Newmark Knight Frank

OFFICE/WAREHOUSE BUILDING FOR SALE

5860 ST. LAWRENCE LANE | HARTFORD, WI

BUILDING SIZE:
±5,590 SF (Per Floor Plan)

PARCEL SIZE:
±1 Acre

TAX KEY #:
T6 002700C

2019 TAXES:
$3,750.60

SALE PRICE:
$415,000

OFFICE/WAREHOUSE BUILDING FOR SALE

PROPERTY HIGHLIGHTS:

- Clean Interior
- Trench Drains
- Great Contractor Building
- Easy Access to I-41 via Highway K

For information, please contact:
CURT PITZEN
414.395.4688
curt.pitzen@ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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OFFICE/WAREHOUSE BUILDING FOR SALE

5860 ST. LAWRENCE LANE, HARTFORD, WI

BUILDING FEATURES

CONSTRUCTION:
Wood

YEAR BUILT:
2002

SPRINKLER:
No

ZONING:
C - Commercial

PARKING:
Ample

UTILITIES:
Well & Septic

WAREHOUSE FEATURES

SIZE:
±4,990 SF

CEILING HEIGHT:
±13’ Clear

DRIVE-INS:
3 - 10’x10’ (can be increased to 12’) & 1 - 10’x12’

HEAT:
Radiant Heat

LIGHTING:
Fluorescent

POWER:
TBV by Buyer & WE Energies

OFFICE FEATURES

SIZE:
±600 SF

FINISHES:
2 Private Offices & Open Area

HVAC:
Horizontal Heat & Air Conditioning Furnace and Boiler

757 N Broadway, Suite 700, Milwaukee, WI 53202

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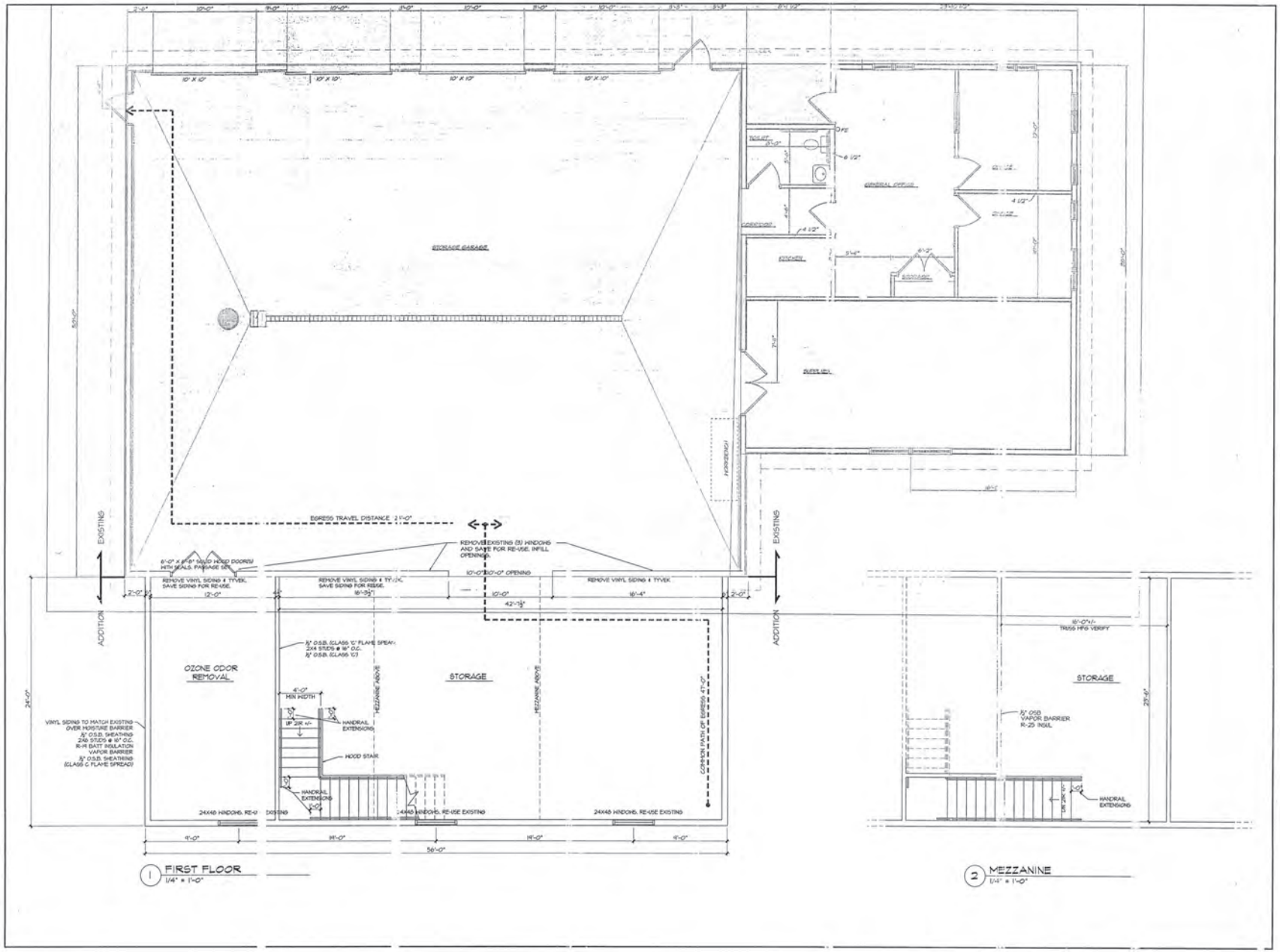

