

3535 Oakes Road, Sturtevant, WI

± 151,474 SF AVAILABLE



**25.3 Acres
Additional Land**

SPECIFICATIONS

BUILDING SIZE: 151,474 SF

MAIN OFFICE: 8,372 SF

WAREHOUSE OFFICE: 1,272 SF

CEILING HEIGHT: 21.5' Clear

SPRINKLERS: ESFR

POWER: 1200 AMPS. 480 V, 3-Phase

TRAILER PARKING: 112

CAR PARKING: 32 (Expandable to 300+ Cars)

LOADING: 6 Exterior Docks, 2 DIDs (14' h x 16' w)

YEAR BUILT: 2007

LEASE PRICE: \$4.95 NET

SALE PRICE: Subject to Offer

- 5 Acre secured concrete fenced in area for either outside storage, car parking, or trailer parking.
- Additional 25.3 Acres available for development, outside storage, or truck parking.
- Building features LED warehouse lights and is in move-in condition.
- Within minutes of I 94 and strategically located for access to Chicago and Milwaukee.

Contact:

Brian Bocci
847-310-4296
bbocci@entrecommerical.com



Owned & Managed By:
VENTURE ONE
REAL ESTATE

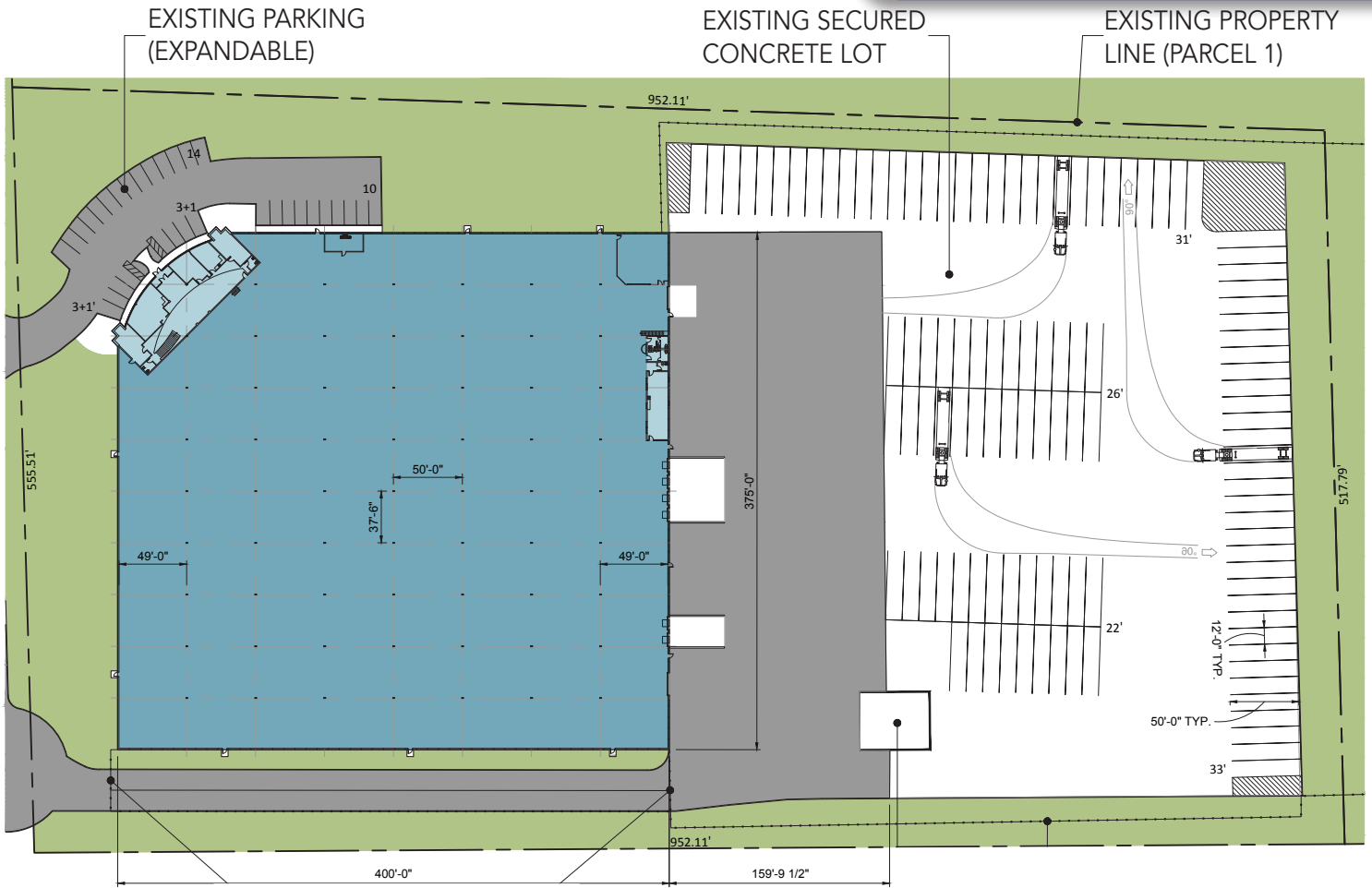
entrecommerical.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL 60005

