



**W136 N4829 Campbell Dr. &  
W136 N4683 Campbell Dr.  
Menomonee Falls, WI**

Building 1 Size: ±46,314 SF

Building 2 Size: ±31,899 SF

Available SF: ±11,700 SF (Building 1)

Lease Rate: \$4.75/SF, NNN - Warehouse  
\$9.25/SF, NNN - Office

NNN Rate: \$2.25/SF, NNN - Estimated

**Property Features**

- Easy access to Hwy 45 via Hampton Avenue
- Mix of private offices and open areas in the available space

For more information

**Curt Pitzen**

414 395 4688  
cpitzen@mlgcommercial.com

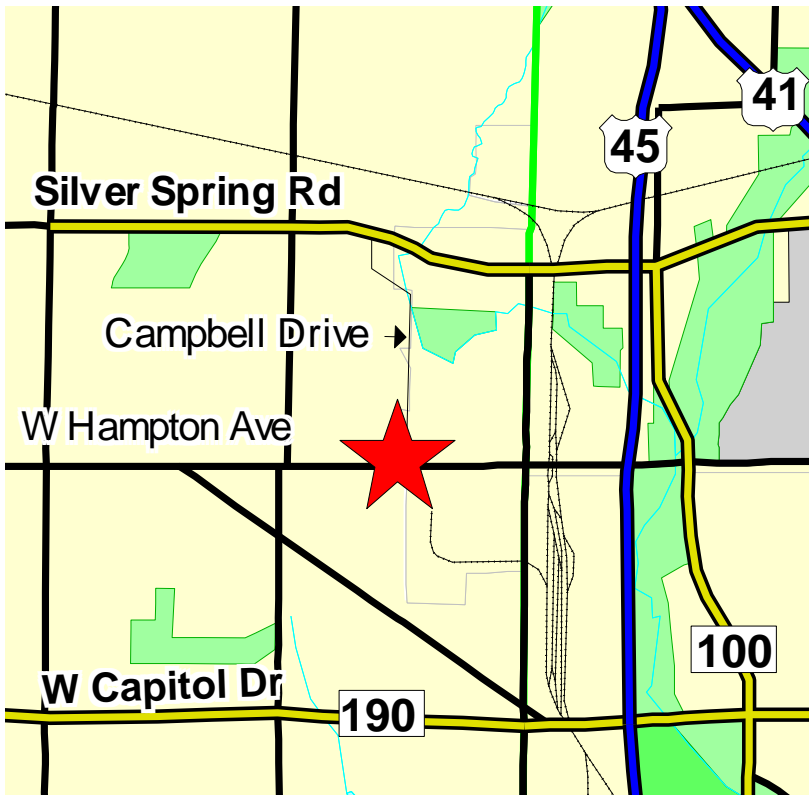
**Tony Baretta**

414 395 4675  
tbaretta@mlgcommercial.com

**Barry Chavin, SIOR**

414 395 4676  
bchavin@mlgcommercial.com

# Falls Business Center I & II



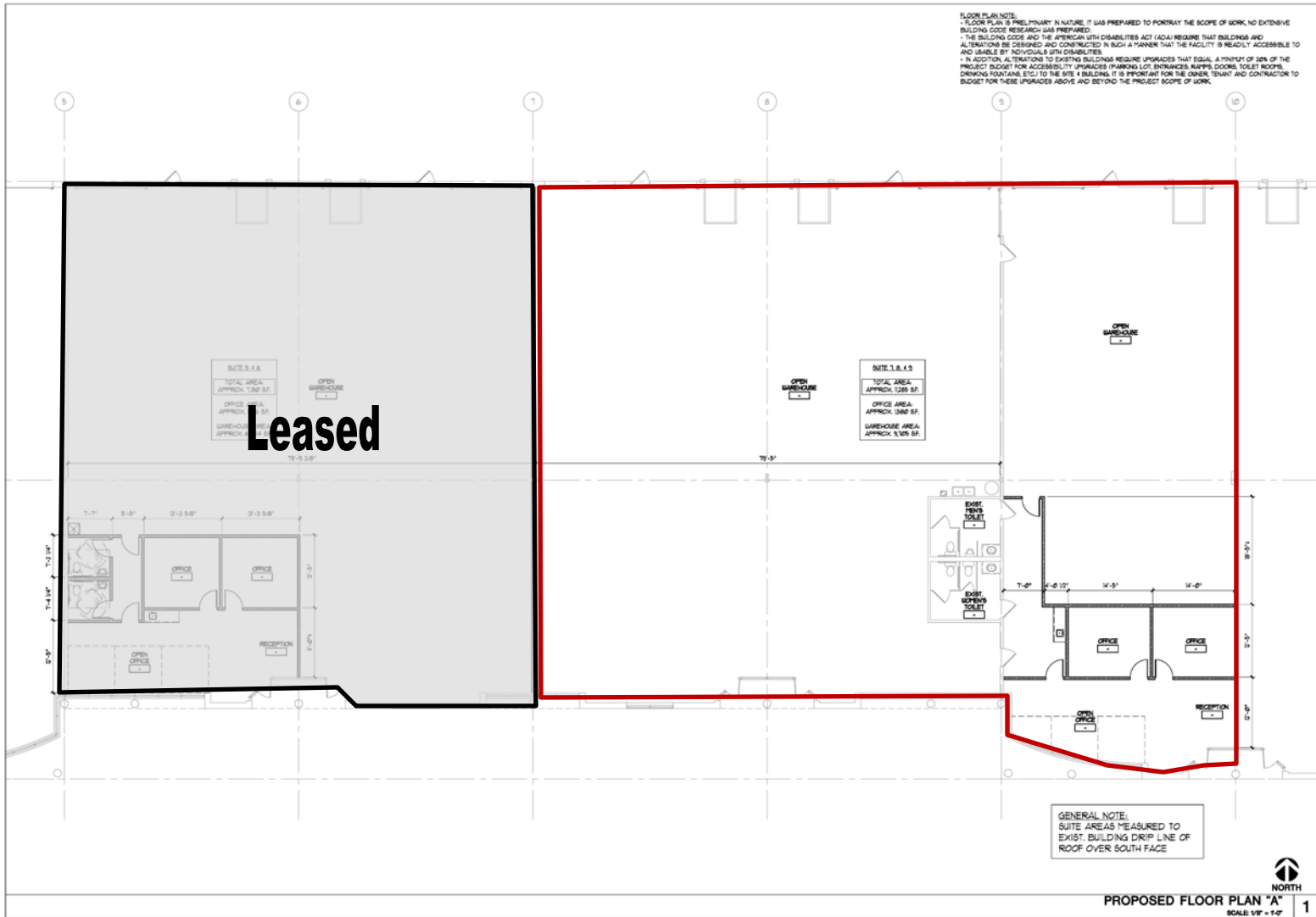
## Building Features

Construction:	Decorative Block
Year Built:	1996 & 1997
Sprinkler:	Yes
Zoning:	I-1
Parking:	Ample
Utilities:	Municipal Sewer & Water

## Building 1 Features

Available Space:	±11,700 SF
Ceiling Height:	±18' Clear
Dock Doors:	3
Drive-Ins:	3
HVAC:	Gas Forced Air
Power:	200 Amp/3-Phase (TBV)

FILE NAME: P:\PROJECTS\METRORESOURCE\CAMPBELLDRVAON\METRORESOURCE\_CAMPBELLDRVAON  
 PLOT DATE: 8/20/07



**Leased**

**FLOOR PLAN NOTE:**  
 - FLOOR PLAN IS PRELIMINARY IN NATURE. IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK. NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.  
 - THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.  
 - IN ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPDATES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAMP, DOORS, TOILET ROOMS, DRINKING FOUNTAINS, ETC.) TO THE SITE + BUILDING. IT IS FORECAST FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.

