

"Aggressively Pursuing Your Real Estate Needs"

2300 N. Sylvania Avenue Sturtevant, WI 53177

THE
DICKMAN
COMPANY, INC.
REAL ESTATE

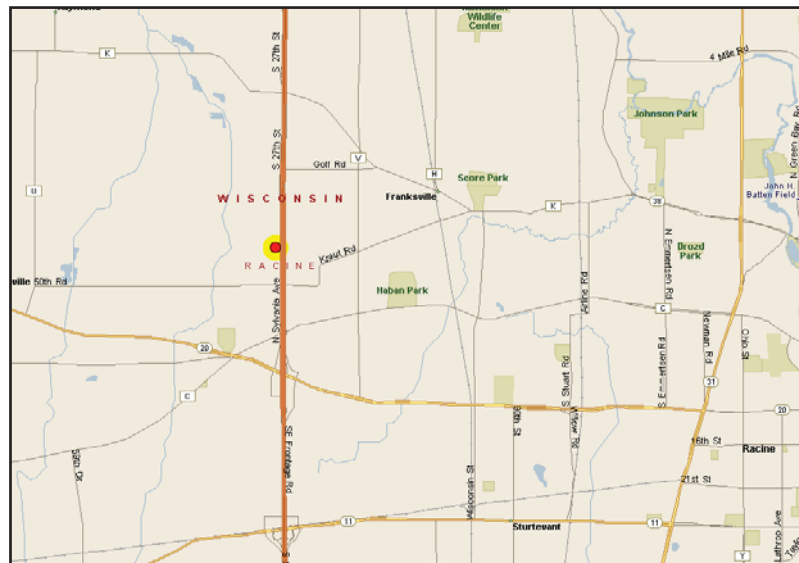


LEASE RATE:
Unit 1: \$4,500/Month MG
Unit 2: \$4,500/Month MG
(plus utilities)

CONTACT:
Zach Noble
Zach@dickmanrealestate.com
(414) 271.6100

Industrial Building for Lease

Building Size:	6,812 SF
Available Space:	Unit 1: 3,406 SF Unit 2: 3,406 SF Total: 6,812 SF
Construction:	Metal (Insulated)
Clear Height:	17'
Drive-Ins:	4 (12' x 15')
Floor Drains:	Yes
Heat:	Gas Modine
Zoning:	M-3
Lot Size:	+/- 1.5 Acres Available
Parking:	Ample Truck/Trailer spots available
Features:	<ul style="list-style-type: none">• Newly reconstructed Fall 2017• I-94 visibility• Outside storage for materials, truck/trailer, equipment, etc.• Easy I-94 Access at Highway 20 and Highway K• Lease rate includes parking for 5 truck/trailer stalls (additional outside storage available)• Each unit includes 2 private offices, bathroom & mezzanine storage



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CORFAC
International

626 E. Wisconsin Avenue • Suite 1020 • Milwaukee, Wisconsin 53202 • Phone: (414) 271-6100 • Fax: (414) 271-5125

Information contained herein was provided by Seller, Lessor and/or third parties. While it is believed to be reliable, Broker makes no warranty or representation as to the accuracy thereof.

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 a 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 **NON-CONFIDENTIAL 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 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

