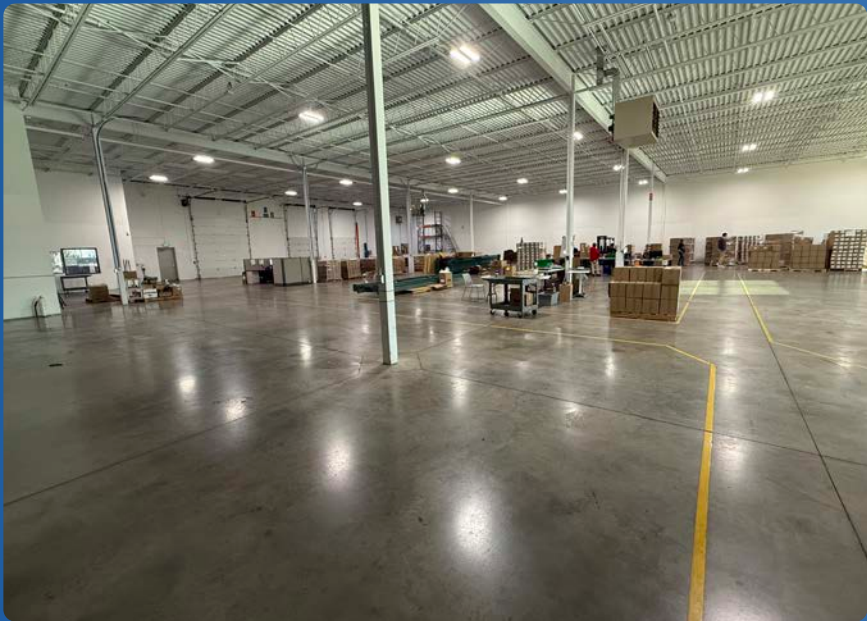
[N59W13500]
MANHARDT DR
MENOMONEE FALLS, WI



