

INDUSTRIAL VACANT LAND FOR SALE

S. 13TH STREET | OAK CREEK, WI



PARCEL SIZE:

±7.87 Acres

ZONING:

M-1 Manufacturing District

UTILITIES:

Municipal Sewer & Water

TAX KEY #:

TBD

2018 TAXES:

TBD

SALE PRICE:

\$849,000 (\$108,000/Acre)

VACANT LAND FOR SALE

PROPERTY HIGHLIGHTS:

- Industrial vacant lot less than a mile from I-41/94 via Rawson Avenue or Drexel Avenue
- A ±117,000 SF industrial building could be built to include ample parking, semi loading & storm water retention
- Located in the mature Northbranch Industrial Park within a “Pro-Business” community of Oak Creek with close proximity to many retail amenities
- Property to be parceled off from S. 10th Street owner prior to sale

For information, please contact:

STEPHEN PROVANCHER

414.395.4689

stephen.provancher@ngkf.com





DRIVE TIMES TO KEY AREAS



I-41/94 VIA RAWSON AVENUE & DREXEL AVENUE
2 Minutes / 0.9 Miles

ZOO INTERCHANGE
18 Minutes / 14 Miles

DOWNTOWN MILWAUKEE
17 Minutes / 11 Miles

MITCHELL INTERNATIONAL AIRPORT
9 Minutes / 4.8 Miles

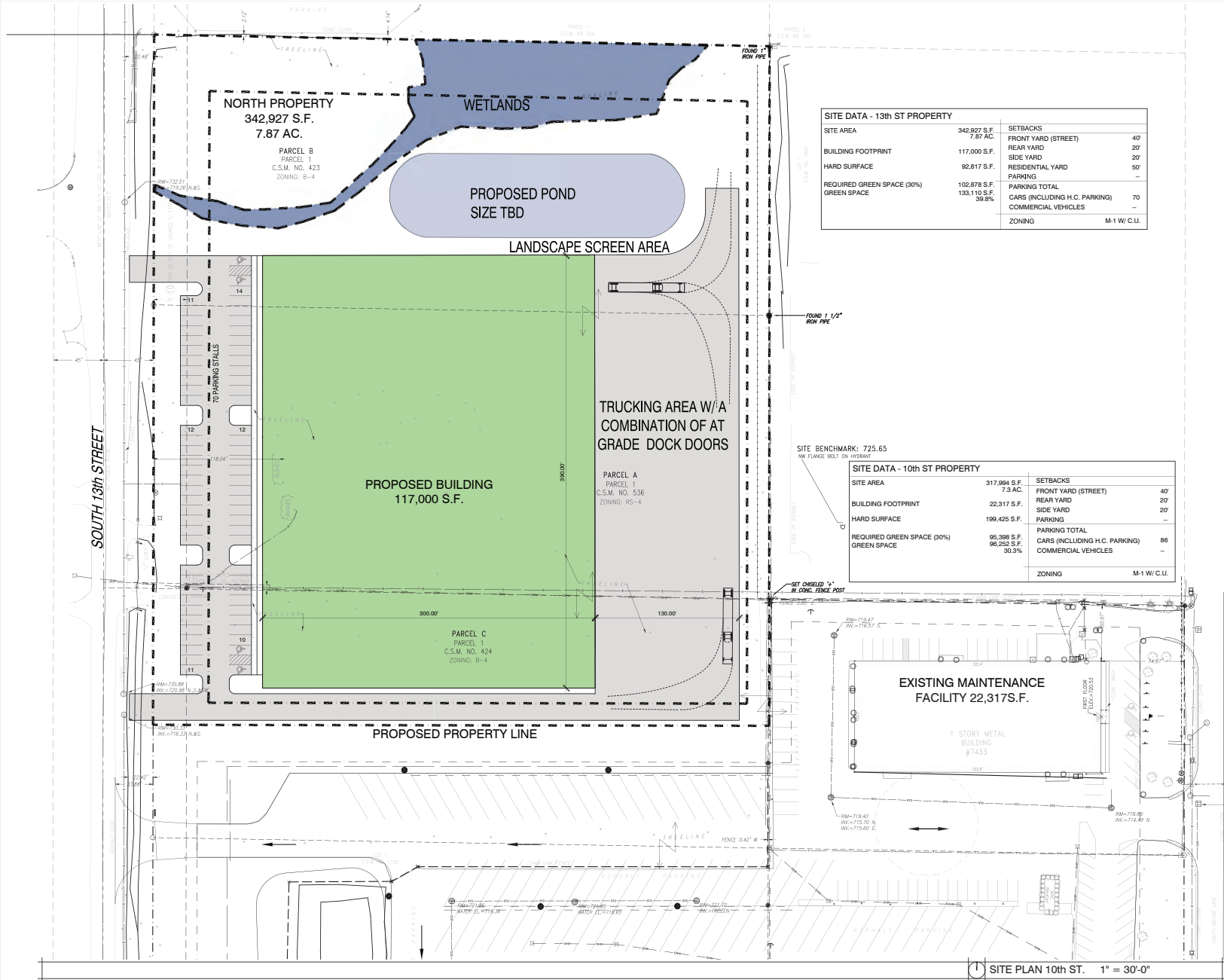
MADISON
1 Hour 34 Minutes / 85.2 Miles

OSHKOSH
1 Hour 40 Minutes / 95 Miles

GREEN BAY
2 Hour 2 Minutes / 125 Miles

DOWNTOWN CHICAGO
2 Hour 1 Minutes / 81.9 Miles

O'HARE INTERNATIONAL AIRPORT
1 Hour 6 Minutes / 68.6 Miles



MSJ GENERAL CORPORATION
P.O. BOX 7
OCCONOMOC, WI 53066
PHONE: 262-567-3661
FAX: 262-567-7390

WWW.MSJGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Proposed:
Site:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT ADDRESS:
10th St
GO RITEWAY
STREET ADDRESS
XXXXXX
STATE / ZIP
OAK CREEK, WI

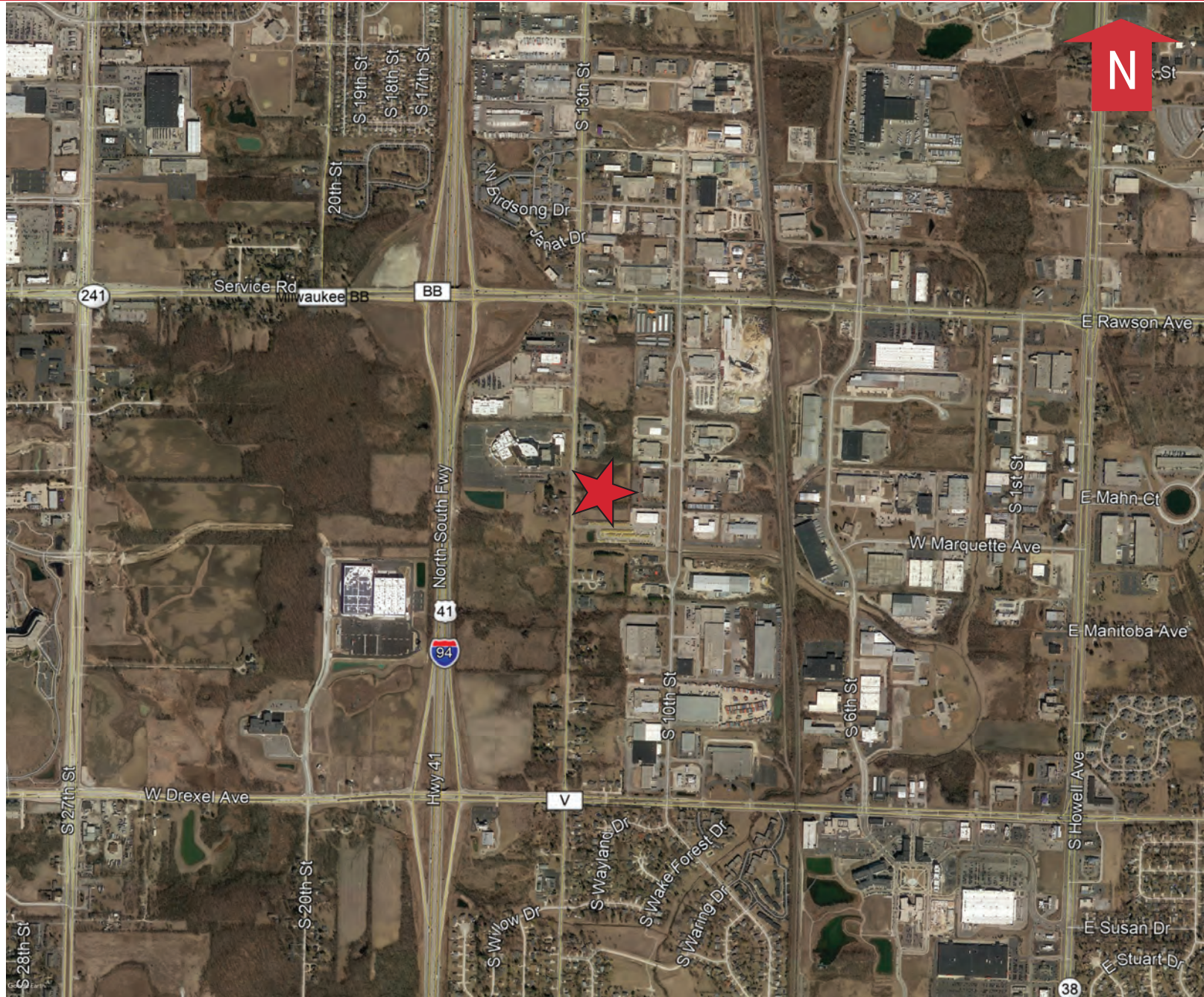
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSJ GENERAL MASTER SPECIFICATION

Checked: _____ Engineer: _____ Received By: _____
DATE: _____ DATE: _____ DATE: _____

SITE PLAN
C-101
Project Number
P12380

MANAGERS
ENGINEERS
CONTRACTORS
ARCHITECTS

1 SITE PLAN 10th ST. 1" = 30'-0"



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.