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

SERVICEMASTER
WASHINGTON COUNTY

5660 SAINT LAWRENCE LANE
HARTFORD, WI 53027

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Sheet Title
FLOOR PLAN

Issued For:	Date:
BID	8.24.09

Date:	AUG. 15th 2009
Job NO.:	09302
Drawn By:	JM
Sheet No.	A1.1

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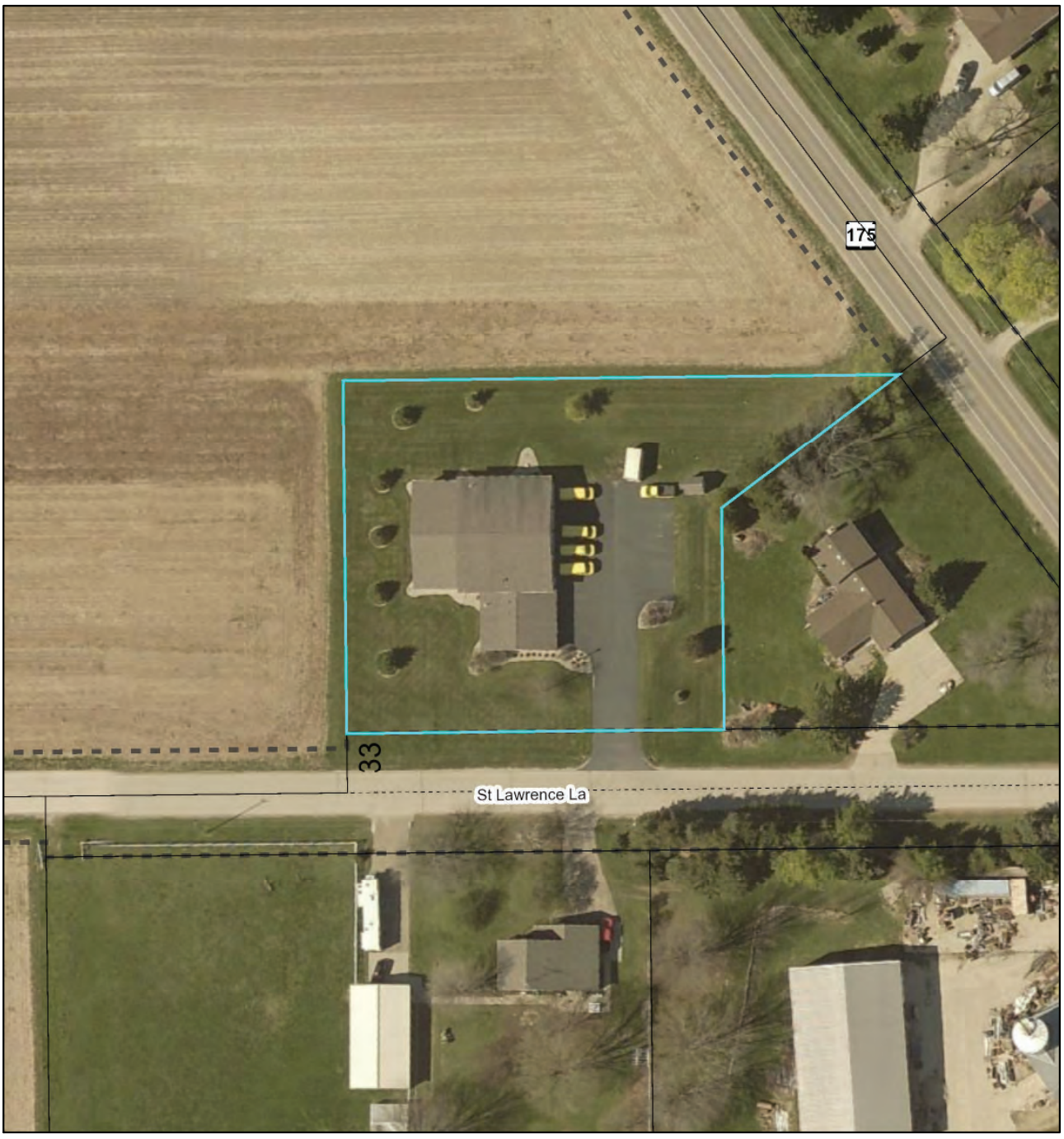
5860 St. Lawrence Lane



November 15, 2019

1:927

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Trails
Public Open Spaces
Current Parcel
PLSS Monument

