

FOR LEASE

BROOKFIELD WAREHOUSE

3455 NORTH 124TH STREET
BROOKFIELD, WI 53005

FOUNDERS | **3**
REAL ESTATE SERVICES

Property Highlights

- Convenient freeway access to Interstate 41
- Signage available
- 299 SF office space

Specifications

AVAILABLE SPACE	7,500 SF
Gross Building Area	29,120 SF
Building Class	B
Zoning	OLI
Parcel Size	2.40 acres
Parking Ratio	1/1,000 SF
Tax Key	BRC-1056-098
Lease Rate	\$7.50/SF Modified Gross

Contact

Paul McBride, SIOR
414.249.2305
pmcbride@founders3.com



414.271.1111 | www.founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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PROPERTY SUMMARY

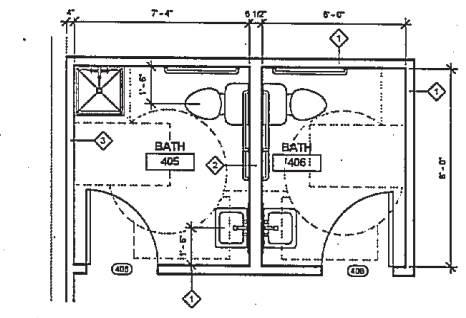
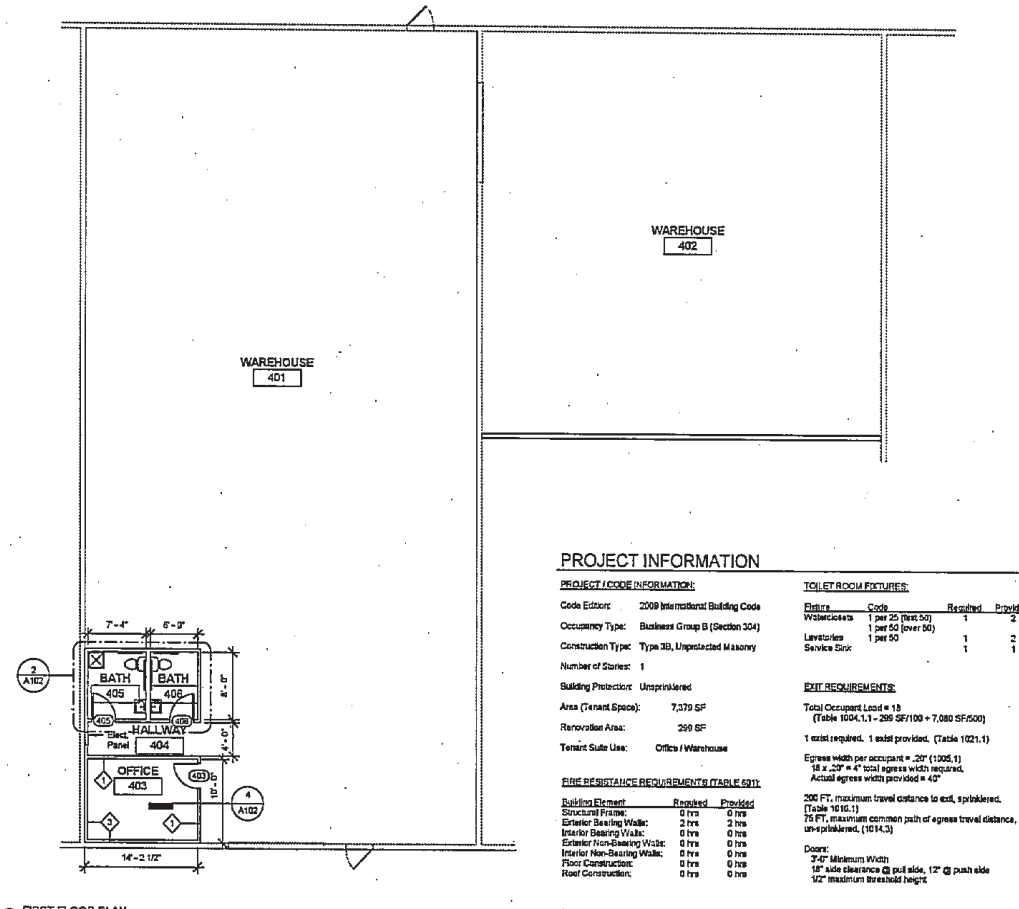
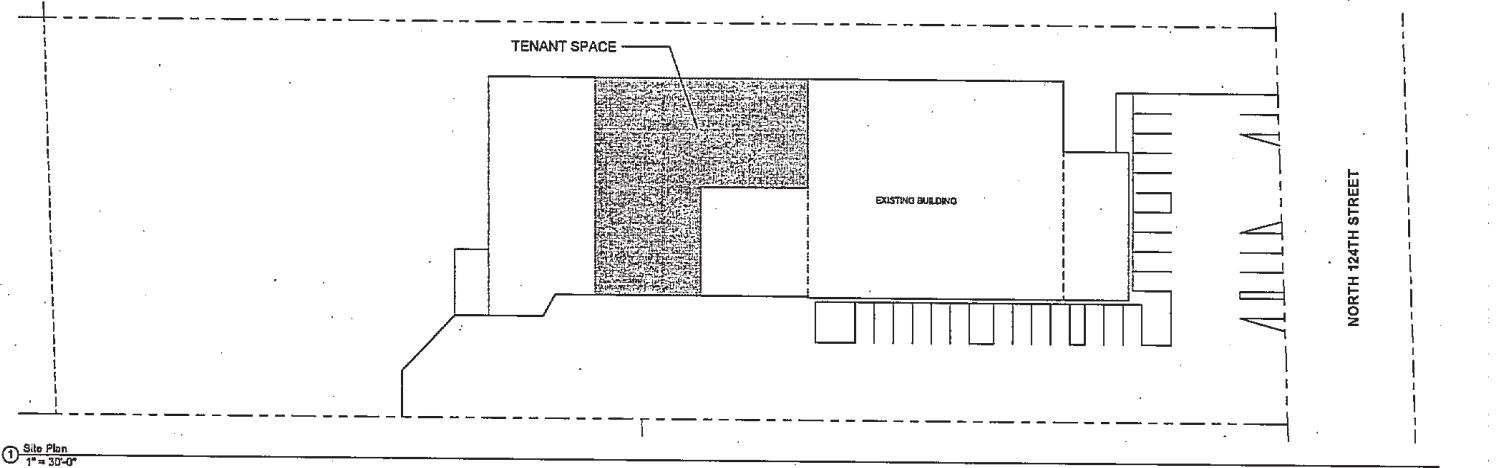
Building Specifications