**SUITE 1.1A, 1.1B**  
 TOTAL AREA APPROX. 1289 SF.  
 OFFICE AREA APPROX. 340 SF.  
 WAREHOUSE AREA APPROX. 949 SF.


**SUITE 1.1A, 1.1B**  
 TOTAL AREA APPROX. 1289 SF.  
 OFFICE AREA APPROX. 340 SF.  
 WAREHOUSE AREA APPROX. 949 SF.

**GENERAL NOTE:**  
 SUITE AREAS MEASURED TO EXIST. BUILDING DRIP LINE OF ROOF OVER SOUTH FACE

**PROPOSED FLOOR PLAN "A"**  
 SCALE: 1/8" = 1'-0"  
 NORTH  
 1

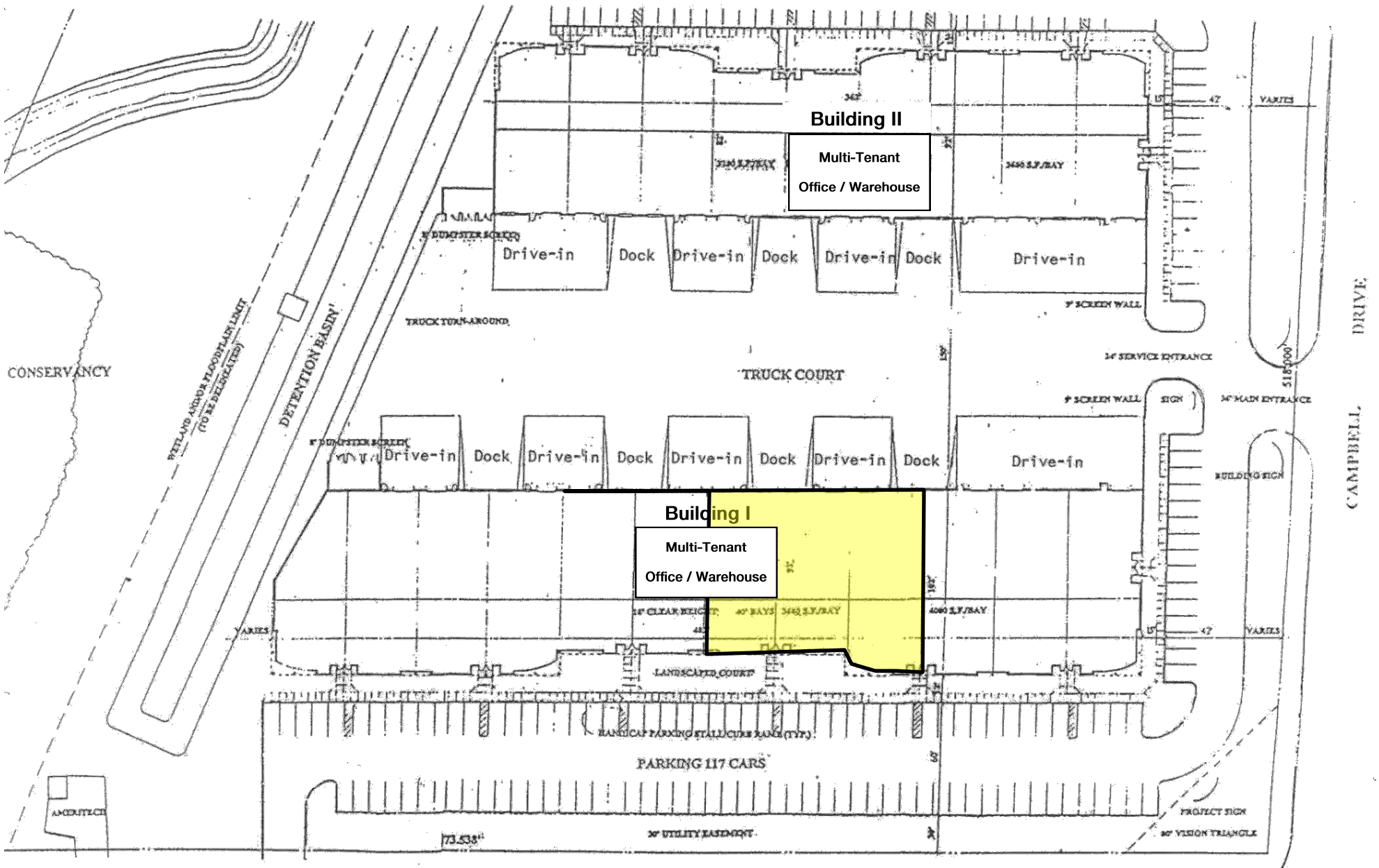
DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT - 36" x 50" SHEET  
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 <b>PERSPECTIVE DESIGN, INC.</b> 1111 Lincoln Drive Wauwatosa, WI 53226 Tel: (414) 302-1780 Fax: (414) 302-1781	Interior Alterations For: <b>Metro Resource</b> Campbell Dr & Hampton Rd. Menomonee Falls, WI 53051
	Drawing Title: <b>PROPOSED FLOOR PLAN "A"</b>
Date: 08.09.07	Scale: NOTED
Drawn: DMQ	Job:
Sheet:	This is a preliminary drawing. It is not to be used for construction.
<b>A1.1a</b>	Rev #   Rev. Date   Description _____   _____   _____ _____   _____   _____ _____   _____   _____

