

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

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## 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	20'

## 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. 570, 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, 1995 IN VOLUME 20 ON PAGES 124 TO 126 INCLUSIVE AS DOCUMENT NO. 538655.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN A CROSS-EASEMENT AGREEMENT RECORDED ON JULY 31, 1998 IN VOLUME 841 OF DEEDS, AT PAGE 588, AS DOCUMENT NO. 547968.

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. 236159 AND IN AN AMENDED GRANT OF EASEMENT RECORDED ON NOVEMBER 18, 1970 IN VOLUME 273 OF RECORDS, AT PAGE 472, AS DOCUMENT NO. 237258.

AUGUST 22, 2005 CG SCHMIDT/BARTON MALOW SURVEY NO. 162590-GR3

- NOTES:
A. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 WHICH IS ASSUMED TO BEAR DUE NORTH.
B. THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 95984007, EFFECTIVE DATE OF AUGUST 19, 2005, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
11. EASEMENTS FOR INGRESS AND EGRESS AS SHOWN ON THE RECORDED PLAT OF CERTIFIED SURVEY MAP NO. 2807, AFFECTS SITE BY LOCATION - SHOWN
13. UTILITY EASEMENT RECORDED ON MARCH 27, 1973 IN VOLUME 315 OF DEEDS, AT PAGE 261, AS DOCUMENT NO. 248788, DOES NOT AFFECT SITE BY LOCATION - NOT SHOWN
14. CROSS-EASEMENT AGREEMENT RECORDED ON JULY 31, 1995 IN VOLUME 841 OF DEEDS, AT PAGE 583, AS DOCUMENT NO. 547968, AFFECTS SITE BY LOCATION - SHOWN
15. GRANT OF EASEMENT RECORDED ON SEPTEMBER 11, 1970 IN VOLUME 270 OF RECORDS, AT PAGE 588, AS DOCUMENT NO. 236159, AMENDED GRANT OF EASEMENT RECORDED ON NOVEMBER 18, 1970 IN VOLUME 273 OF RECORDS, AT PAGE 472, AS DOCUMENT NO. 237258, AFFECTS SITE BY LOCATION - SHOWN
16. UTILITY EASEMENT RECORDED ON JANUARY 15, 1986 IN VOLUME 544 OF DEEDS, AT PAGE 312, AS DOCUMENT NO. 367561, AFFECTS SITE BY LOCATION - SHOWN
17. ACCESS RESTRICTIONS TO U.S.H. 141 AS CONTAINED IN AN AWARD OF DAMAGES RECORDED ON SEPTEMBER 15, 1993 IN VOLUME 169 OF DEEDS, AT PAGE 39, AS DOCUMENT NO. 208829, AFFECTS SITE BY LOCATION - SHOWN
20. TEMPORARY LIMITED EASEMENT RECORDED ON JANUARY 8, 1999 IN VOLUME 1153 OF DEEDS, AT PAGE 674, AS DOCUMENT NO. 622735, DOES NOT AFFECT SITE BY LOCATION - NOT SHOWN (EXPRESS)
C. ACCORDING TO FLOOD INSURANCE RATE MAP OF OZAUKEE COUNTY, WISCONSIN, COMMUNITY PANEL NO. 550865-0060, EFFECTIVE DATE OF MARCH 18, 1991, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
D. THERE ARE 83 REGULAR AND NO HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