Road Centerline I, USH
Road Centerline STH, CTH
RoadCenterline TWN,CVS,PVT
Landhook
Meander Line
PLSS Boundary
Parcel Retired YTD

Right-of-Way
Text Leader Lines

Washington County
Washington County, Wisconsin

Washington County | Southeast Wisconsin Regional Planning Commission | US Department of Agriculture | Washington County, US Census Bureau | Washington County, Wisconsin |
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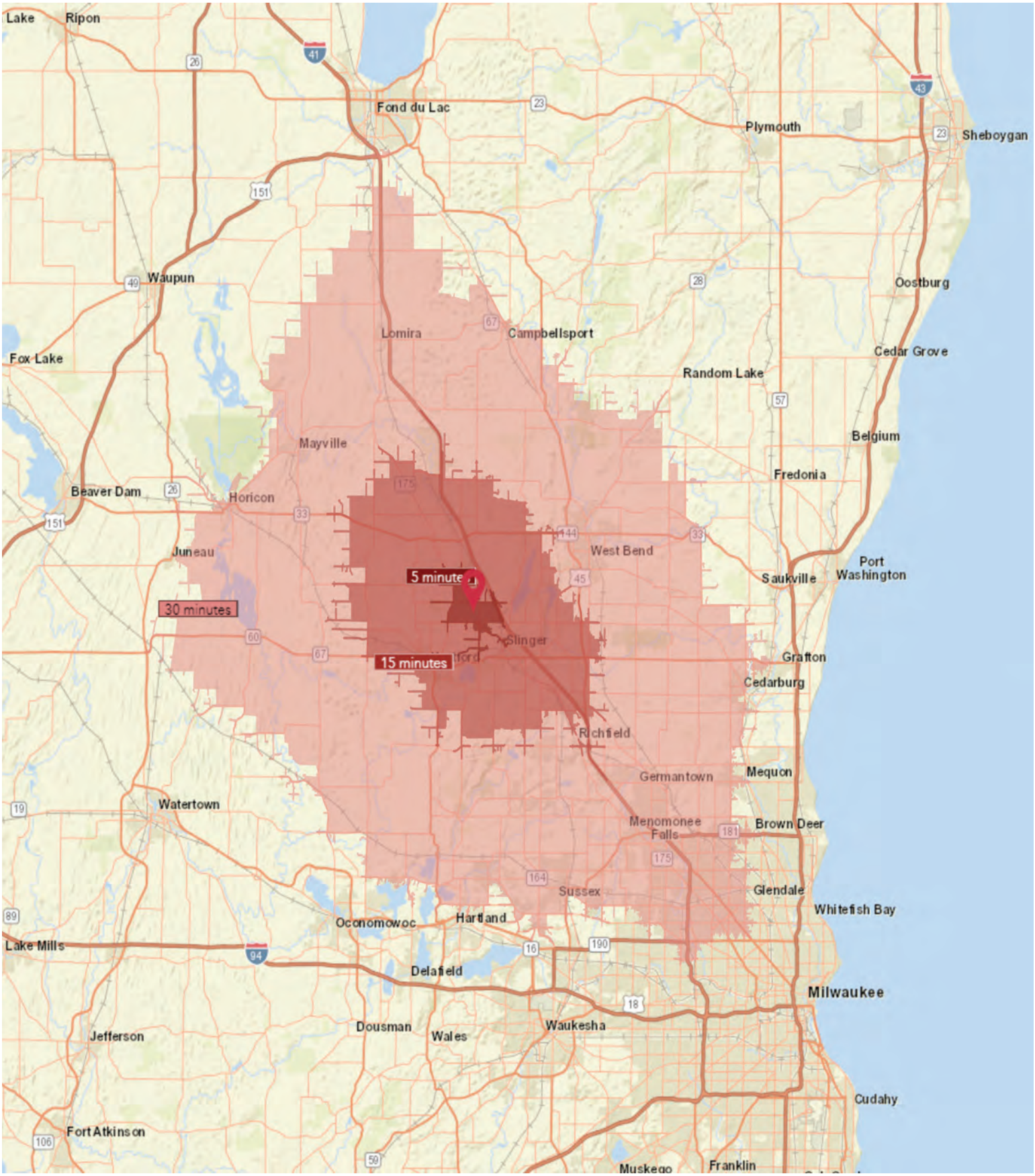
DRIVE TIME MAP



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STATE OF WISCONSIN BROKER DISCLOSURE TO 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 the 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 (see "Definition of Material Adverse Facts" below).
- 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 (see "Confidentiality Notice To Customers" below).
- 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 property inspection, contact an attorney, tax advisor, or property 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

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 or 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.

The following information is required to be disclosed by law:
1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statues (see "definition of material 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 that is the subject of the transaction.
To ensure that the Firm and its Agents is 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 that you consider to be confidential.
CONFIDENTIAL INFORMATION:_____
_____
_____
_____
NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____
_____
_____
_____
(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

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://www.doc.wi.gov/ 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.

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