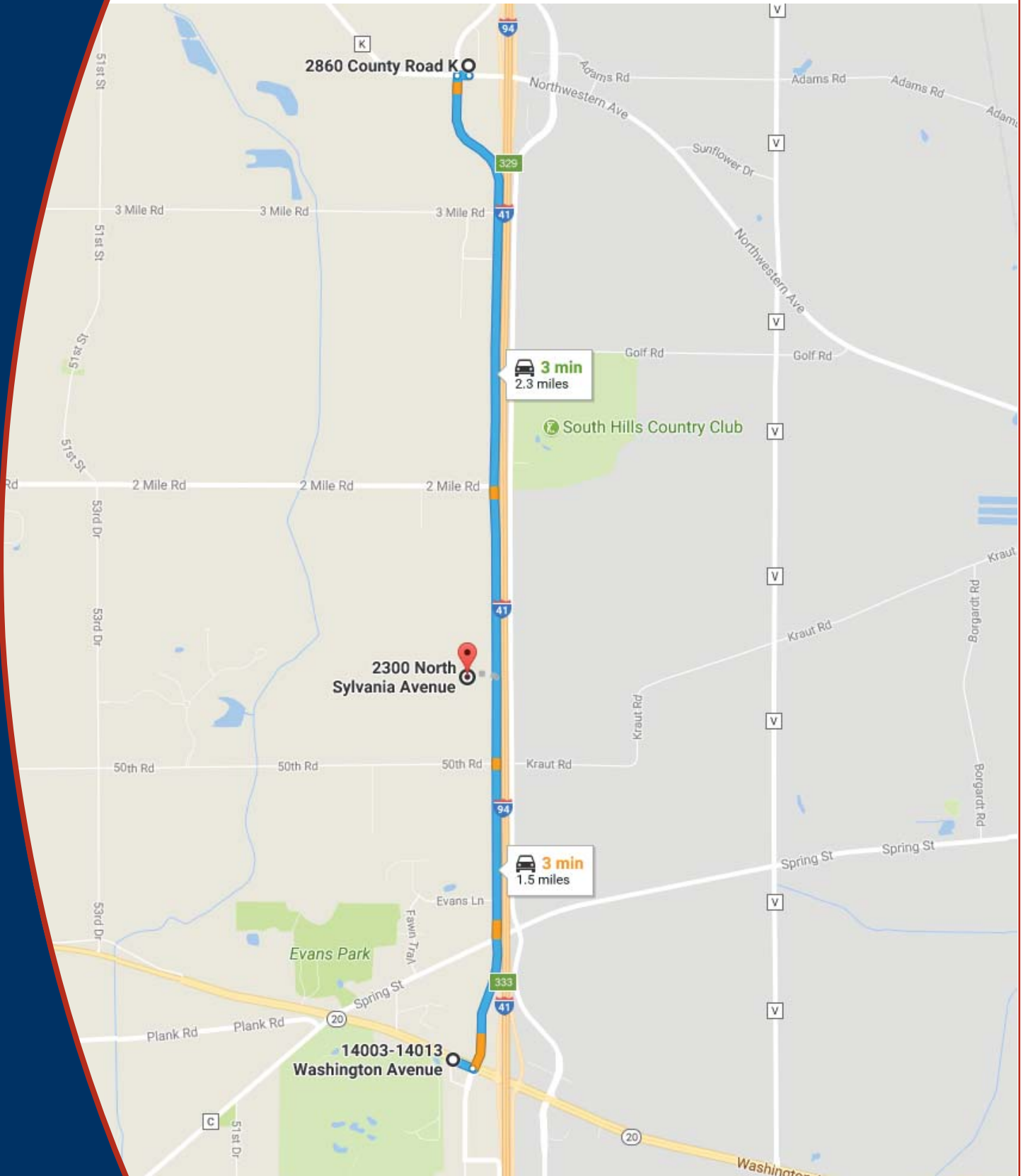
48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision 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 meet 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