

## LIGHT INDUSTRIAL SPACE FOR LEASE GOLDENDALE ROAD | GERMANTOWN, WI



**BUILDING SIZE:**

±30,000 SF

**AVAILABLE SPACE:**

±7,500 SF - 30,000 SF

**PARCEL SIZE:**

±5 Acres (±3 Acres Buildable)

**LEASE RATE:**

\$5.50/SF, NNN - Warehouse

\$9.50/SF, NNN - Office

**ESTIMATED NNN RATE:**

\$1.50/SF

**LIGHT INDUSTRIAL SPACE FOR LEASE**

**PROPERTY HIGHLIGHTS:**

- 20' Clear, Class A Light Industrial
- Semi-Trailer Parking
- Build to Suit Office Space
- Docks and Drive-Ins Can Be Expandable
- Great Access to I-41 via Holy Hill Road
- Close Proximity to Retail Amenities
- Great Visibility from I-41

For information, please contact:

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**LIGHT INDUSTRIAL SPACE FOR LEASE**  
GOLDENDALE ROAD, GERMANTOWN, WI

**BUILDING FEATURES**

**CONSTRUCTION:**

IMP/Steel

**FLOOR THICKNESS:**

6" Reinforced

**SPRINKLER:**

NFPA12

**ZONING:**

B-3 General Business

**PARKING:**

37 Spaces with Potential Trailer Storage for 10

**UTILITIES:**

Municipal Sewer & Water

**WAREHOUSE FEATURES**

**CEILING HEIGHT:**

±20' Clear

**DOCK DOORS:**

2 with Levelers (Expandable)

**DRIVE-INS:**

3 - 12'x14' (Expandable)

**HEAT:**

Gas Fired Unit Heaters

**LIGHTING:**

LED to 25 Foot Candle

**POWER:**

TBD

**BAY SIZE:**

25' x 50'

**OFFICE FEATURES**

**SIZE:**

Build to Suit

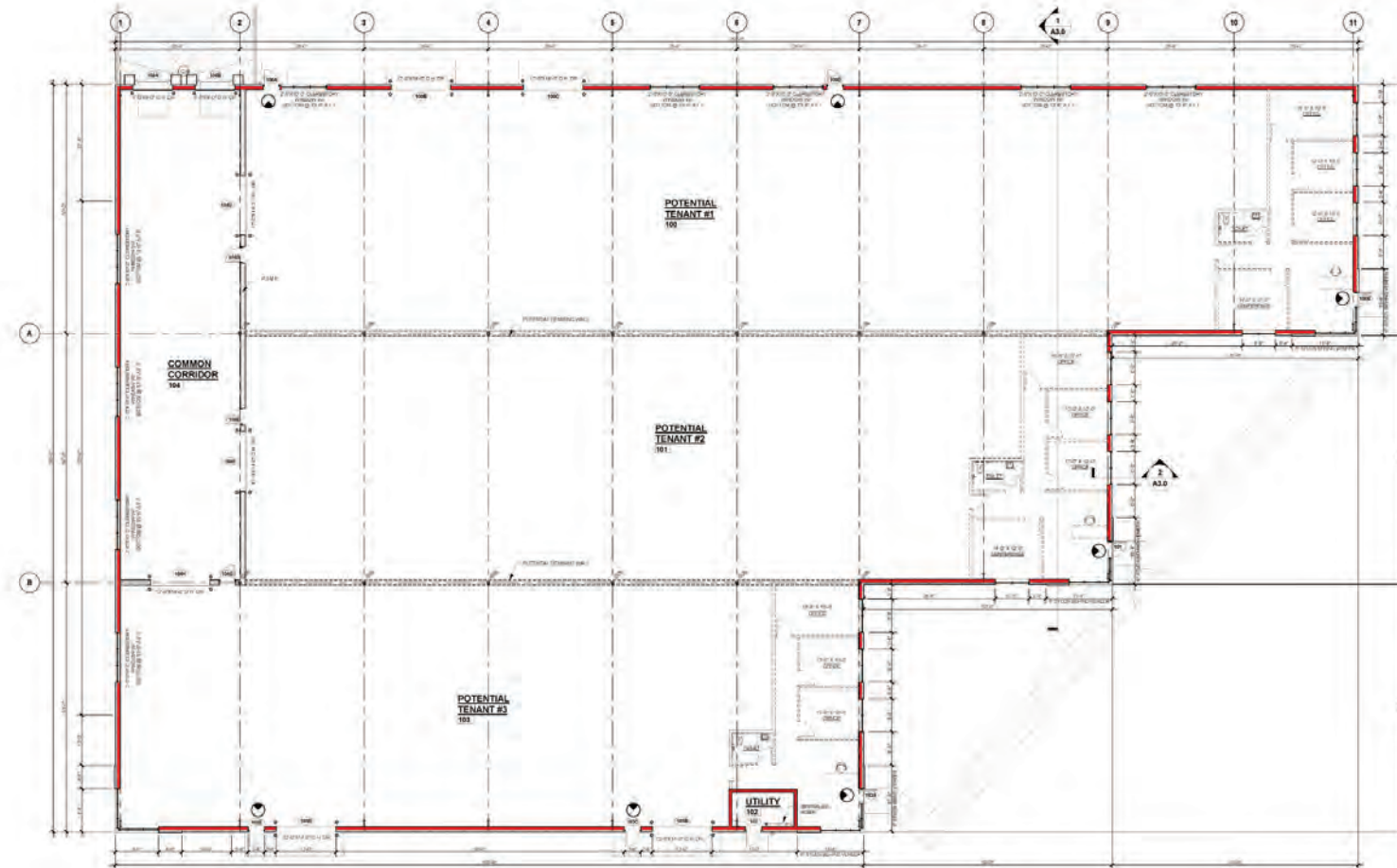
**FINISHES:**

Build to Suit



ROOM SCHEDULE										
RM#	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				NORTH	SOUTH	EAST	WEST	MATERIAL	HGT.	
100	POTENTIAL TENANT #1									
101	POTENTIAL TENANT #2									
102	UTILITY									
103	POTENTIAL TENANT #3									
104	COMMON CORRIDOR									