7,080 SF - 24,037 SF
INDUSTRIAL SPACE

FOR LEASE: \$8.75/SF NNN





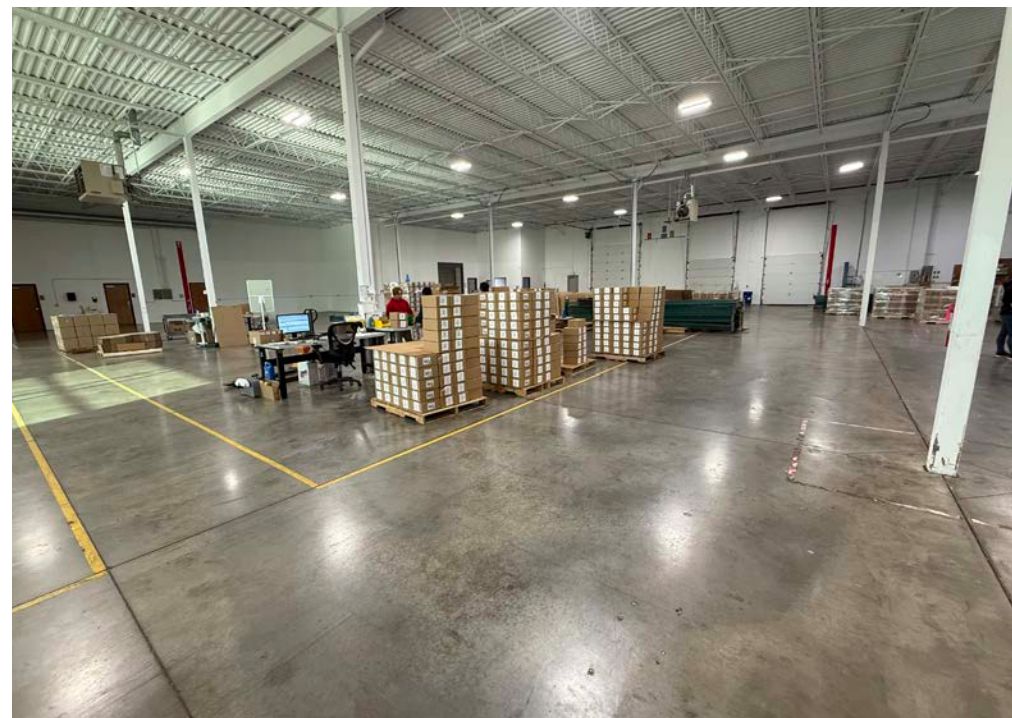
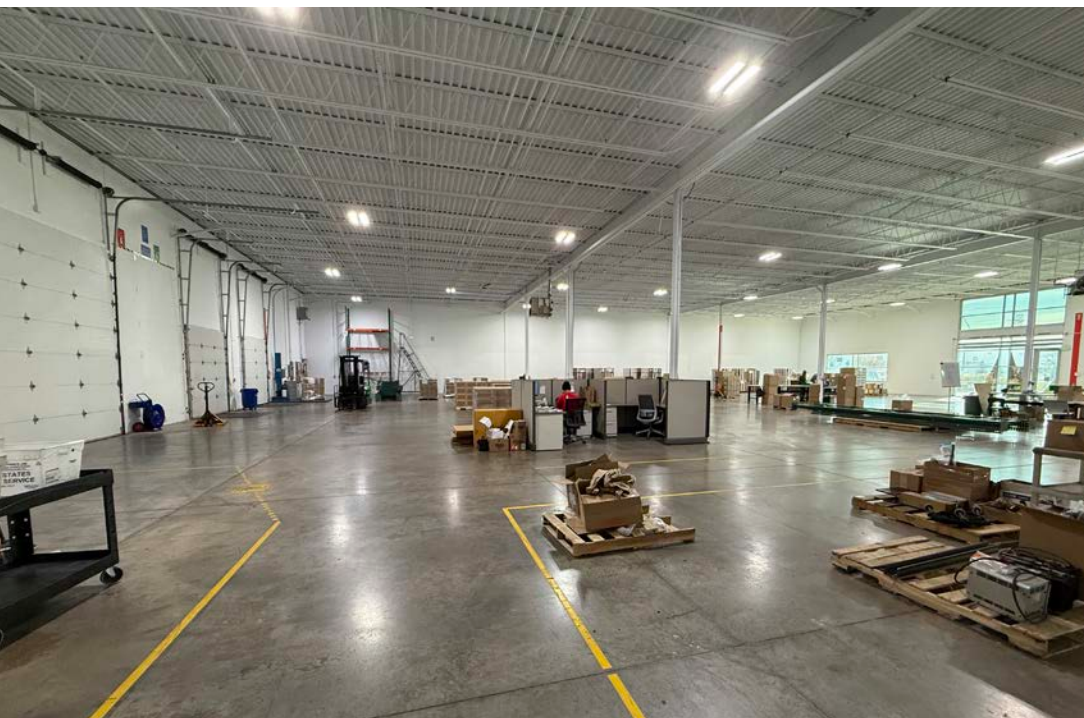
AVAILABLE SPACE

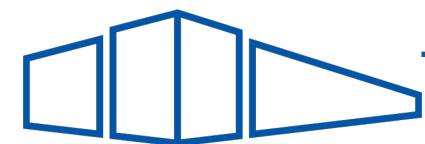