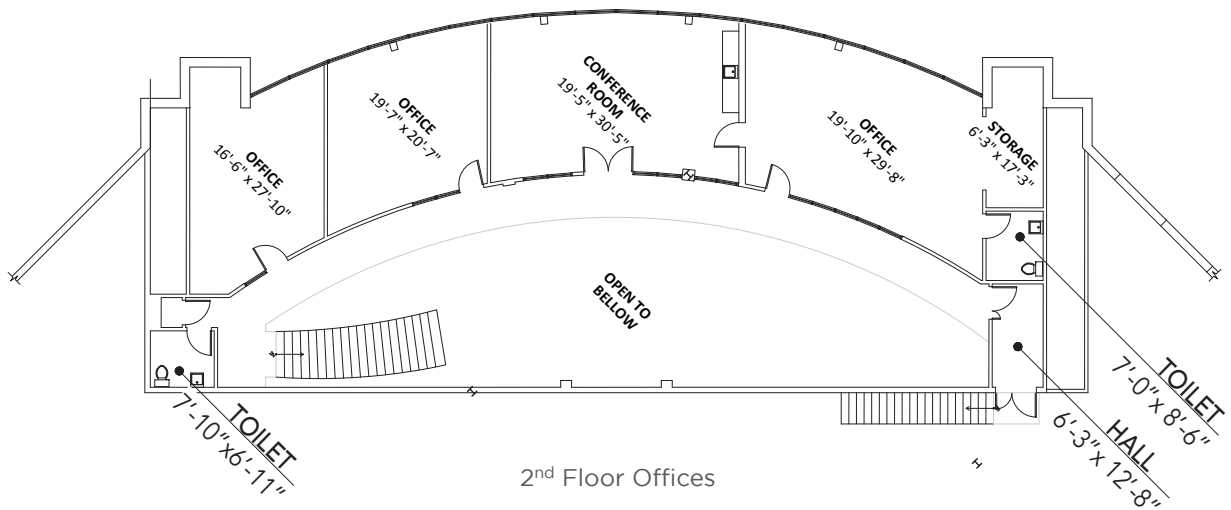
ENTRE
Commercial Realty LLC

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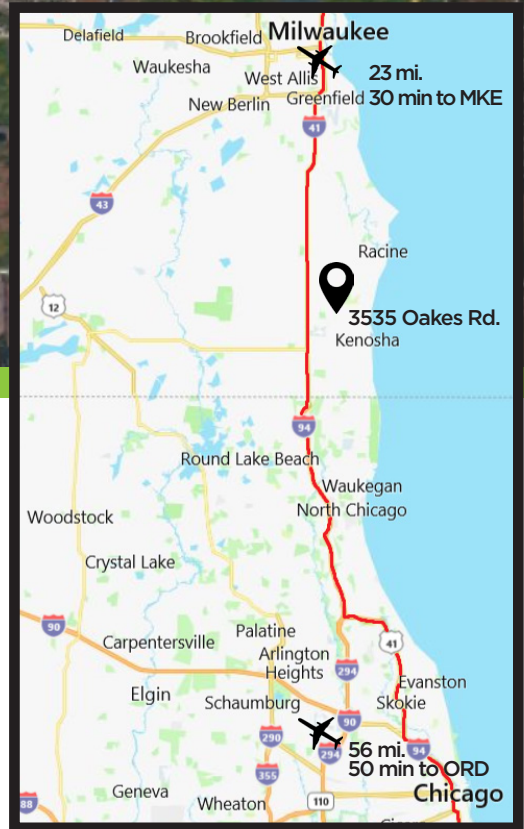
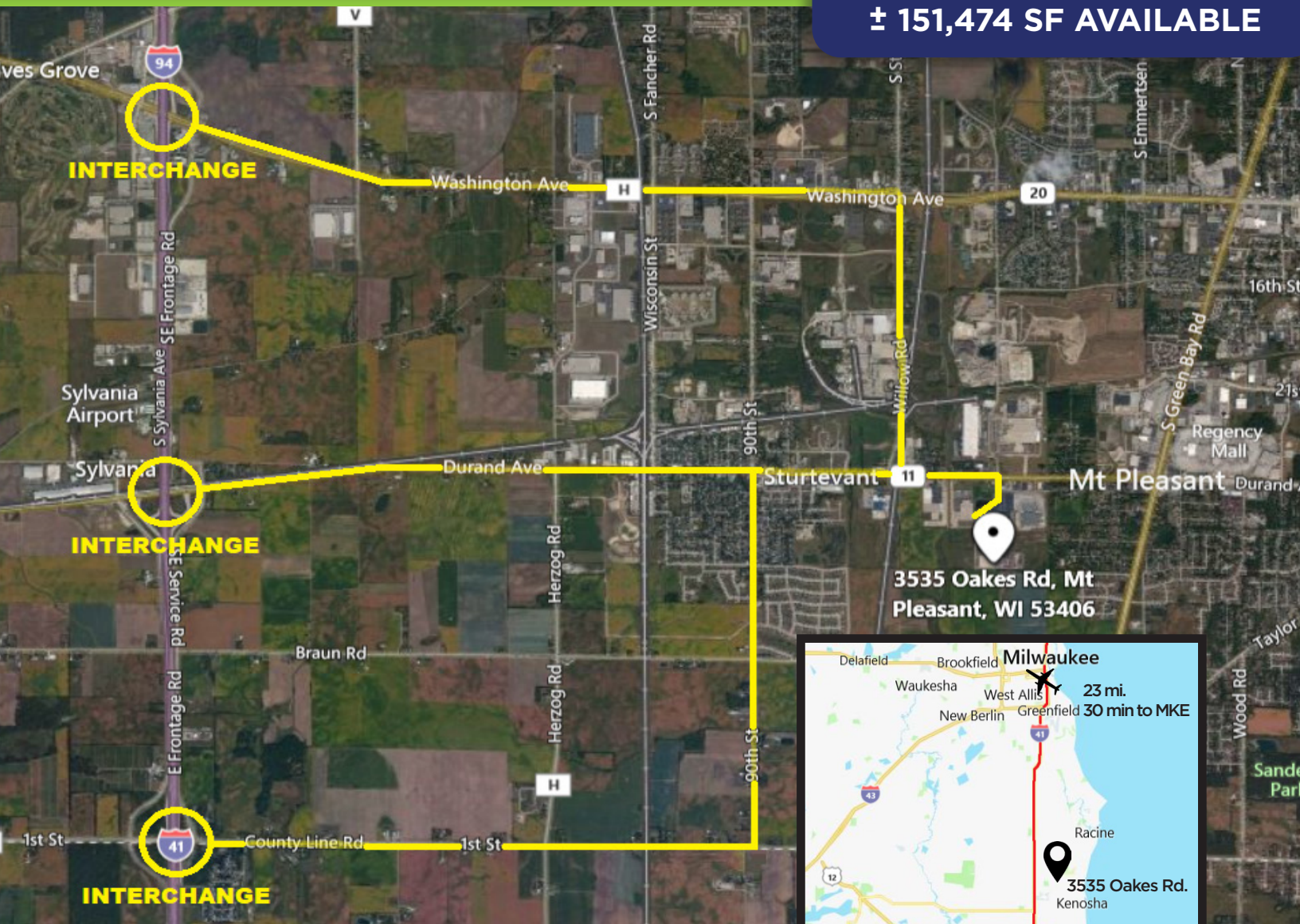


*25.3 Acres Available for More Parking or Outside Storage



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in th transaction.
5 A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm
6 is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you
11 request it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose
15 your confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose
18 the advantages and disadvantages of the proposals.

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

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

- 29 The following information is required to be disclosed by law:
30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you
34 may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other
35 means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

36 CONFIDENTIAL INFORMATION: _____
37 _____

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____
39 _____

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

42 DEFINITION OF MATERIAL ADVERSE FACTS
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of
44 such significance, or that is generally recognized by a competent licensee as being of such significance to a
45 reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning
46 a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the
49 structural integrity of improvements to real estate, or present a significant health risk to occupants of the property;
50 or information that indicates that a party to a transaction is not able to or does not intend to meet his or her
51 obligations under a contract or agreement made concerning the transaction.

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and
53 persons registered with the registry by contacting the Wisconsin Department of Corrections on the
54 Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.