



1205 S. Grandview Blvd. Waukesha, WI

Building Size: **±45,141 SF**

Lease Rate: **\$3.50/SF, NNN**

Sale Price: **\$1,450,000**

Parcel & Tax Information

Parcel Size: **±1.85 Acres**

Tax Key #: **2911330145**

Taxes - 2015: **\$21,682.21**

Property Features

- Ideal for Machine Shop
- Heavy Power
- Partial A/C in Warehouse

For more information

Barry Chavin, SIOR

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Mitchell Starczynski

414 395 4692

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Prospective Buyer/Tenant is hereby advised that: (1) Principals of NAI MLG Commercial ("NAI MLG") are also Principals of Owner; and (2) NAI MLG is acting solely as an agent of Owner and may receive a commission in connection with the sale or lease of the Property.

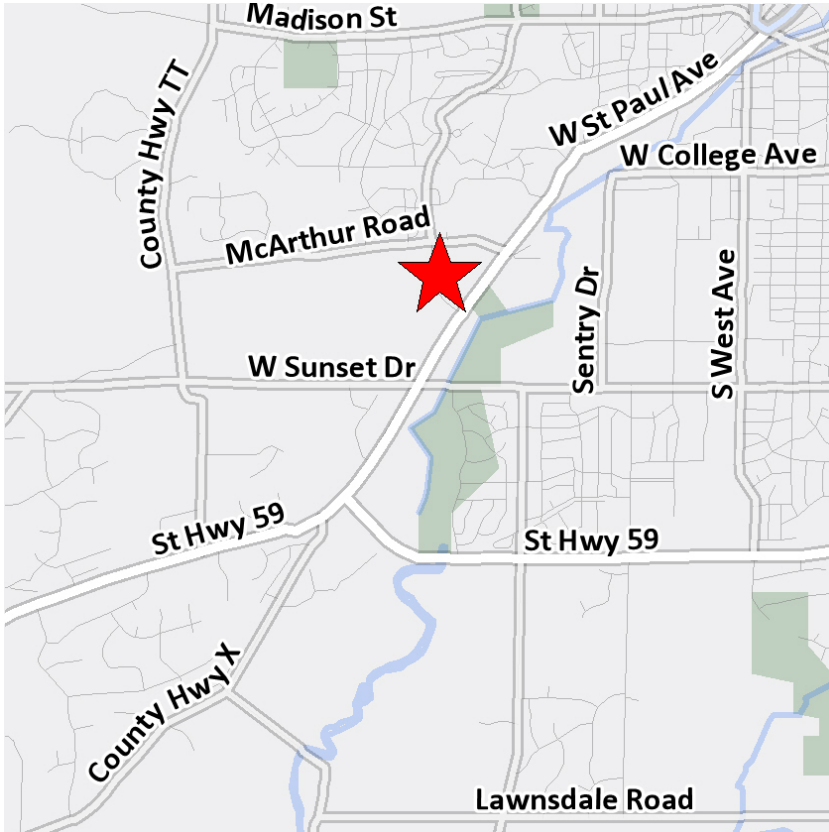
757 North Broadway Street, Suite 700
Milwaukee, WI 53202
414 347 9400

mlgcommercial.com

Offices in Milwaukee and Madison, WI

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1205 S. Grandview Blvd.
Waukesha, WI



Building Features

Construction:	Metal
Year Built:	1983 with Additions in 1984 & 1992
Zoning:	M-2
Sprinkler:	Yes
Utilities:	Municipal Sewer & Water

Warehouse Features

Size:	±40,441 SF
Ceiling Height:	±14' to ±18' Clear
Docks:	Two (2) with Levelers
Drive-In Doors:	Seven (7)
Lighting:	High Efficiency
Power:	3-Phase, 1600 Amps (TBV)
HVAC:	Gas Forced, Infrared & Partially Air Conditioned

Office Features

Size:	±4,700 SF
Finishes:	Five (5) Private Offices, Conference Room & Open Layout
HVAC:	Gas Forced Air

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NAI MLG Commercial

COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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

