

FOR SALE OR LEASE

LIGHT INDUSTRIAL SPACE

W128 N8600 OLD ORCHARD ROAD
MENOMONEE FALLS, WI 53051

FOUNDERS | **3**
REAL ESTATE SERVICES

Property Highlights

- Expansion capabilities up to 70% F.A.R.
- U.S. Green Building Council - LEED Gold 2013
- Modern facility
- Fully air conditioned
- Heavy power
- Approximately 1 mile to full interstate interchange

Specifications

AVAILABLE SPACE	28,680 SF
Gross Building Area	28,680 SF
Zoning	I1 Light Industrial
Lease Rate	Negotiable
Operating Expenses	TBD
Sale Price	\$2,400,000
Taxes (2018)	\$38,026.64

Contact

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bflood@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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BUILDING SPECIFICATIONS

Lot Size	5.74 acres
Building Size	28,680 SF
Year Built/Year Renovated	2005/2012
Parking	95 surface spaces (3.28/1,000 SF/expandable)
Construction	Masonry
Roof	Rubber Membrane
Clear Height	20' clear warehouse
Loading	Two (2) 9'x10' exterior docks with levelers; One (1) 12'x14' overhead door; Three (3) removable pipe bollards in front of overhead door; One (1) 6'7' UPS door
Dock System	Dok-commander system
Sprinklers	Wet sprinkler system
Floor Thickness	Interior slab is 4" synthetic fiber reinforced concrete Loading dock and dumpster apron is 6" synthetic fiber reinforced concrete
Column Spacing	40' x 40'
Floor Drains	Yes
Trash Compactor	10'x50' pad for 4x4 15HP Trash Compactor
Power	1600 amp, 480/277 volt, 3-phase, 4-wire, 65 KAIC
Generator	Cummings power generator
Humidification	Two (2) Armstrong HC6500 humidifiers
HVAC	Two (2) Trane Natural Gas HVAC Systems, <i>Office: Trane YFD 241, 253 MBH</i> <i>Warehouse: Trane YOD 330, 283 MBH;</i>
Lighting	LED
Ceiling Fans	Cook 150C15D upblast ceiling fans in warehouse
Utilities	City sewer and water
Security System	Maxsys security control panels
Office Space	14'8" elevation, 9' finished ceiling height; supplemental baseboard electric
Warehouse	24' total elevation
Restrooms	Office: Men's, Women's, and Mother's room Warehouse: unisex (1)
Hydration Station	Brita hydration station
Zoning	I1 Light Industrial
Tax Key	MNFV0045988004
Taxes (2018)	\$38,026.64
Assessed Value (2018)	\$2,261,200 -- \$621,600 (land); \$1,639,600 (improvements)