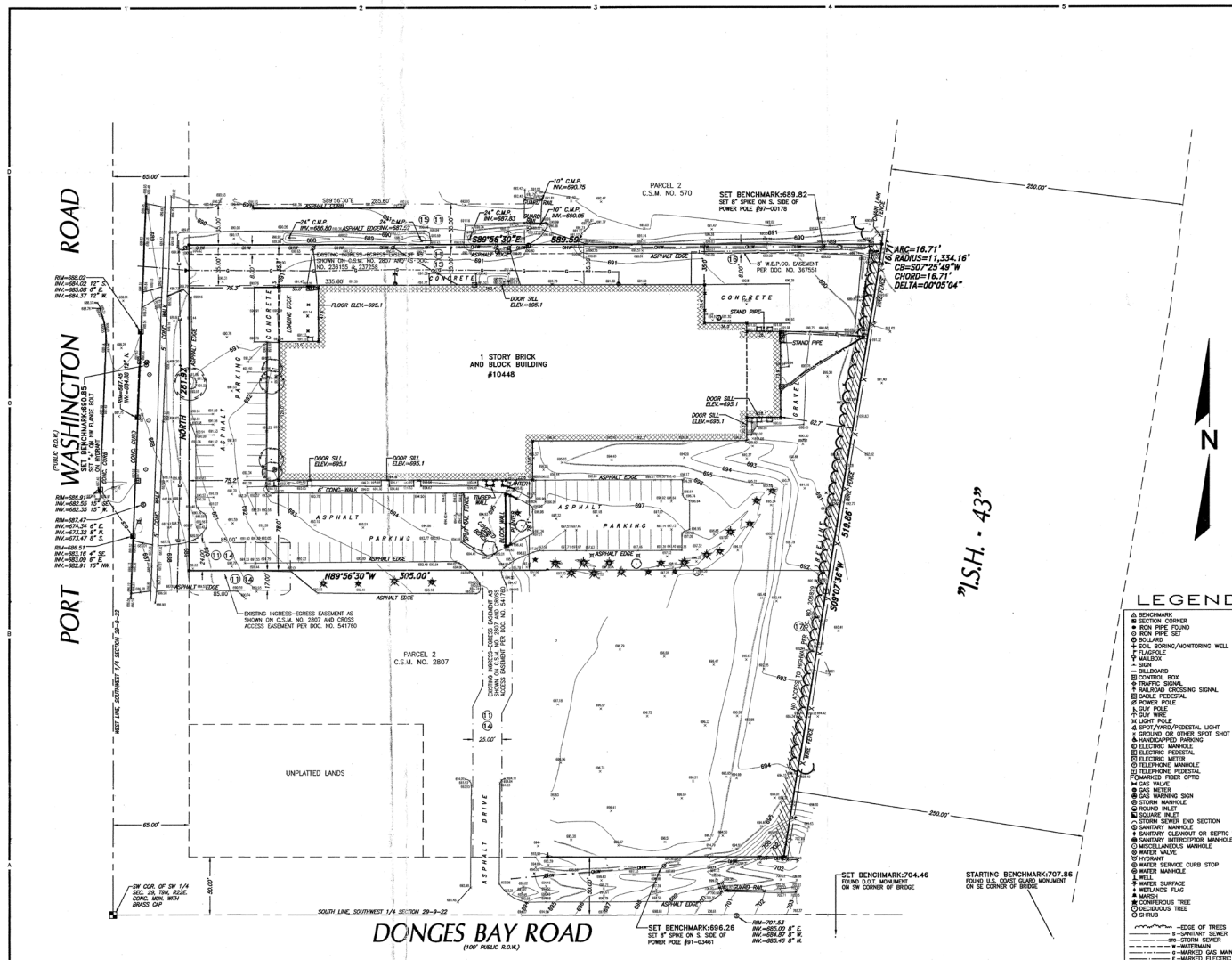
TO: CG SCHMIDT/BARTON MALOW FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998 AND INCLUDES ITEMS 2, 3, 4, 5, 7, 8, 9, 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 QUALIFIED SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED 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 No. 51848

