



3240 GATEWAY ROAD
BROOKFIELD, WI 53005

FEATURES

High image industrial facility available for lease to a single user looking for +/- 20,000 SF. The Owner is open to constructing a 11,136 SF warehouse addition with 1 dock and 2 more drive in doors for a single user who will require more space.

Office SF: **Approximately 2,695 SF**

Warehouse SF: **16,952 SF Currently / Proposed addition of 11,136 SF could be built.**

Clear Height: **17' / New Addition would have 22'**

Dock Doors: **New Addition would have 1**

Drive in Doors: **2-12'x14' / New Addition would have 2-12'x14' for a total of 4**

Zoning: **O & LI - Office and Limited Industry**

Sewer: **Municipal / Water: Municipal**

A/C: **In Office Area**

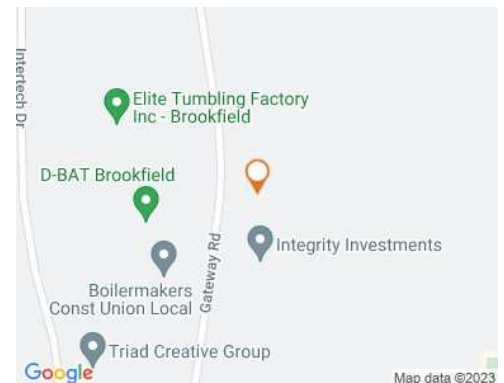
Sprinkler: **Yes**

Power: **600 Amp, 240 volt, 3 Phase**

Special Features: **Air Exchange System, Compressor Lines, In Floor**

Vapor System, Trench Drains

Listing: **4676**



INDUSTRIAL FOR LEASE

Total SF: **19,647**

Available SF: **19,647**

Total Acres **2**

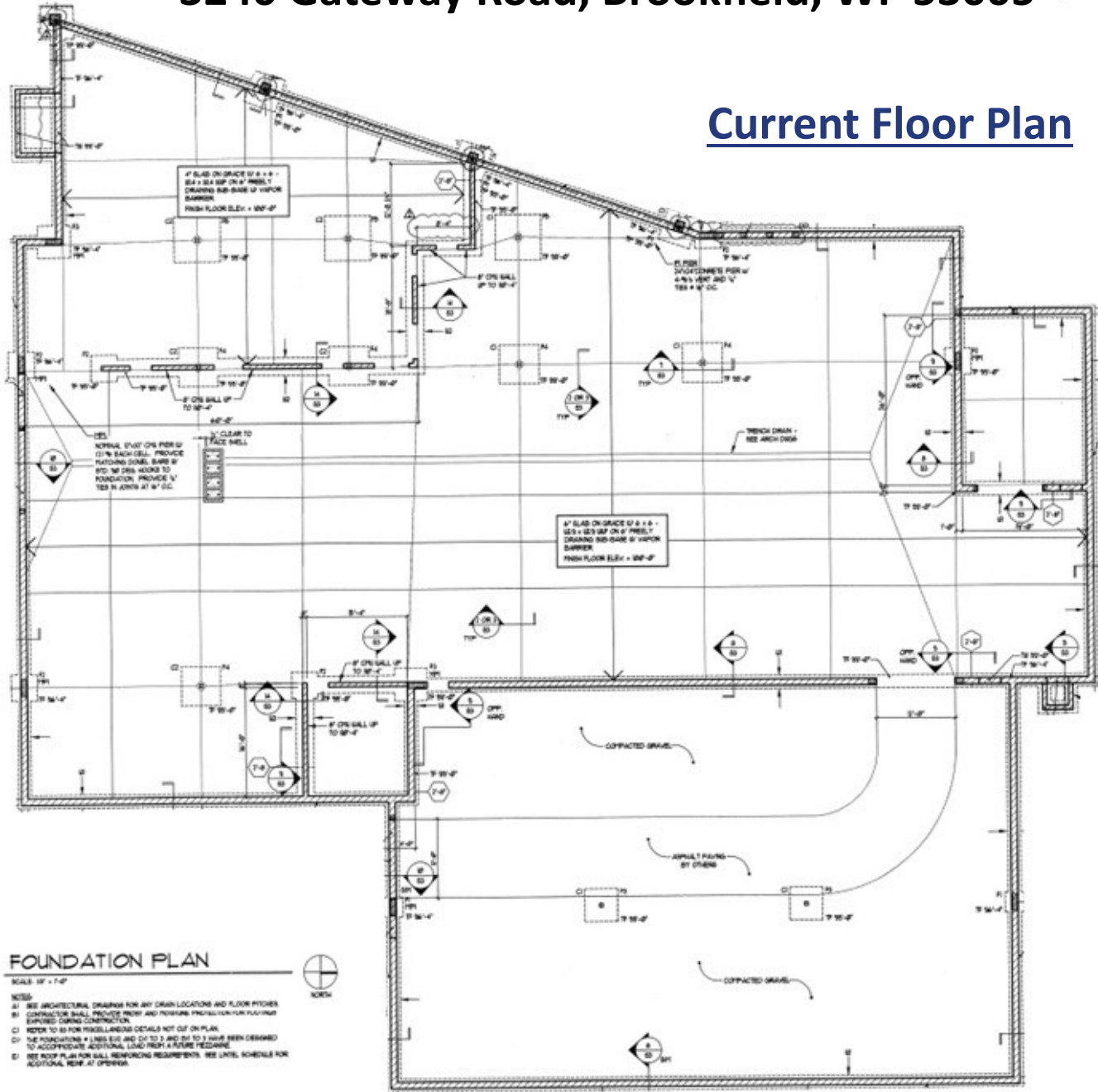
Lease Rate: **\$7.50 - \$8.00 PSF NNN**

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Current Floor Plan



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- NOTES:
- A) SEE ARCHITECTURAL DRAWINGS FOR ANY DRAIN LOCATIONS AND FLOOR FINISHES.
 - B) CONTRACTOR SHALL PROVIDE MOIST AND MOLDING PREVENTION PLAN/LOG AS REQUIRED DURING CONSTRUCTION.
 - C) REFER TO SD FOR FRAGLERAILING DETAILS NOT SHOWN ON PLAN.
 - D) THE FOUNDATIONS # 1 REIN. ELEV. AND CH TO 2 AND 3 HAVE BEEN DESIGNED TO ACCOMMODATE ADDITIONAL LOAD FROM A FUTURE MEZZANE.
 - E) SEE ROOF PLAN FOR WALL REINFORCING REQUIREMENTS. SEE LATER SCHEDULE FOR ADDITIONAL REIN. AT OPENINGS.



3240 Gateway Road, Brookfield, WI 53005

Proposed Addition



11,136 SF Warehouse Space Addition with 1 Dock and 2 - 12'x14' Drive In Doors.



Overall Building Size to be 30,783 SF

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1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 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
4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55),**

30 2. **ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST**
33 **THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER**
34 **INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 **NONCONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):**

38 _____

39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**

40 **CONSENT TO TELEPHONE SOLICITATION**

41 **I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may**
42 **call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We**
43 **withdraw this consent in writing. List Home/Cell Numbers:**

44 **SEX OFFENDER REGISTRY**

45 **Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the**
46 **Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.**

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 indicates is of such significance, or that**
49 **is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect**
50 **the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision**
51 **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**
52 **that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce**
53 **the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information**
54 **that indicates that a party to a transaction is not able to or does not intend to met his or her obligations under a contract or**
55 **agreement made concerning 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 Richard J. Staff

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COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

WISCONSIN CHAPTER