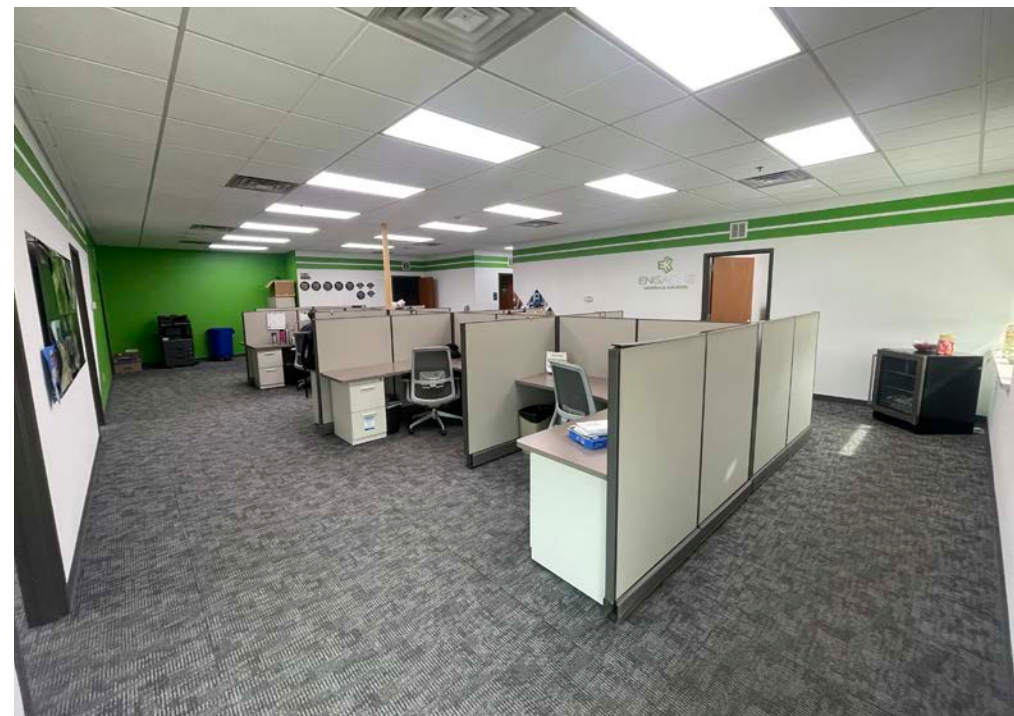
SUITE	TOTAL SF	WAREHOUSE	OFFICE	LOADING
300	16,957	14,683	2,274	(2) Docks, (1) Drive -In
400	7,080	4,390	2,690	(2) Docks, (2) Drive -In
300/400	24,037	19,073	4,964	(4) Docks, (3) Drive -In