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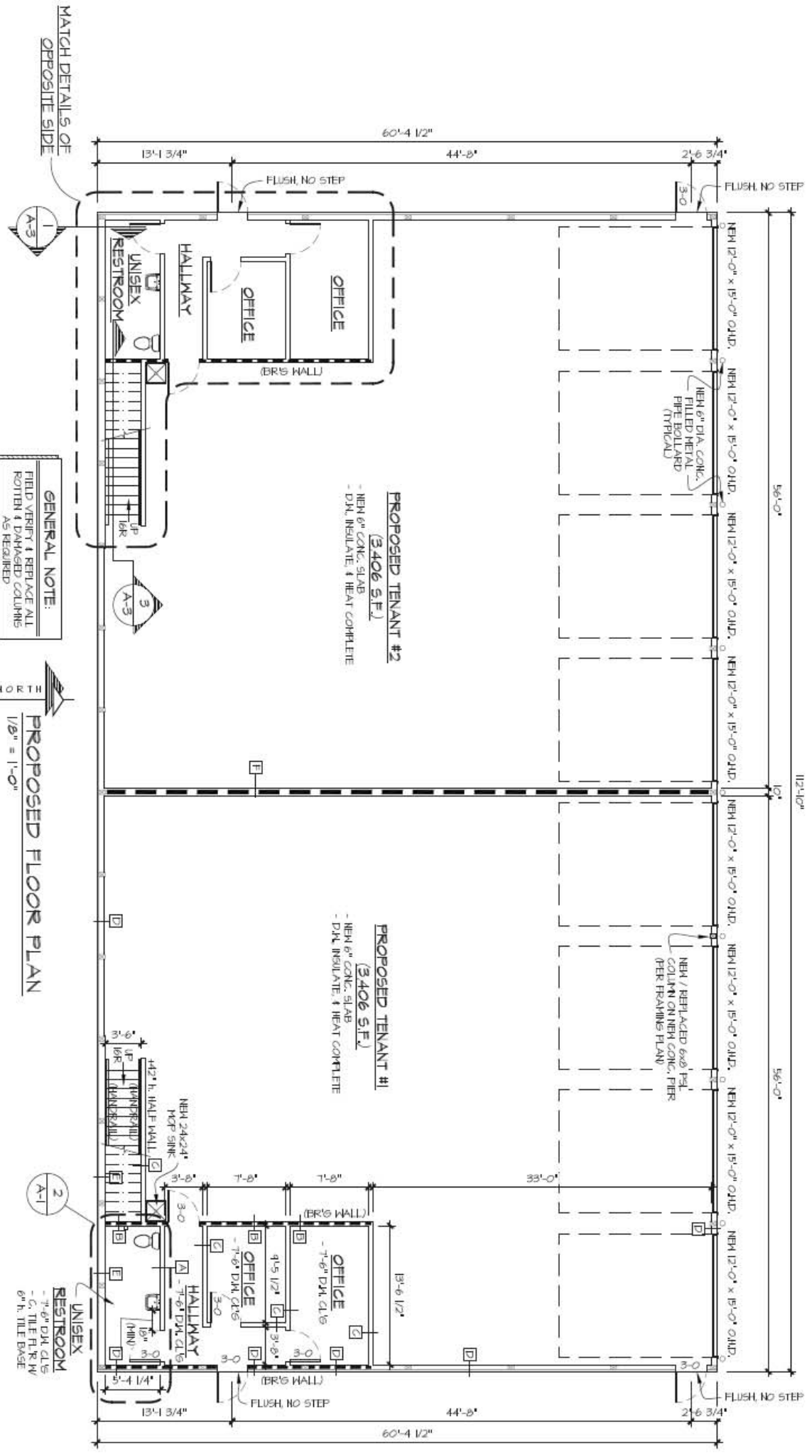
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PROPOSED TENANT #2
(3,406 S.F.)

