

FOR SALE
OR LEASE

10448

N PORT WASHINGTON ROAD
MEQUON | WI 53092

POSSIBLE RETAIL
REDEVELOPMENT SITE



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

JOSH MINKIN
414 278 6869 (direct)
414 640 9059 (mobile)
josh.minkin@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

SITE VIEW



KEY FEATURES/HIGHLIGHTS

- Industrial/flex facility
- Potential for redevelopment - located in TIF District
- Great location with access to I-43
- 71,357 VPD from Interstate 43
- Expandable building
- New roof in 2014
- Parking lot seal coated in 2016

BUILDING SPECIFICATIONS

Building Size	± 63,430 SF (Expandable)
Lot Size	4.924 Acres
Parcel Number	15-029-11-008.00
Taxes (2018)	\$38,323
Year Built	1970
Construction	Poured concrete, decorative brick and insulated metal panel
2018 Taxes	\$7,399
Parking Spaces	101 (Expandable)
Zoning	B4
Loading	Six total docks 5 docks with levelers
Power	Heavy, 3 Phase 480 Volt, 1,600 AMP
Sprinklers	ESFR
Lighting	New 6 lamp, T8 in Warehouse
HVAC	Gas forced air/AC throughout office and manufacturing area
Clear Height	22' - 24'