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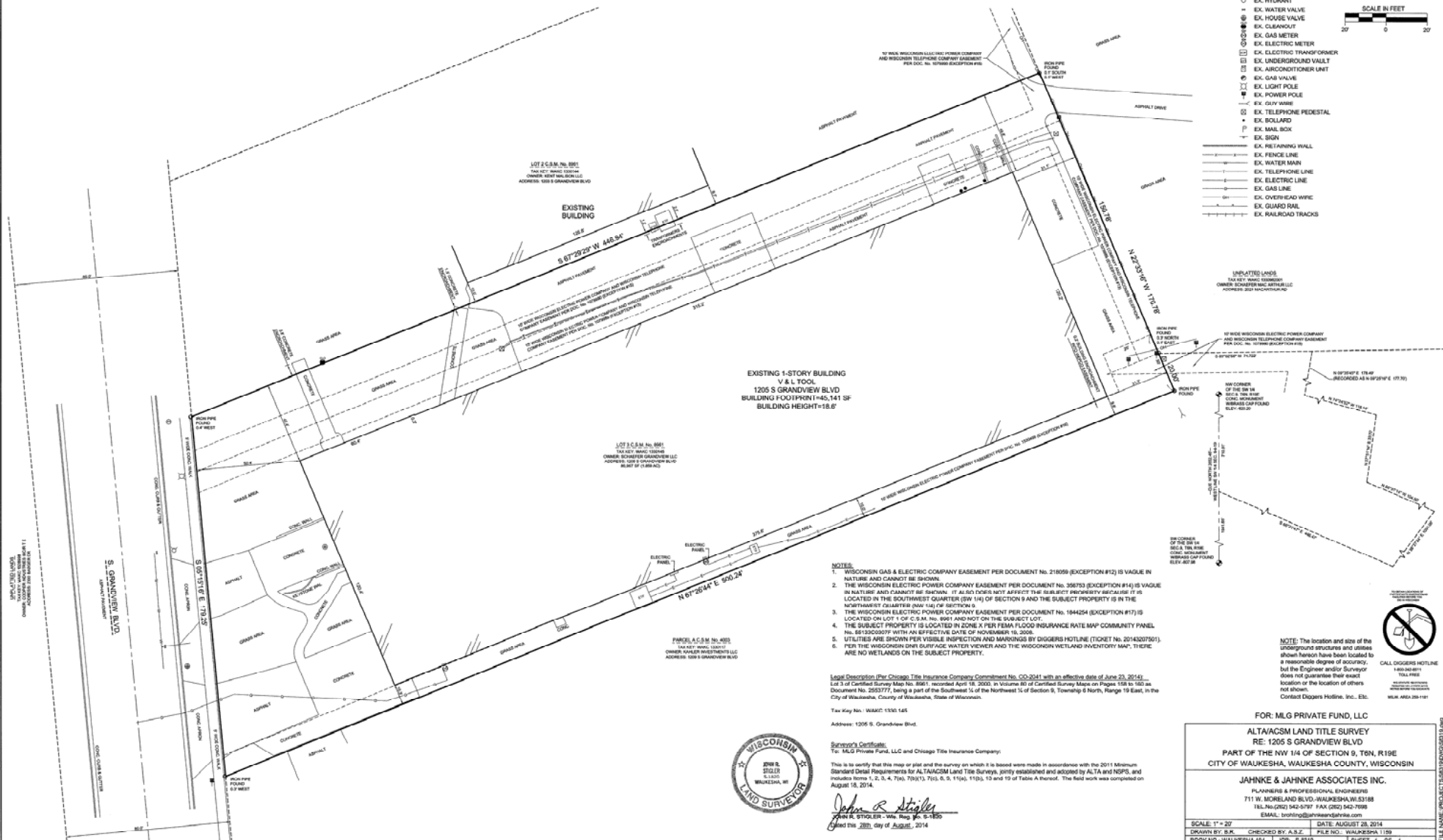
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REFERENCE BEARINGS: BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, T6N, R19E WHICH HAS A RECORDED BEARING OF DUE NORTH BASED ON CERTIFIED SURVEY MAP NO. 8961.