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| EXTERIOR PHOTOS



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REAL ESTATE SERVICES

| INTERIOR PHOTOS



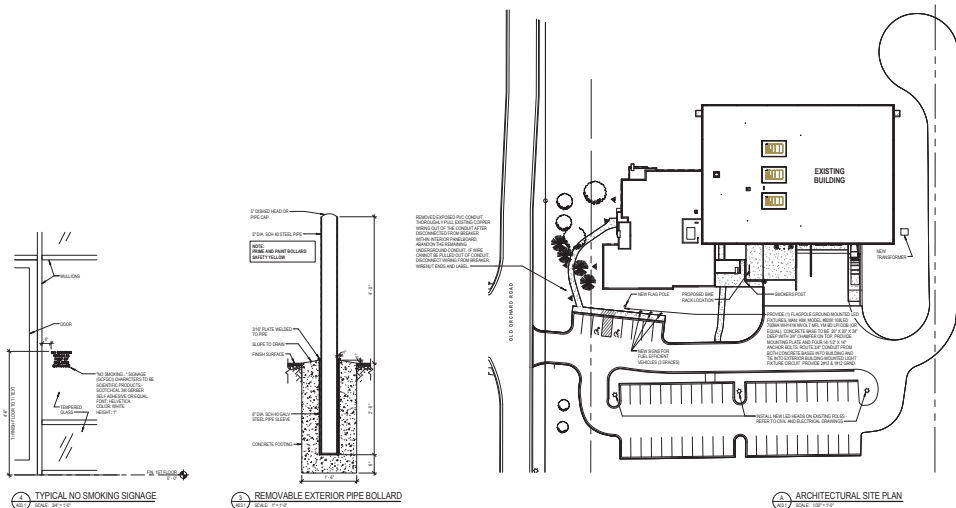
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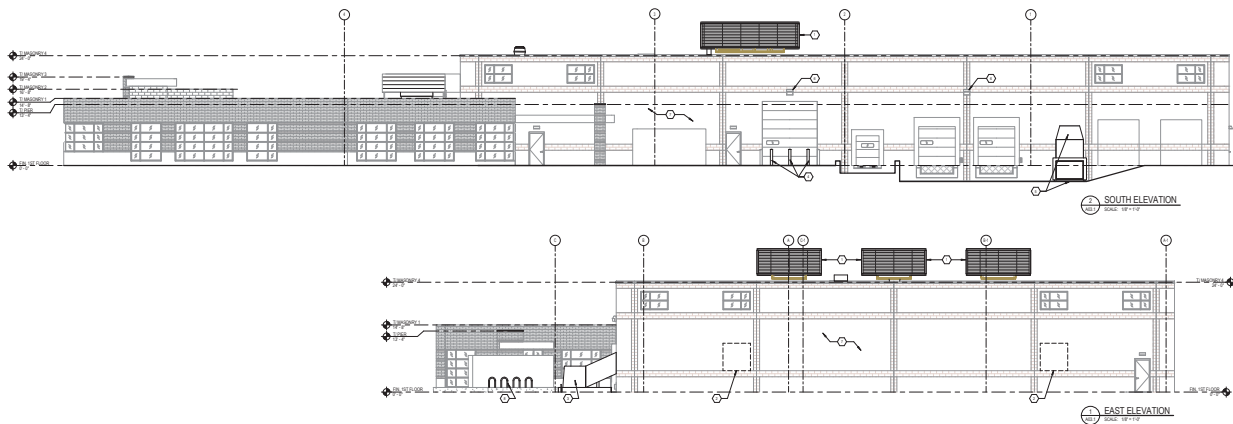
EXTERIOR ELEVATIONS



KOHL'S
CSOC CREDIT FACILITY
18750 N8600 OLD ORCHARD ROAD
MENOMONEE FALLS, WI 53051

DEVELOPED BY:
KOHL'S DEPARTMENT STORES INC.
186 WYOMING STREET, SUITE 100
MENOMONEE FALLS, WISCONSIN 53051
TEL: (262) 763-7300
FAX: (262) 763-7305

- EXTERIOR ELEVATIONS CODED NOTES**
1. SEE ALL NOTES ON EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, SCHEDULES AND SPECIFICATIONS.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL RECORDS FOR MATERIALS AND FINISHES.
 4. REFER TO ARCHITECTURAL RECORDS FOR ELECTRICAL AND MECHANICAL SCHEDULES.
 5. REFER TO ARCHITECTURAL RECORDS FOR STRUCTURAL SCHEDULES.
 6. REFER TO ARCHITECTURAL RECORDS FOR LANDSCAPE ARCHITECTURE.
 7. REFER TO ARCHITECTURAL RECORDS FOR SIGNAGE.
 8. REFER TO ARCHITECTURAL RECORDS FOR LIGHTING.



BOWEN
RICHARD L. BOWEN & ASSOCIATES, INC.
15000 Parker Parkway, Cleveland, OH 44130
T: (216) 497-6200 | F: (216) 497-6201

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/15/2017	ELLE/ELT	ISSUE FOR PERMITTING
2	07/17/2018	ELLE/ELT	ISSUE FOR PERMITTING

EXTERIOR ELEVATIONS

SCALE: As indicated 0/8"

PROJECT: 73983

DRAWN BY: TAC

CHECKED BY: WJL

DATE: 06/20/2017

A03.1

02.27.2013 - CLOSURE DOCUMENTS

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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.