VICINITY MAP



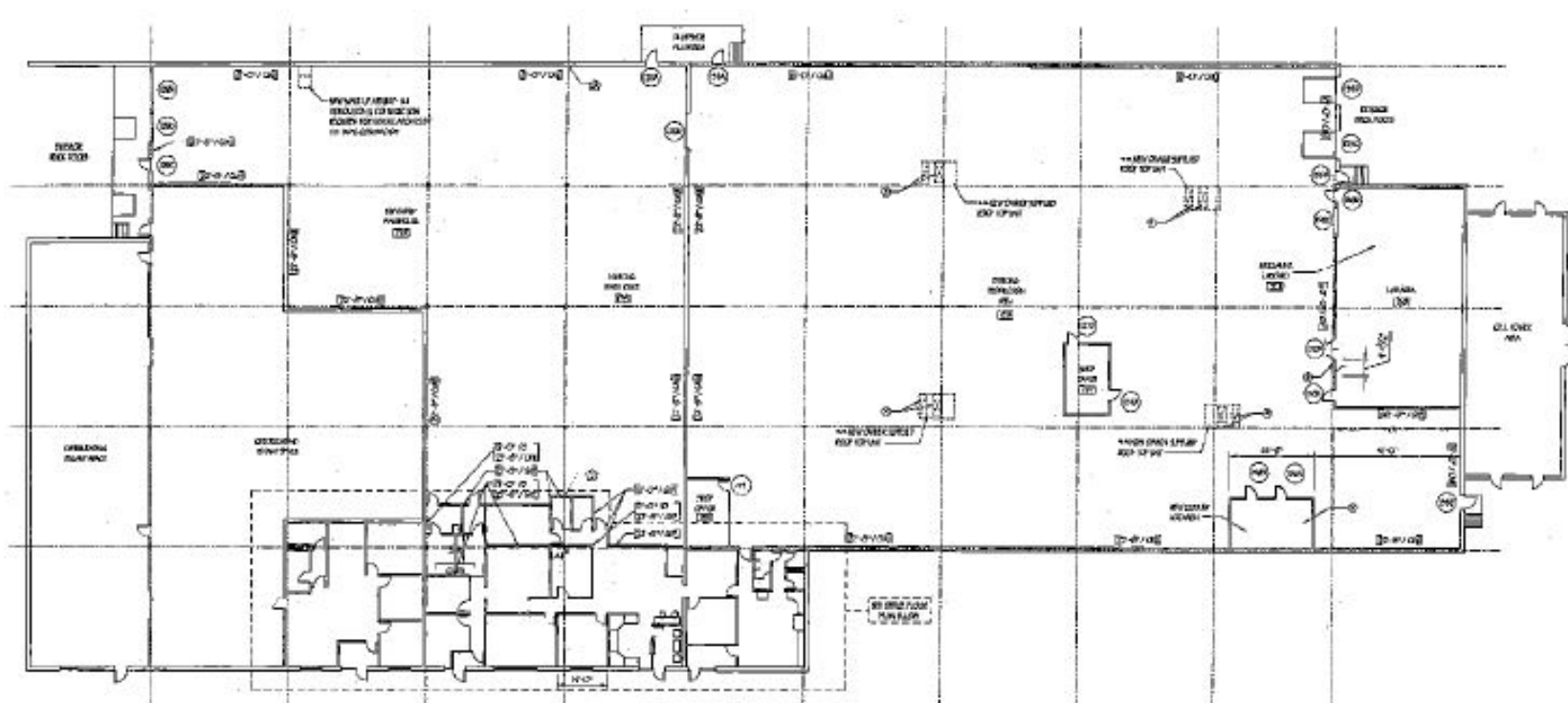
LEGEND

- A BENCHMARK
B SECTION CORNER
C IRON PIPE FOUND
D IRON PIPE SET
E SOLID
F FLAG/CLIP
G SIGN
H BELIEVED
I CONTROL BOX
J TRAFFIC SIGNAL
K RAILROAD CROSSING SIGNAL
L CABLE FEEDLINE
M POWER POLE
N GUY POLE
O LIGHT POLE
P SPOT/AVOID/FEDERAL LIGHT
Q GROUND OR OTHER SPOT SHOT
R HANDICAPPED PARKING
S ELECTRIC MANHOLE
T ELECTRIC INTERPOL
U TELEPHONE MANHOLE
V TELEPHONE PRECISION FORMARKED FIBER OPTIC
W GAS VALVE
X GAS METER
Y GAS MANNING SON
Z SQUARE WELT
AA ROUND WELT
AB STORM SEWER END SECTION
AC SANITARY MANHOLE
AD SANITARY CLEANOUT OR SEPTIC VENT