NOT FOR CONSTRUCTION

- PRELIMINARY -  
 FOR ESTIMATING AND REVIEW ONLY



**Available**

**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.

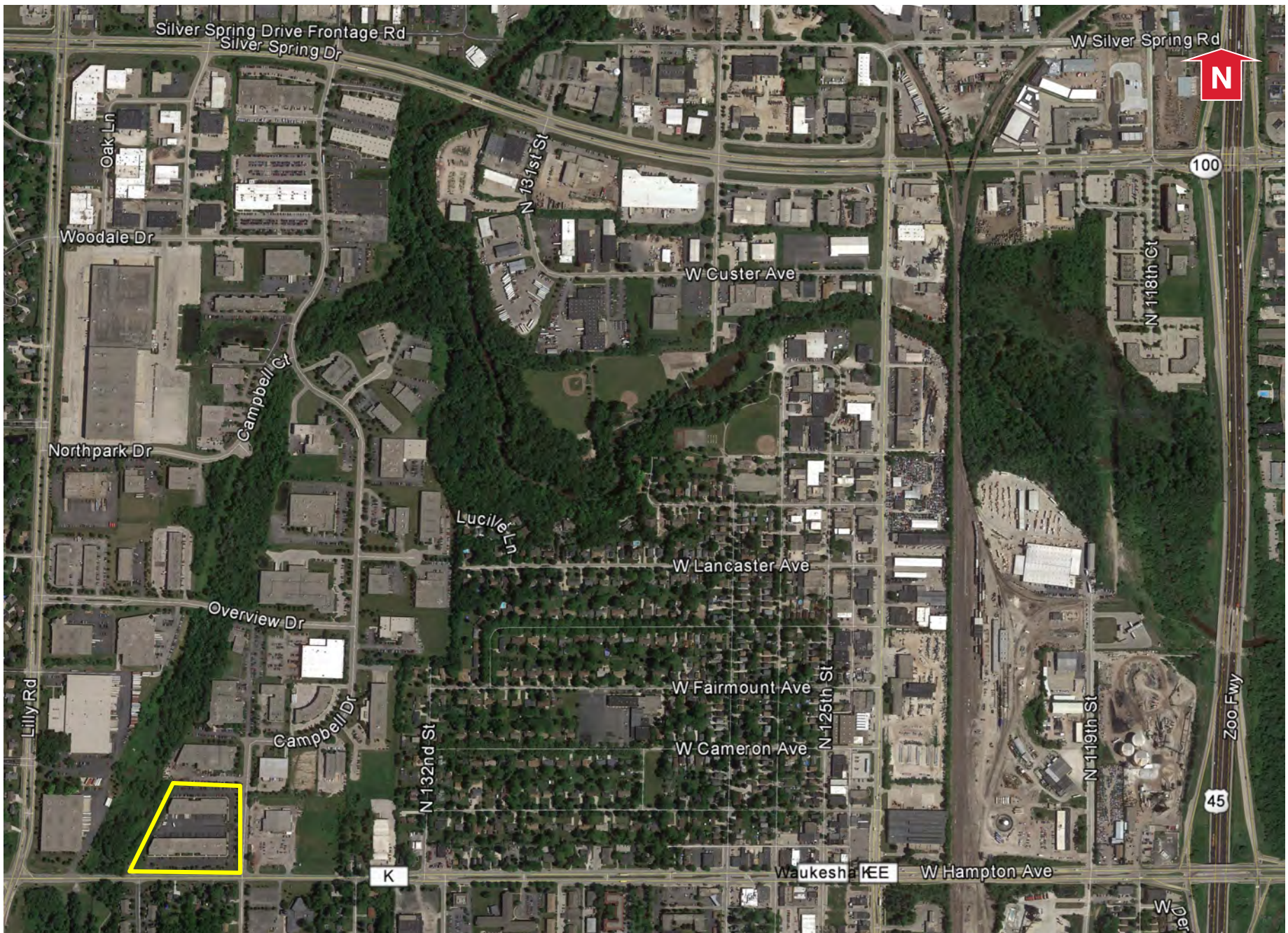
757 North Broadway Street, Suite 700  
Milwaukee, WI 53202

414 347 9400

[mlgcommercial.com](http://mlgcommercial.com)

Offices in Milwaukee and Madison, WI

17202



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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