- NEW 6" CONC. SLAB
- DM, INSULATE, & HEAT COMPLETE

PROPOSED TENANT #1
(3,406 S.F.)

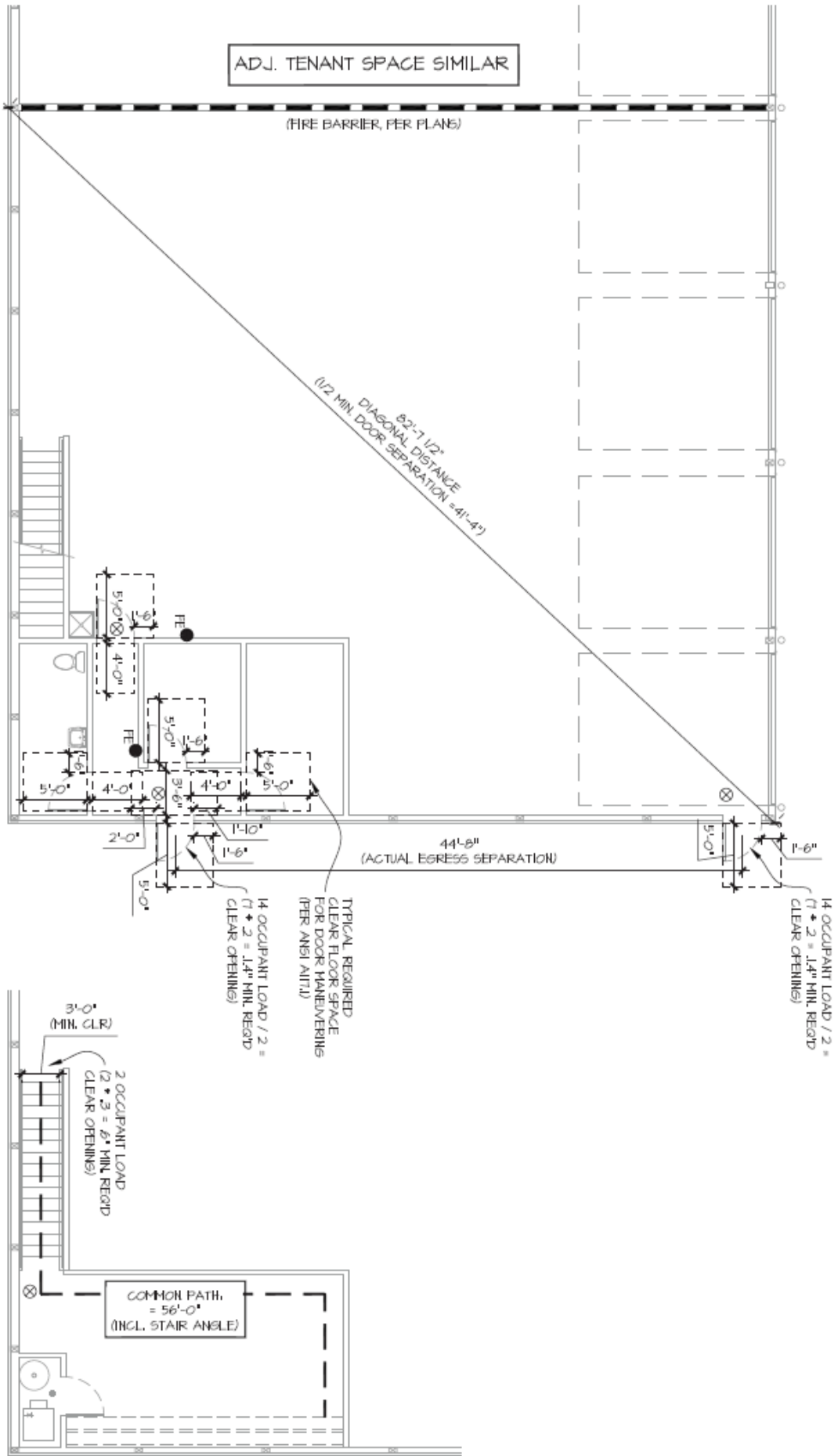
- NEW 6" CONC. SLAB
- DM, INSULATE, & HEAT COMPLETE

MATCH DETAILS OF
OPPOSITE SIDE

GENERAL NOTE:
FIELD VERIFY & REPLACE ALL
ROTTEN & DAMAGED COLUMNS
AS REQUIRED

PROPOSED FLOOR PLAN
1/8" = 1'-0"