AVAILABLE SPACE	299 SF (Office) <u>7,201 SF (Warehouse)</u> 7,500 SF (Total)
Gross Building Area	29,120 SF
Land Area	2.40 acres
Year Built	1968
General Use	Warehouse
Construction	Masonry
Roof	Built-up Rubber
Zoning	OLI
Restrooms	Two (2)
Ceiling Height	16'
Drive Ins	One (1) -10' x 10'
Floor Drains	TBD
HVAC	Air Conditioned Office
Lighting	Florescent
Power	3-phase
Restrooms	Two (2)
Tax Key	BRC-1056-098
Taxes (2020)	\$23,486.08 (\$0.81/SF)

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FLOOR PLAN



GENERAL NOTES

1. ALL WALLS ARE DIMENSIONED TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
2. COORDINATION OF ALL WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. DUE TO THE NATURE OF A RENOVATION PROJECT, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE UNDERTAKING CONSTRUCTION OR PRODUCT PROCUREMENT.
4. FIELD VERIFY ALL DIMENSIONS & CONDITIONS TO FIT ALL MATERIALS AND EQUIPMENT INTENDED WITHIN THE SCOPE OF THIS WORK.
5. RESPECTIVE TRADES SHALL SEAL ALL HOLES OR VOIDS MADE BY PLUMBING, HEATING, ELECTRICAL & STRUCTURAL PENETRATIONS. FIRE SEAL AT RATED LOCATIONS.
6. NEW WORK SHALL ALIGN WITH AND MATCH ADJACENT EXISTING WORK EXCEPT WHERE NOTED.
7. ALL FIRE RATED WALLS ARE TO EXTEND TO THE UNDERSIDE OF FLOOR ABOVE OR ROOF DECK AND BE SEALED AGAINST THE PASSAGE OF SMOKE AND FIRE. SEE SHEET A4.02 FOR LOCATIONS OF RATED WALLS.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. DISPOSE OF ALL MATERIALS AND WASTE PER CITY OF BROOKFIELD REQUIREMENTS.
10. PROVIDE ALL BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, EQUIPMENT AND ACCESSORIES. COORDINATE LOCATION OF ALL ITEMS NOTED ABOVE WITH OWNER PRIOR TO INSTALLATION OF BLOCKING.
11. HVAC CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL HVAC EQUIPMENT AND RELATED SYSTEMS. HVAC DESIGNER WILL SUBMIT ALL PLANS AND CALCUS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVAL AND PERMITS.
12. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND RELATED SYSTEMS, INCLUDING EMERGENCY LIGHTING. ELECTRICAL DESIGNER WILL SUBMIT ALL PLANS AND CALCUS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVAL AND PERMITS.
13. PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL PLUMBING EQUIPMENT AND RELATED SYSTEMS. PLUMBING DESIGNER WILL SUBMIT ALL PLANS AND CALCUS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVAL AND PERMITS.
14. NOTIFY THE ARCHITECT IF ELECTRICAL, COMMUNICATION, HVAC OR PLUMBING ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS.

PROJECT INFORMATION

PROJECT / CODE INFORMATION:		TOILET ROOM FIXTURES:	
Code Edition:	2009 International Building Code	Fixtures	Code
Occupancy Type:	Business Group B (Section 304)	Waterclosets	1 per 20 (max 50)
Construction Type:	Type 2B, Unprotected Masonry	Lavatories	1 per 50 (over 50)
Number of Stories:	1	Service Sinks	1 per 50
Building Protection:	Unsprinklered		
Area (Tenant Space):	7,379 SF	EXIT REQUIREMENTS:	
Renovation Area:	299 SF	Total Occupant Load = 18	
Tenant Suite Use:	Office / Warehouse	(Table 1004.1.1 - 299 SF/100 = 7,080 SF/500)	
		1 exist required, 1 exist provided. (Table 1021.1)	
		Egress width per occupant = .20" (1005.1)	
		18 x .20" = 4" total egress width required.	
		Actual egress width provided = 40"	
		200 FT, maximum travel distance to exit, sprinklered.	
		(Table 1016.1)	
		75 FT, maximum common path of egress travel distance, un-sprinklered. (1014.3)	
		Doors:	
		3'-0" Minimum Width	
		18" side clearance @ pull side, 12" @ push side	
		1/2" maximum threshold height	

PROJECT INFORMATION

1/4" = 1'-0"

GENERAL NOTES

1/4" = 1'-0"

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AERIAL & LOCATION



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STATE OF WISCONSIN BROKER DISCLOSURE



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.

Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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 (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.