AE SANITARY INTERCEPTOR MANHOLE
AF MISCELLANEOUS MANHOLE
AG WATER VALVE
AH HYDRANT
AI WATER SERVICE CURB STOP
AJ WATER MANHOLE
AK WELL
AL WELLS FLAG
AM MANHOLE
AN CONCRETE TREE
AO DECIDUOUS TREE
AP UNMARKED FIBER OPTIC
AQ MARKED FIBER OPTIC
AR MARKED GAS MAIN
AS MARKED GAS MAIN
AT OVERHEAD WIRES
AU OVERHEAD WIRES
AV MARKED CABLE TV LINE
AW MARKED CABLE TV LINE
AX MARKED FIBER OPTIC
AY UNMARKED FIBER OPTIC
AZ UNMARKED FIBER OPTIC



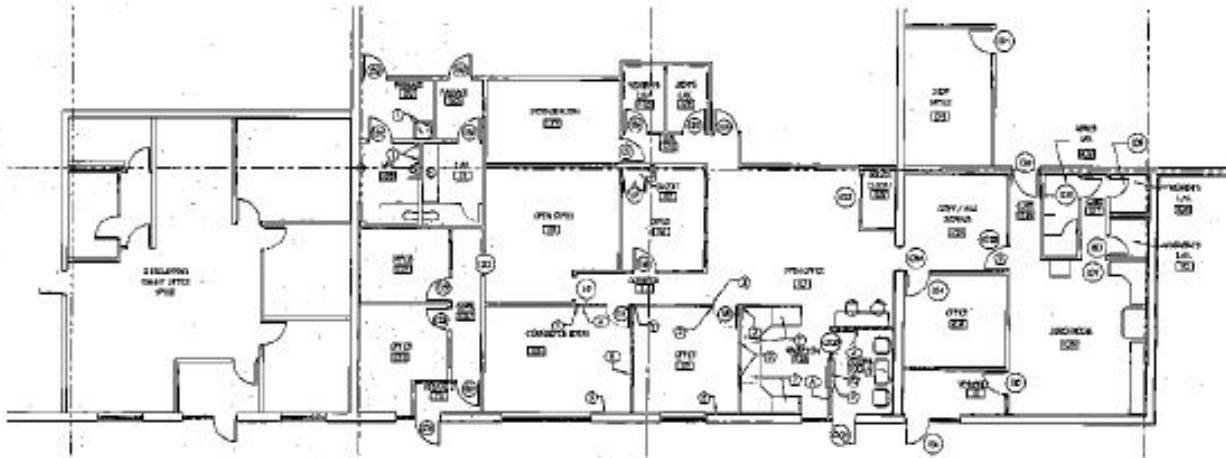
DISCLAIMER: THE UNDERLYING UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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 TO BE RELOCATED OR REMOVED.