PROPERTY SUMMARY

N59W13500 Manhardt Drive

BUILDING SIZE	SUITE 300	48,753 SF
	SUITE 400	16,957 SF
	COMBINED SUITE 300/400	7,080 SF
		24,037 SF
LOT SIZE		4.06 Acres
CONSTRUCTION		Masonry
YEAR BUILT		2002
CLEAR HEIGHT		19'
LOADING	TRUCK DOCKS	7
	DRIVE-IN DOORS	8 (12'x14')
POWER		3-Phase, 277/480 Volt, 1,200 Amps
ZONING		I-1 Light Industrial
SPRINKLER		100% Wet System
HVAC		Gas Modine Heat, Office fully A/C
NNN EXPENSES (2025)		\$3.32/SF

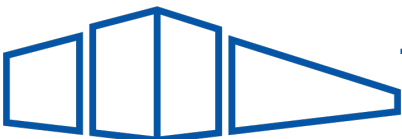
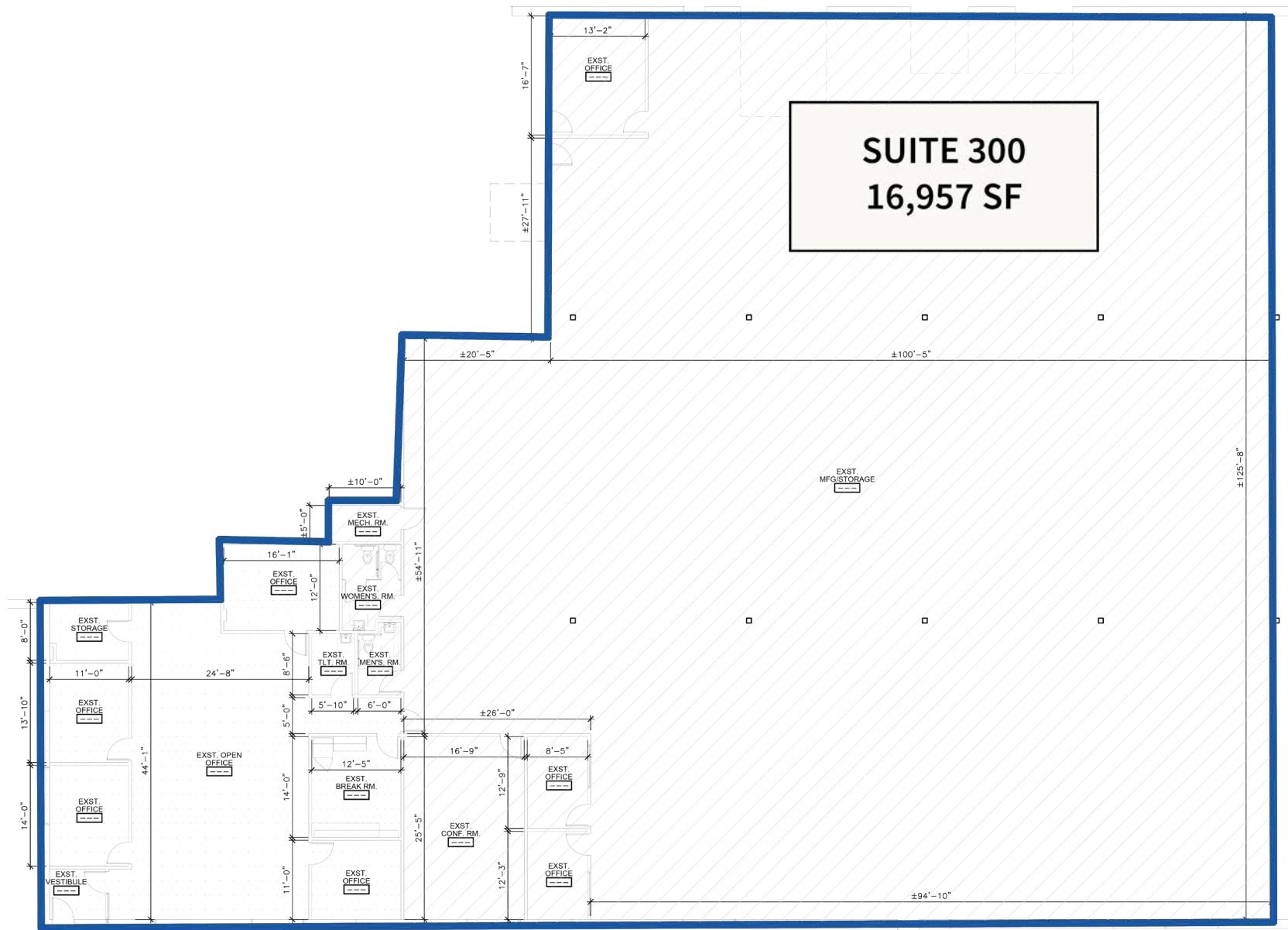