DOOR & FRAME SCHEDULE												
#	SIZE			TYPE	MAT.	LITE	GRILLE	LABEL	COLOR	REMARKS	FRAME	
	W	H									TYPE	Comments
100A	3'-0"	7'-0"										
100B	12'-0"	14'-0"										
100C	3'-0"	7'-0"										
100D	2'-10"	7'-0"										
101	3'-0"	7'-0"										
102	3'-0"	7'-0"										
103A	2'-10"	7'-0"										
103B	12'-0"	14'-0"										
103C	3'-0"	7'-0"										
103D	12'-0"	14'-0"										
103E	3'-0"	7'-0"										
104A	8'-0"	9'-0"										
104B	8'-0"	9'-0"										
104C	12'-0"	14'-0"										
104D	3'-0"	7'-0"										
104E	3'-0"	7'-0"										
104F	12'-0"	14'-0"										
104G	3'-0"	7'-0"										
104H	12'-0"	14'-0"										



WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/VENEER WALL
	NEW COOLER/FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER




**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

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PROPOSED FOR:  
**GOLDENDALE DEVELOPMENT**  
GERMANTOWN, WISCONSIN

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REVISIONS
R11 06.14.2017 TDP
R12 03.08.2018 TDP

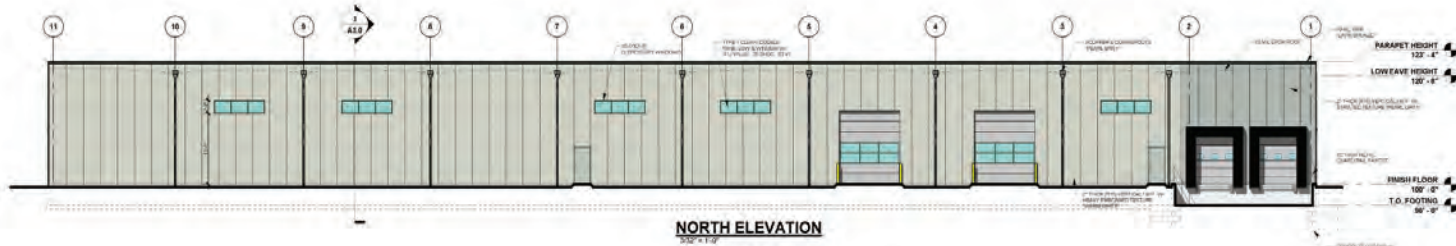
PROJECT MANAGER: N. LAURENT  
DESIGNER: C. MANSKE  
DRAWN BY: TDP  
EXPEDITOR:  
SUPERVISOR:

PRELIMINARY NO: P14264  
CONTRACT NO:

DATE: 06.21.2015  
SHEET: **A1.0**

PRELIMINARY - NOT FOR CONSTRUCTION






**Keller**  
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**REVISIONS**

R11	08.14.2017	TDP
R12	03.08.2018	TDP
R13	06.19.2018	TDP

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**SHEET INDEX**

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- T2.0 SPECIFICATIONS

**PROJECT INFORMATION**

**APPLICABLE BUILDING CODE**  
2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)  
ASHRE STANDARD 90.1-2007

**BUILDING CONTENT**

**BUILDING & FIRE AREA SQUARE FOOTAGES**

FLOOR AREAS	PROPOSED
SECOND FLOOR	N/A
FIRST FLOOR	30,080 S.F.
COLUMNS (COLUMN SUPPORTED)	N/A
BASEMENT	N/A
BUILDING AREA SUB-TOTALS	30,080 S.F.
MEZZANINES	N/A
FIRE AREA TOTALS	30,080 S.F.

HIGH PILE STORAGE NO  
FIRE ALARM SYSTEM T.B.D.

**OCCUPANCY**

B - BUSINESS  
F1 - FACTORY - MODERATE HAZARD  
S1 - STORAGE - MODERATE HAZARD  
NON SEPARATED

**CONSTRUCTION CLASSIFICATION**

TYPE III CONSTRUCTION  
SPRINKLED YES  
FIREWALL NO

**ALLOWABLE AREA**

TABULAR FLOOR AREA: 15,500 S.F.  
FRONTAGE INCREASE: 8,719 S.F.  
SPRINKLER INCREASE: 46,500 S.F.  
TOTAL ALLOWABLE AREA: 70,719 S.F.  
ALLOWABLE FIRE AREA:

**BUILDING/SITE CONTENT**

BUILDING SIZE 30,080 S.F. 15.0%  
HARD SURFACE 48,884 S.F. 24.4%  
GREEN SPACE 121,295 S.F. 60.0%  
PARCEL SIZE (APPROX.) 200,229 S.F. 4.6 ACRES  
PARKING PROVIDED 36 STALLS (1 STALL/835.6 S.F.)

**ZONING INFORMATION**

ZONING: B3  
FRONT YARD SETBACK: AVERAGE OF ADJACENT  
SIDE YARD SETBACK: 0'-0"  
REAR YARD SETBACK: 25'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

# GOLDENDALE DEVELOPMENT

GERMANTOWN,

WISCONSIN



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# STATE OF WISCONSIN BROKER DISCLOSURE TO NON- RESIDENTIAL 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.

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

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 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.