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

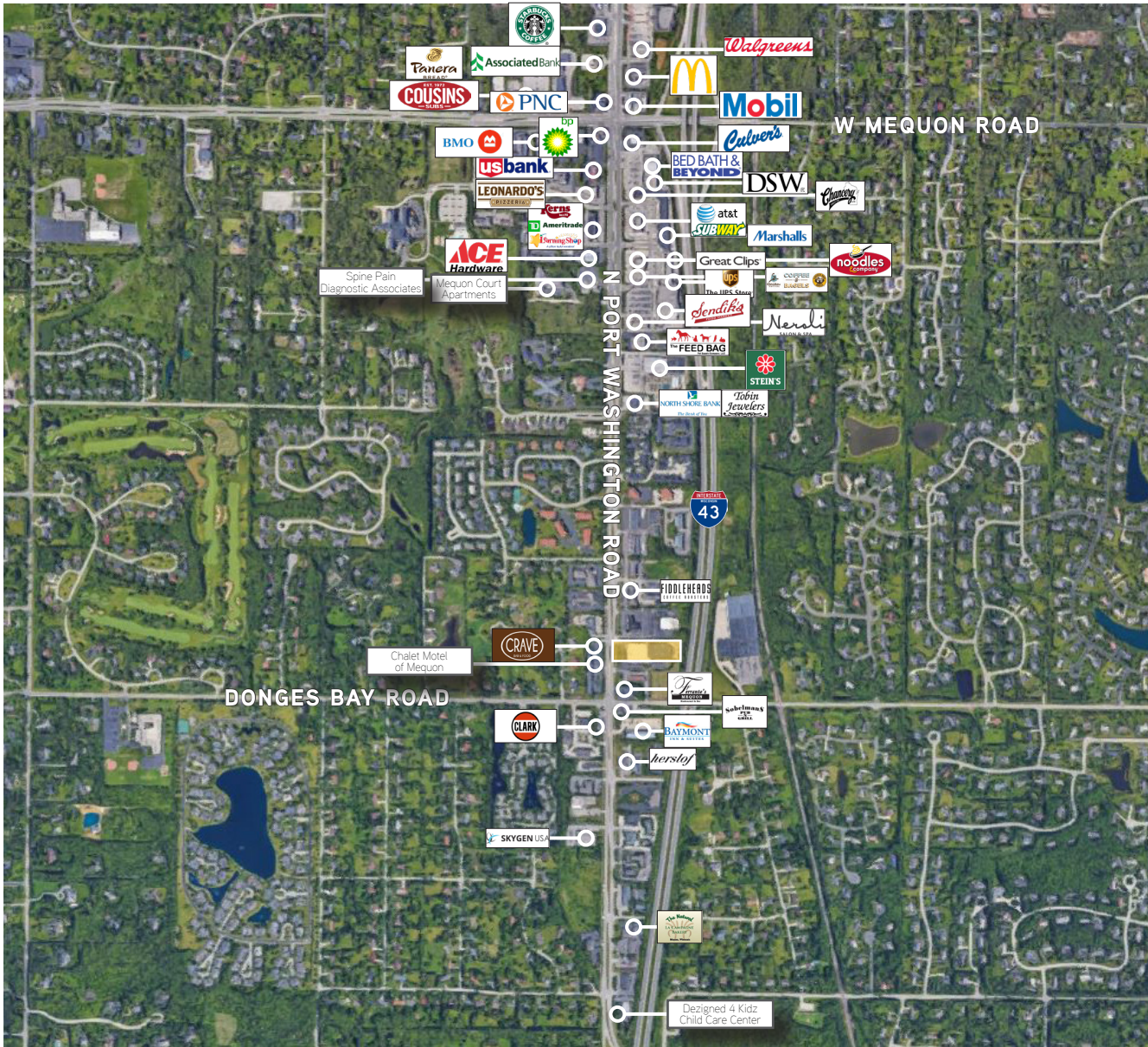
**WAHLGREN SCHWENN**  
Developing solutions.  
Building relationships.

10448 N. Port Washington Rd.  
Mequon, WI 53091  
Phone: 414.762.1000

DESCRIPTION:	Renovation Floor Plan
PROJECT:	624
LOCATION:	10448 N. Port Washington Road, Mequon, WI
DATE:	10/15/11
PROJECT:	624
SCALE:	A-2.0
DESIGNED BY:	WAHLGREN SCHWENN INC.
CHECKED BY:	KL. 10/15/11

DATE: 10/15/11

AERIAL MAP



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

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

Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

### ***Broker Disclosure to Customers***

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

### ***Confidentiality Notice to Customers***

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

### ***Consent to Telephone Solicitation***

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

### ***Sex Offender Registry***

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

### ***Definition of Material Adverse Facts***

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent 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.