SUITE	TOTAL SF	WAREHOUSE	OFFICE	LOADING
300	16,957	14,683	2,274	(2) Docks, (1) Drive -In

FLOOR PLAN

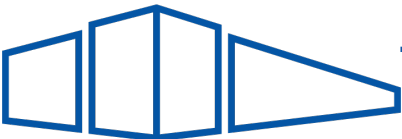
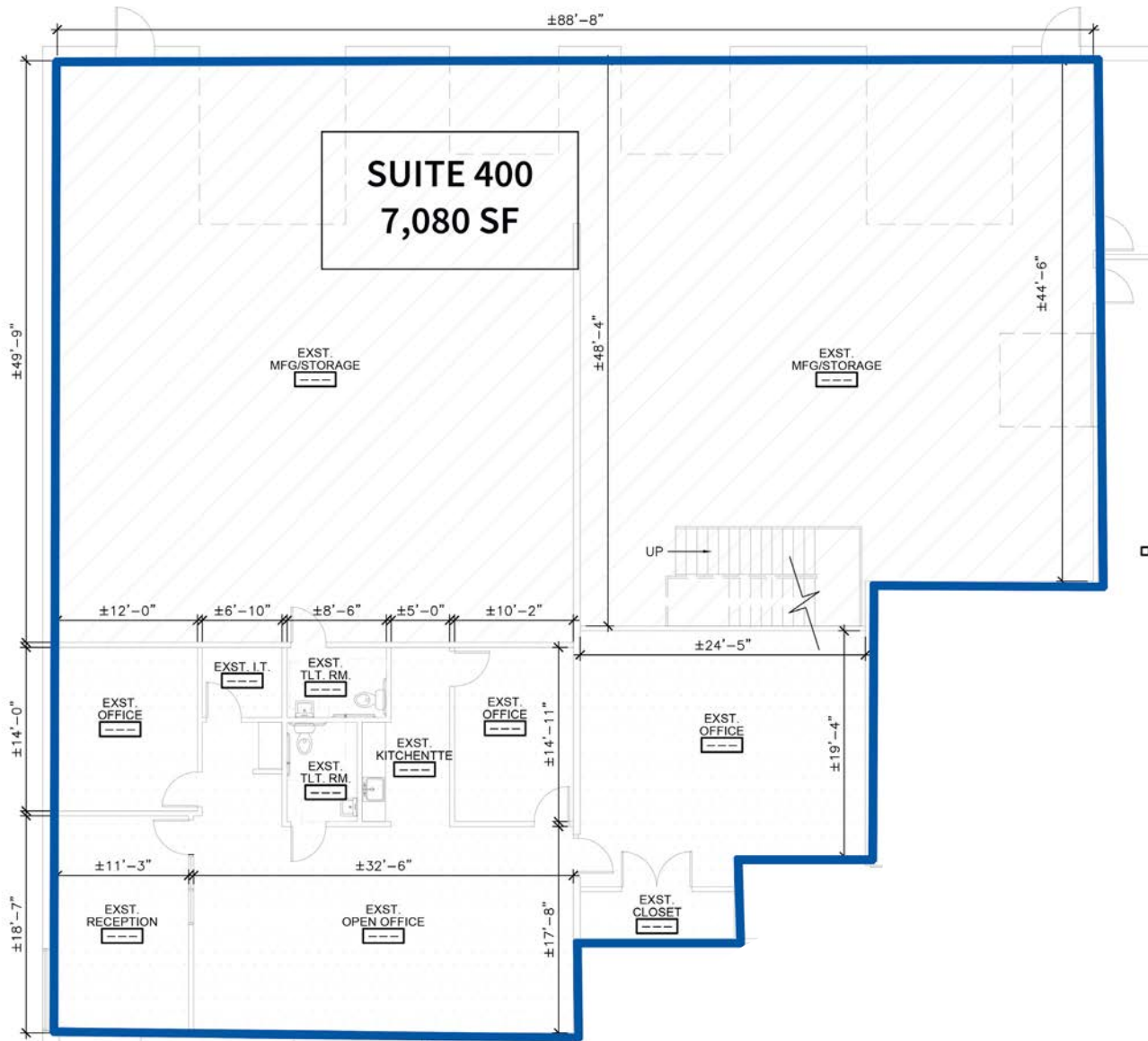
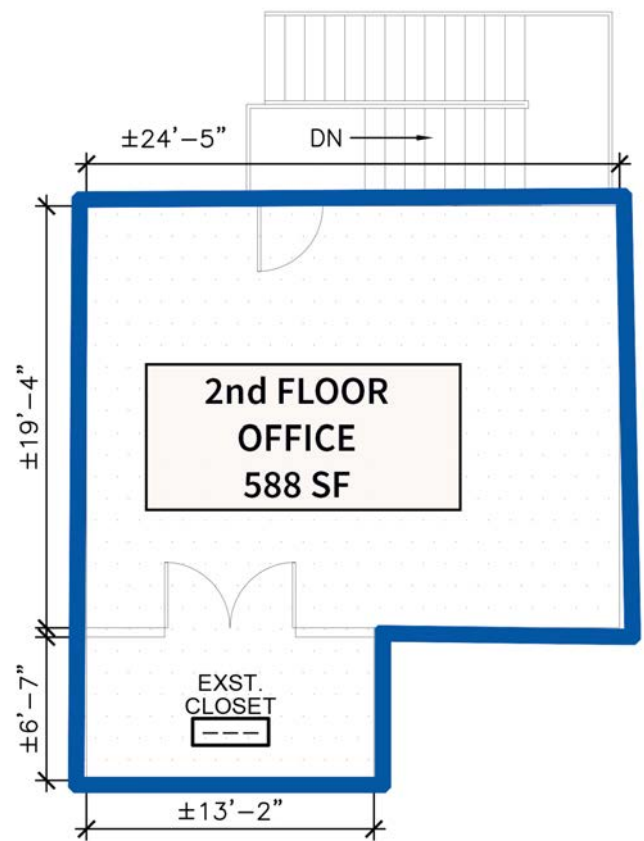
SUITE 300