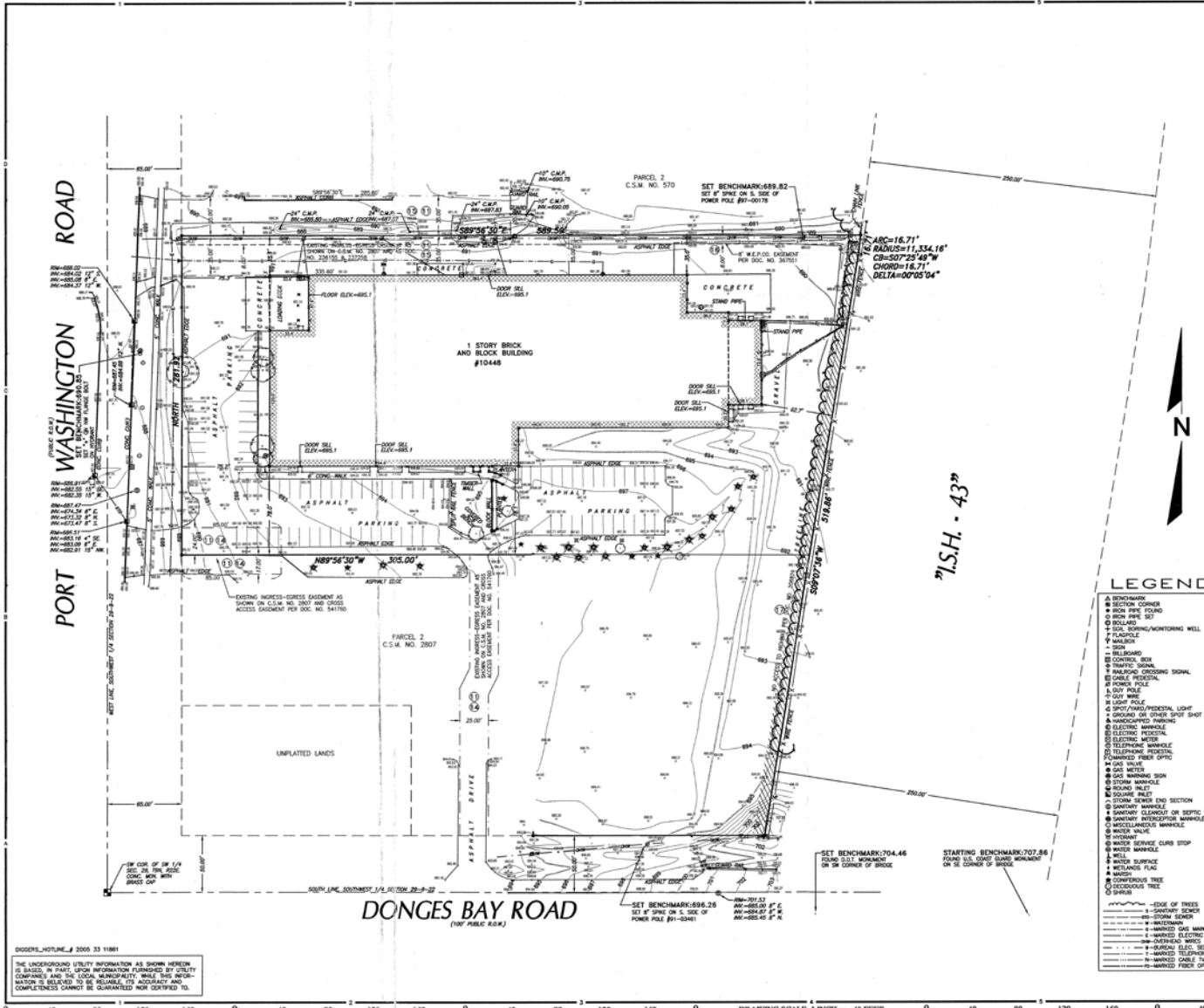
SALE PRICE & LEASE RATE

CONTACT BROKER

LAND TITLE SURVEY

ALTA / ACSM
LAND TITLE SURVEY

KNOWN AS 10448 NORTH PORT WASHINGTON ROAD, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN
 PARCEL ONE (1) OF CERTIFIED SURVEY MAP NO. 2807, BEING A DIVISION OF PARCEL ONE (1) OF CERTIFIED SURVEY MAP NO. 876, BEING A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP NINE (9) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY ON JUNE 8, 1994 IN VOLUME 20 ON PAGES 124 TO 108 INCLUSIVE, AS DOCUMENT NO. 33865.
 TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN A CROSS-EASEMENT AGREEMENT RECORDED ON JULY 31, 1998 IN VOLUME 841 OF DEEDS, AT PAGE 201, AS DOCUMENT NO. 84786.
 ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN A GRANT OF EASEMENT RECORDED ON SEPTEMBER 11, 1970 IN VOLUME 270 OF RECORDS, PAGE 588, AS DOCUMENT NO. 22618 AND IN AN AMENDED GRANT OF EASEMENT RECORDED ON NOVEMBER 18, 1970 IN VOLUME 273 OF RECORDS, AT PAGE 472, AS DOCUMENT NO. 23726.
 AUGUST 22, 2005 CG SCHMIDT/BARTON MALOW SURVEY NO. 102590-GRS



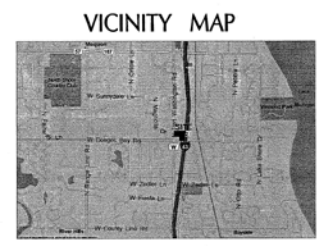
- NOTES
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 WHICH IS ASSUMED TO BEAR DUE NORTH.
 - THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 02084007, EFFECTIVE DATE OF AUGUST 19, 2005, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - EASEMENTS FOR INGRESS AND EGRESS AS SHOWN ON THE RECORDED PLAT OF CERTIFIED SURVEY MAP NO. 2807, AFFECTS SITE BY LOCATION - SHOWN
 - UTILITY EASEMENT RECORDED ON MARCH 27, 1973 IN VOLUME 318 OF DEEDS, AT PAGE 261, AS DOCUMENT NO. 28478, DOES NOT AFFECT SITE BY LOCATION - SHOWN
 - CROSS-EASEMENT AGREEMENT RECORDED ON JULY 31, 1998 IN VOLUME 841 OF DEEDS, AT PAGE 201, AS DOCUMENT NO. 84786, AFFECTS SITE BY LOCATION - SHOWN
 - GRANT OF EASEMENT RECORDED ON SEPTEMBER 11, 1970 IN VOLUME 270 OF RECORDS, AT PAGE 588, AS DOCUMENT NO. 22618, AMENDED GRANT OF EASEMENT RECORDED ON NOVEMBER 18, 1970 IN VOLUME 273 OF RECORDS, AT PAGE 472, AS DOCUMENT NO. 23726, AFFECTS SITE BY LOCATION - SHOWN
 - UTILITY EASEMENT RECORDED ON JANUARY 15, 1998 IN VOLUME 644 OF DEEDS, AT PAGE 312, AS DOCUMENT NO. 36781, AFFECTS SITE BY LOCATION - SHOWN
 - ACCESS RESTRICTIONS TO U.S.H. 141 AS CONTAINED IN AN AWARD OF DAMAGES RECORDED ON SEPTEMBER 15, 1990 IN VOLUME 189 OF DEEDS, AT PAGE 39, AS DOCUMENT NO. 20883, AFFECTS SITE BY LOCATION - SHOWN
 - TEMPORARY LIMITED EASEMENT RECORDED ON JANUARY 8, 1999 IN VOLUME 1153 OF DEEDS, AT PAGE 874, AS DOCUMENT NO. 822735, DOES NOT AFFECT SITE BY LOCATION - NOT SHOWN (EXPRESS)
 - ACCORDING TO FLOOD INSURANCE RATE MAP OF OZAUKEE COUNTY, WISCONSIN, COMMUNITY PANEL NO. 55096C 0060, EFFECTIVE DATE OF MARCH 18, 1991, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
 - THERE ARE 83 REGULAR AND NO HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