UNISEX RESTROOM
- 7'-6" DIA. CLS
- G. TILE F.L.R./V
6" R. TILE BASE

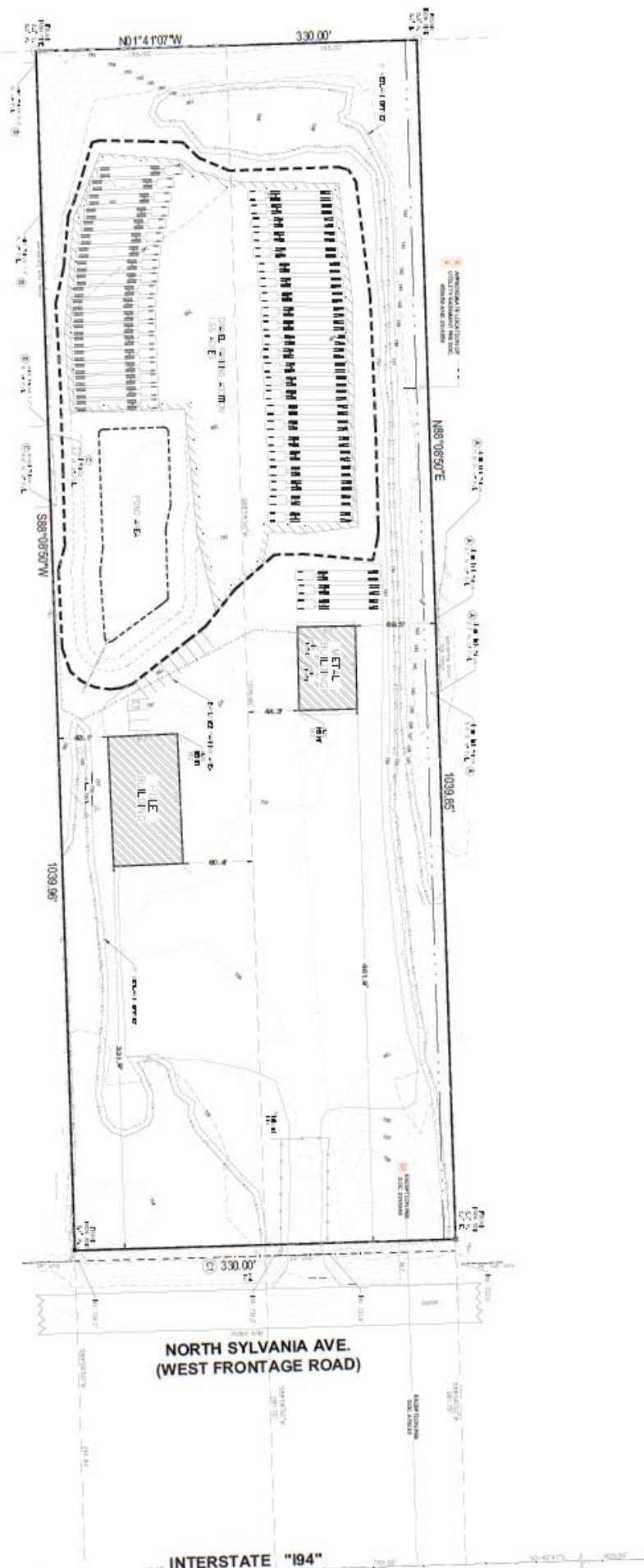


PLAN KEY:

- ⊗ = NEW ILLUMINATED "EXIT" SIGNAGE W/ EMERGENCY BACKUP LIGHTING
- ⊗ = NEW DIRECTIONAL, ILLUMINATED "EXIT" SIGNAGE W/ EMERGENCY BACKUP LIGHTING

FIRE EXTINGUISHER KEY:

- FE = NEW 5LB. CLASS ABC FIRE EXTINGUISHER, "UL 2A-10B-C" IN NEW SEMI-RECESSED CABINET W/ 4" MAXIMUM PROJECTION. SEE DETAIL 2/7-1

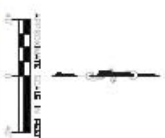


DATE	DESCRIPTION	BY	APP'D
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PROPOSED SITE PLAN
2300 N. SYLVANIA AVE
IN AUTO INC
STURBEVANT, WI



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