LEGEND:

- EX. MONUMENT FOUND
- EX. IRON PIPE FOUND
- IRON PIPE SET
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. HYDRANT
- EX. WATER VALVE
- EX. HOUSE VALVE
- EX. CLEANOUT
- EX. GAS METER
- EX. ELECTRIC METER
- EX. ELECTRIC TRANSFORMER
- EX. UNDERGROUND VAULT
- EX. AIR-CONDITIONER UNIT
- EX. GAS VALVE
- EX. LIGHT POLE
- EX. POWER POLE
- EX. CITY WIRE
- EX. TELEPHONE PEDESTAL
- EX. BOLLARD
- EX. MAIL BOX
- EX. SIGN
- EX. RETAINING WALL
- EX. FENCE LINE
- EX. WATER MAIN
- EX. TELEPHONE LINE
- EX. ELECTRIC LINE
- EX. GAS LINE
- EX. OVERHEAD WIRE
- EX. GUARD RAIL
- EX. RAILROAD TRACKS



EXISTING 1-STORY BUILDING
V & L TOOL
1205 S GRANDVIEW BLVD
BUILDING FOOTPRINT 146.5, 141.36'
BUILDING HEIGHT-18.6'

- NOTES:
1. WISCONSIN GAS & ELECTRIC COMPANY EASEMENT PER DOCUMENT NO. 218059 (EXCEPTION #12) IS VAGUE IN NATURE AND CANNOT BE SHOWN.
 2. THE WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOCUMENT NO. 356793 (EXCEPTION #14) IS VAGUE IN NATURE AND CANNOT BE SHOWN. IT ALSO DOES NOT AFFECT THE SUBJECT PROPERTY BECAUSE IT IS LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9 AND THE SUBJECT PROPERTY IS IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9.
 3. THE WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOCUMENT NO. 1944254 (EXCEPTION #17) IS LOCATED ON LOT 1 OF C.S.M. NO. 4031 AND NOT ON THIS SUBJECT LOT.
 4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 81330001F WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2008.
 5. UTILITIES ARE SHOWN PER VISIBLE INSPECTION AND MARRINGS BY DIGGERS HOTLINE (TICKET NO. 20143207501).
 6. PER THE WISCONSIN DNR SURFACE WATER VIEWER AND THE WISCONSIN WETLAND INVENTORY MAP, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

Legal Description (Per Chicago Title Insurance Company Commitment No. CO-2044 with an effective date of June 23, 2014)
Lot 3 of Certified Survey Map No. 8961, recorded April 18, 2003, in Volume 80 of Certified Survey Maps on Pages 158 to 160 as Document No. 205377, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

Tax Key No.: WA0K: 1330 145
Address: 1205 S. Grandview Blvd.

Surveyor's Certificate:
To: MLG Private Fund, LLC and Chicago 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 the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13 and 19 of Table A thereof. The field work was completed on August 18, 2014.

John R. Stoyler
John R. Stoyler - Wis. Reg. No. S-1855
Signed this 28th day of August, 2014



NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.



FOR: MLG PRIVATE FUND, LLC

ALTA/ACSM LAND TITLE SURVEY
RE: 1205 S GRANDVIEW BLVD
PART OF THE NW 1/4 OF SECTION 9, T6N, R19E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES, INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD. - WAUKESHA, WI 53188
TEL: (262) 542-8277 FAX: (262) 542-7998
EMAIL: trshing@jahnkeandjahnke.com

SCALE: 1" = 20'	CHECKED BY: A.S.Z.	DATE: AUGUST 28, 2014
DRAWN BY: B.R.	FILE NO.: WAUKESHA 1139	
BOOK NO.: WAUKESHA 194	JOB: S-8319	SHEET: 1 OF 1

FILE NAME: PROJECT\8319\8319\081519.DWG



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State of Wisconsin Broker Disclosure To Non-Residential Customers

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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. Whenever the broker is providing 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 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- 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.

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

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
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 that 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/> or by phone at 608-240-5830.

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.

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