TO: CG SCHMIDT/BARTON MALOW
 FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 8, 10, AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND APPROPRIATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AUGUST 22, 2005

JAMES R BEATY
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. S 10400



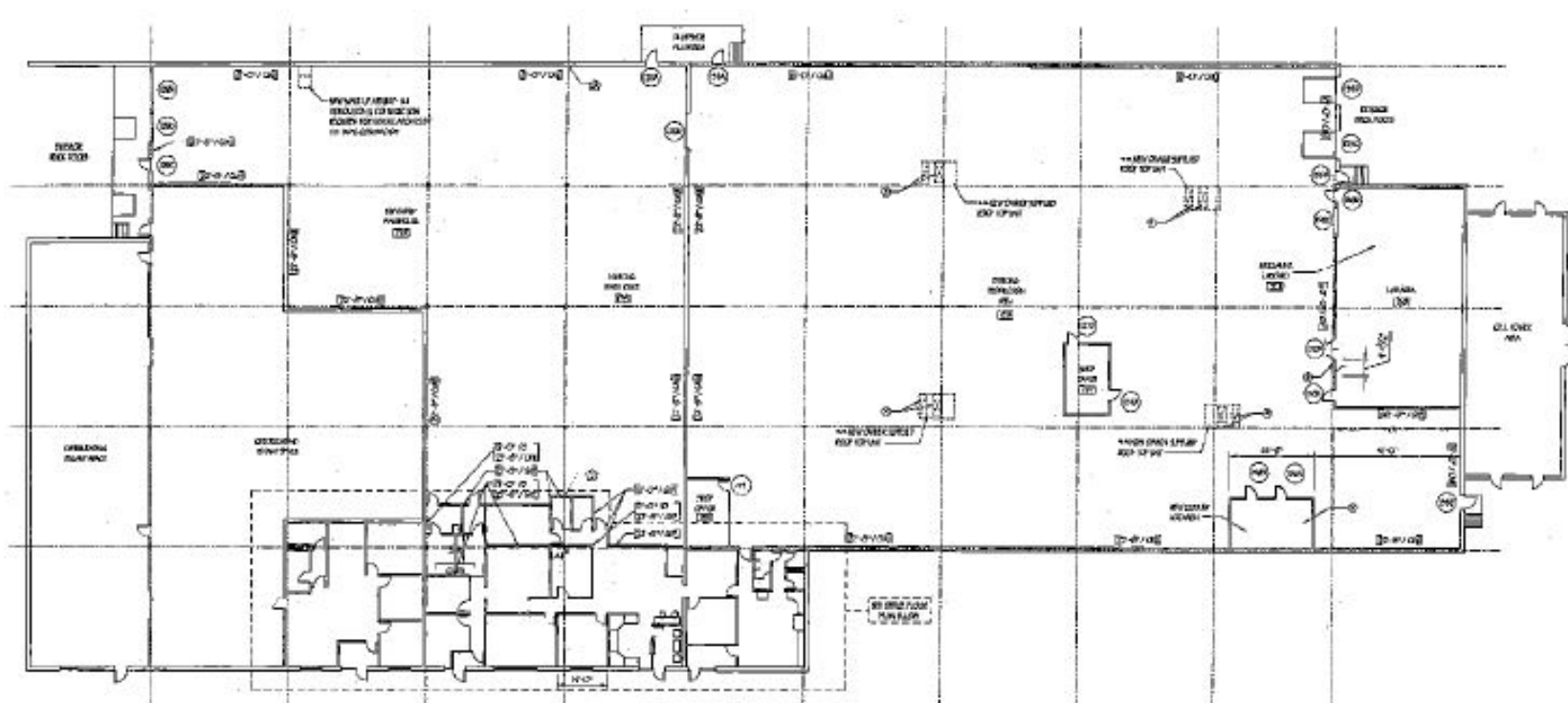
National Survey & Engineering
 262-781-1000
 Fax 262-797-7373
 16745 W. Blenheim Road
 Suite 200
 Brookfield, WI 53005-9938
 A Division of A. A. Smith & Associates, Inc. www.nseae.com