FLOOR PLAN

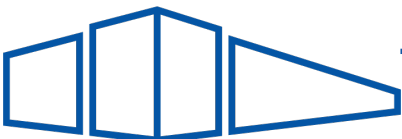
SUITE 400

SUITE	TOTAL SF	WAREHOUSE	OFFICE	LOADING
400	7,080	4,390	2,690	(2) Docks, (2) Drive -In



FLOOR PLAN

SUITE 300/400

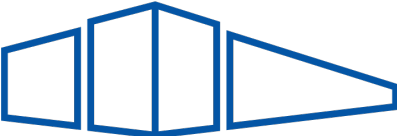
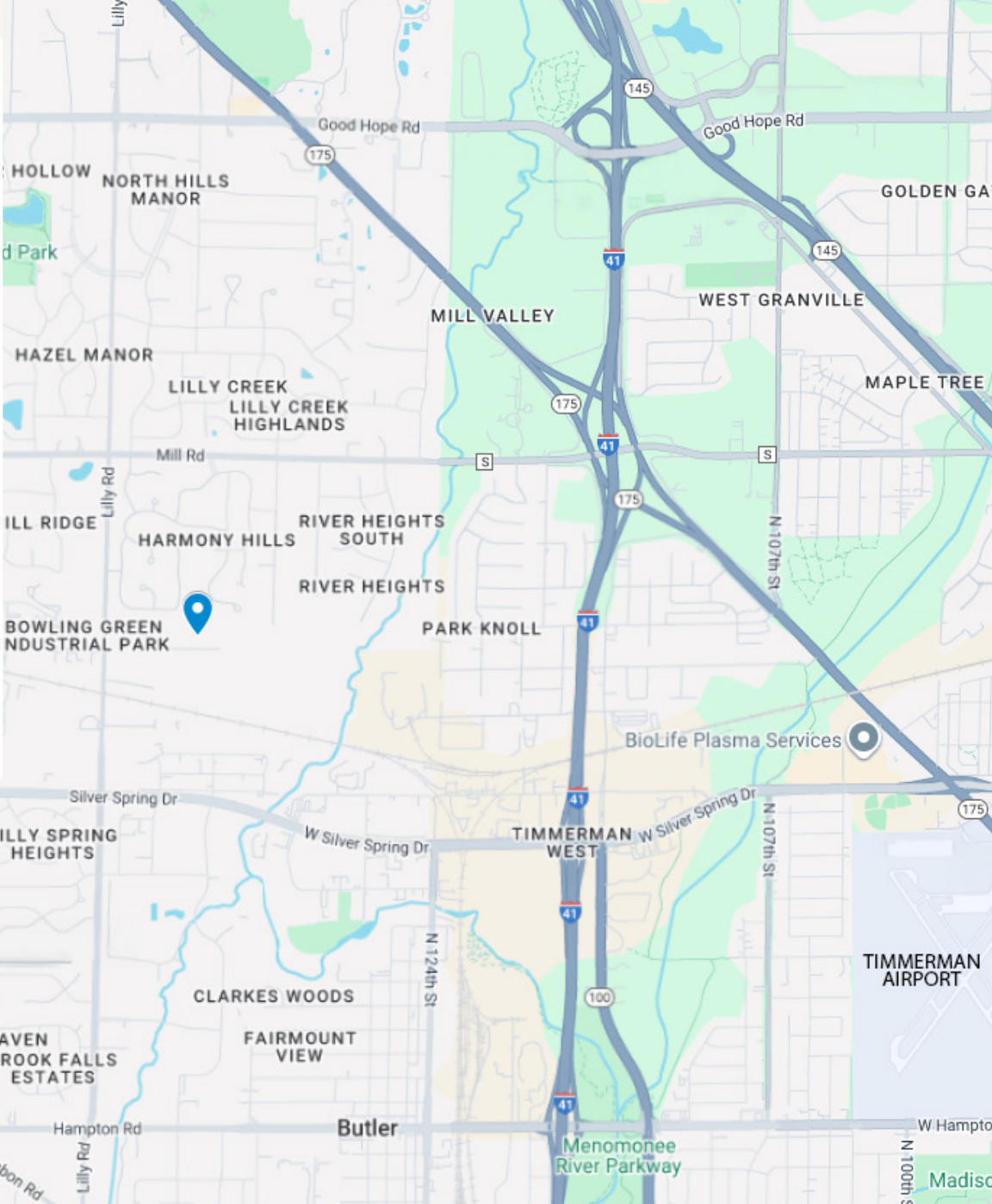


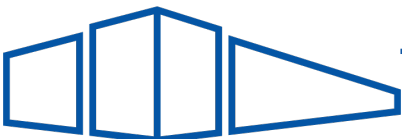
GEOGRAPHIC LOCATION

DISTANCE TO

MILWAUKEE	16 Miles 22 Minutes
MITCHELL INTERNATIONAL AIRPORT	22 Miles 27 Minutes
O'HARE INTERNATINAL AIRPORT	92 Miles 86 Minutes
TIMMERMAN AIRPORT	4 Miles 8 Minutes

	2 MILE	5 MILE	10 MILE
POPULATION	20,713	176,477	705,134
HOUSEHOLD	8,380	69,961	290,758
INCOME	\$82,290	\$68,057	\$61,850







NICK STEGER
920.960.2094
ns@twelve2cg.com

CALE BERG
262.232.2132
cb@twelve2cg.com

ZACH NOBLE
262.510.6586
zn@twelve2cg.com



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (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.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 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
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.

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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Twelve2 Commercial Group LLC, 461 River Crest Ct Mukwonago, WI 53149

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: 2624364760218

Fax: 2624364761

Drafted by Attorney Debra Peterson Conrad

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