020504L_HYDRAUM_# 2009.03.11881

THE UNDERSIGNED CERTIFIES INFORMATION AS SHOWN HEREIN IS BASED IN PART UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITIES. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

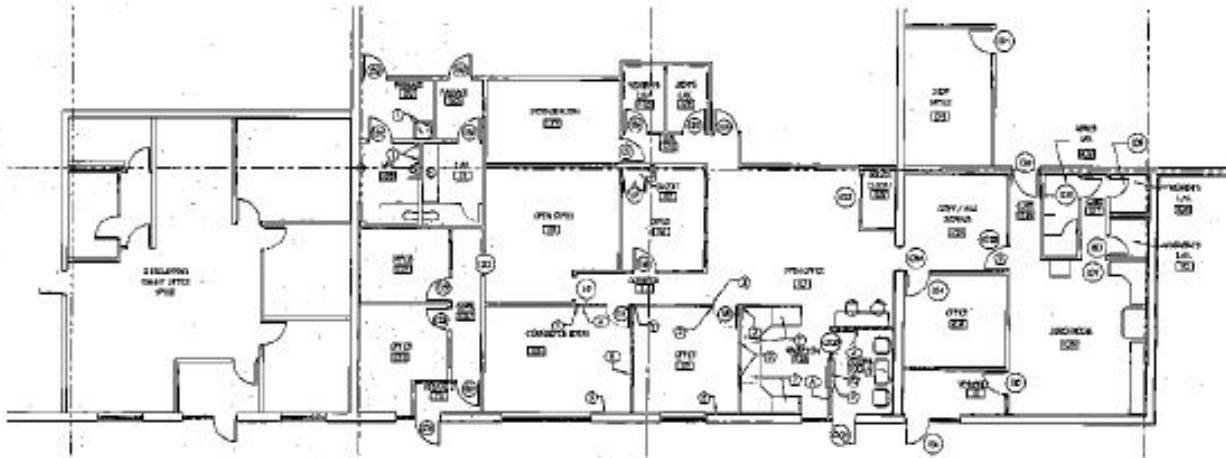
DRAWING SCALE: 1 INCH = 40 FEET

FLOOR PLAN



OVERALL RENOVATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. SEE ALL AREA SUPPLEMENTAL SHEETS FOR ALL RENOVATION WORK AND ALL UTILITIES AND MECHANICAL WORK.



OFFICE RENOVATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

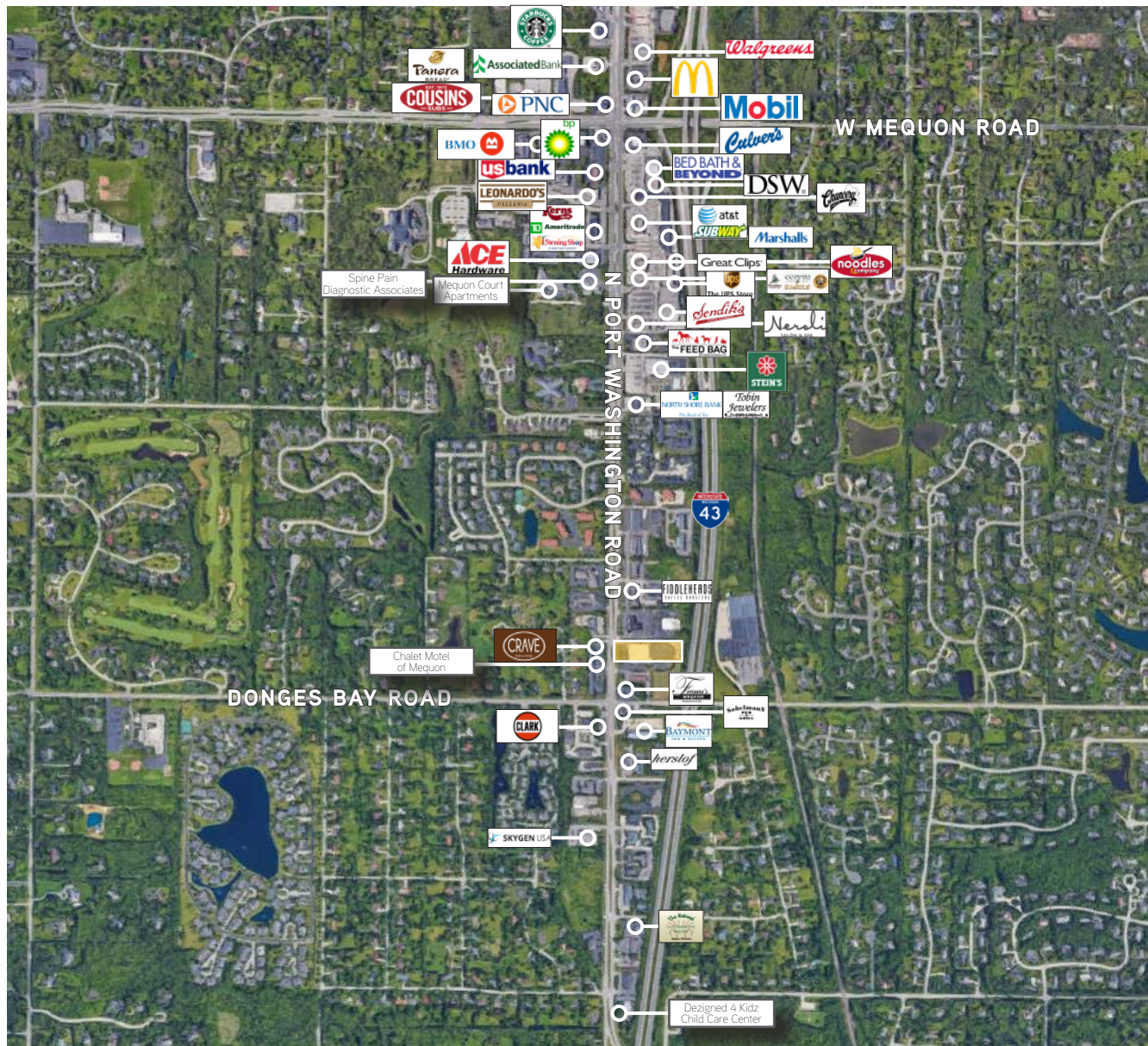
WAHLGREN SCHWENN
Developing solutions.
Building relationships.

ARCHITECTURE & INTERIORS
10448 N. Port Washington Road
Mequon, WI 53091

DESCRIPTION: Renovation Floor Plan	DATE: 11/11/11	DRAWN: JTM/ML
PROJECT: 10448 N. Port Washington Road	LOCATION: Mequon, WI	PROJECT NO: 624
CLIENT: WAHLGREN SCHWENN	PROJECT NO: 624	PROJECT NO: 624
PROJECT NO: 624	PROJECT NO: 624	PROJECT NO: 624
PROJECT NO: 624	PROJECT NO: 624	PROJECT NO: 624

J. A. Howard, Inc. 10/11/11

AERIAL MAP



DEMOGRAPHICS - 1, 3 & 5 MILE RADIUS



Population

1 Mile:	4,484
2 Miles:	12,529
3 Miles:	23,398



Daytime Population

1 Mile:	5,796
2 Miles:	15,036
3 Miles:	27,070



Average HH Income

1 Mile:	\$174,809
2 Miles:	\$188,634
3 Miles:	\$161,661



Households

1 Mile:	1,960
2 Miles:	5,104
3 Miles:	9,706

Traffic Counts: 8,673 VPD on Port Washington Road & 71,357 VPD on I-43

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 with 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 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):
37 _____

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

39 **CONSENT TO TELEPHONE SOLICITATION**

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

43 **SEX OFFENDER REGISTRY**

44 **Notice:** You may obtain information about the sex offender registry and persons registered with the registry by contacting the
45 Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

46 **DEFINITION OF MATERIAL ADVERSE FACTS**

47 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
48 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
49 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
50 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
51 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
52 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information
53 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
54 agreement made concerning the transaction.
55