



5703 Camp Phillips Road

Weston, WI 54476

Premier location retail distribution site with retail front and warehousing just north of Schofield Avenue in Weston. Ideal for a retail distribution or service center. Single story building with a retail/showroom/office area and a warehouse/service floor.

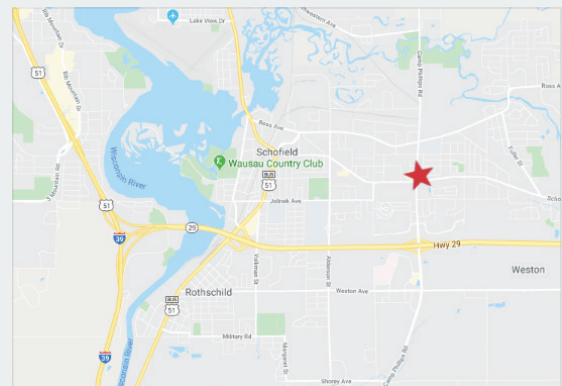
Retail/office area has three offices, retail counter and open 1,800 SF mezzanine.

Warehouse/service area has three service doors with 17' high ceilings, racking available and 3,918 SF floor.

Built in 2003 with block and metal construction.

Radiant heat HVAC system with three zones and air conditioning for the office areas.

Electrical service is 400 amp, 3-phase.



PRICE	\$497,000
BUILDING SIZE	5,700 SF
LOT SIZE	0.411 Acres
ZONED	Commerical
PARKING	Paved

For more information:

Ark Rhowmine

715.297.1953 • ArkR@naipfefferle.com

327 N. 17th Avenue, Suite 303

Wausau, WI 54401

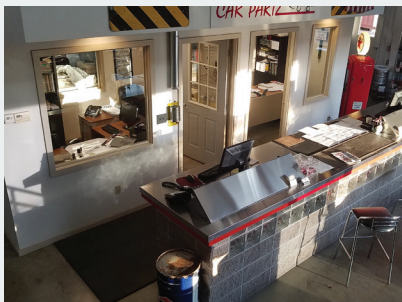
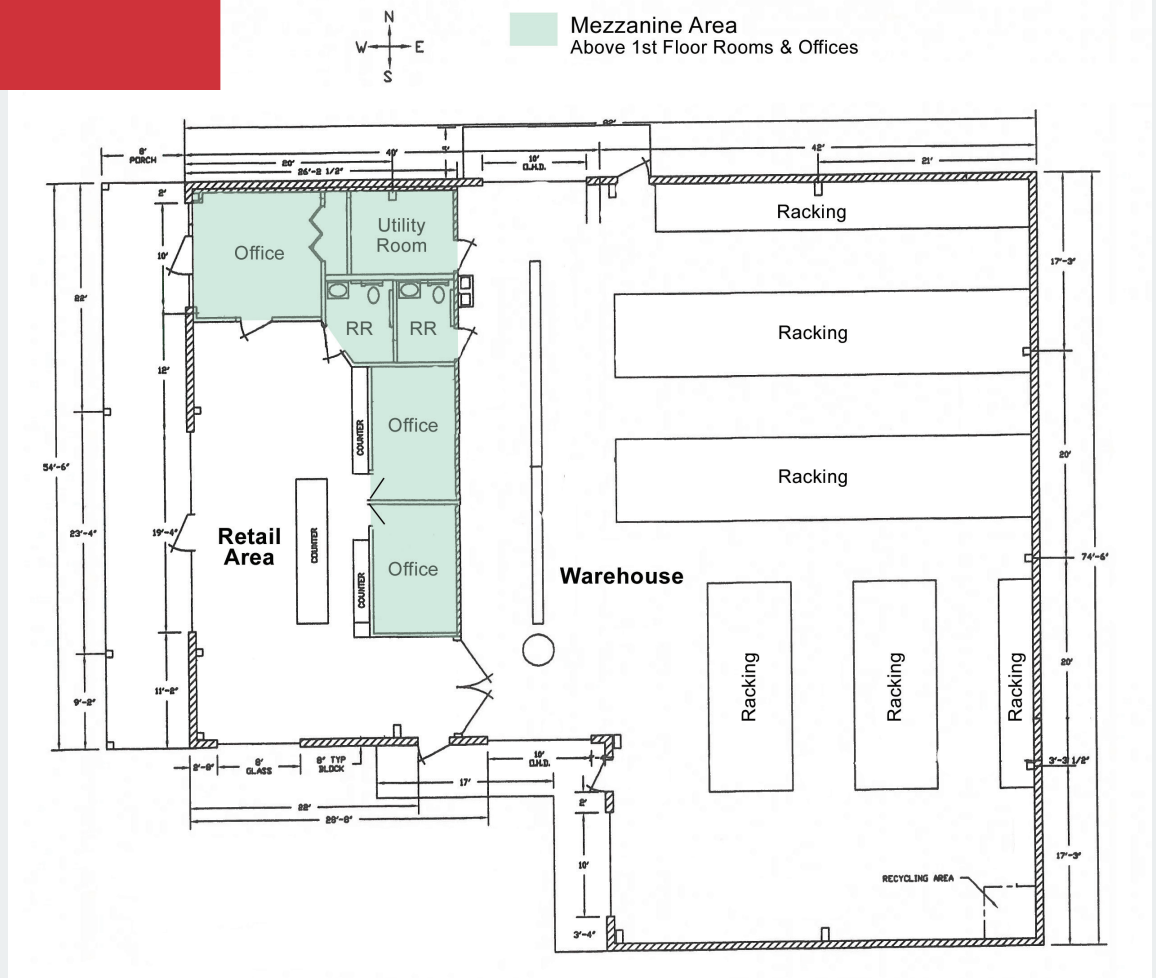
715.261.2922

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For Sale
5703 Camp Phillips Rd.
Weston, WI 54476

Floor Plan



Property Specifications

General Description:	Subject property is a commercial building currently a retail distribution site with retail front and warehousing. Ideal for a retail distribution or service center.
General Condition:	Very Good
Building Size:	5,268 SF
Office/Retail Floor:	1,250 SF
Rooms:	Two office
Conference Rooms:	No
Rest Rooms:	Two (one handicap)
Mezzanine:	536 SF - over office/retail area
Warehouse/Storage:	3,918 SF
No. of Floors:	Single
Outbuildings:	No
Age/Year Built:	2003
Lot Size:	0.411 Acres
Structure:	Block and metal
Roof:	Material: metal & sloped ¼ in. per 12 ft.
Ceiling:	17 ft. 6 in. to 17 ft. at back wall
Column Space/Clear Span:	Clear Span
Ceiling:	Insulation / R-Value yes/unknown
Floor:	Concrete-Reinforces
Floor (thickness):	5 inches
Electrical Service:	400 amp 3-Phase
Gas Service:	Natural Gas
Water Service:	Municipal
Sanitary Sewer:	Municipal
HVAC – Heating:	Radiant in floor, three zones in office & warehouse. Forced air as a supplement.
HVAC – A/C:	In Office/retail and Rental Suite
Lighting:	LED in offices
Loading Docks:	No
Service Doors:	Number: 3 Height: 12 ft. Width: 10 ft.
Parking:	Paved and private
Fence:	Privacy
Landscaping/Topo:	Paved lot
Fire Protection System:	No
Security:	No
IT/Telecom/Data:	Internet - Spectrum
CSM Available:	Available
Floor Plans/Blue Prints:	Available
Environment Phase-1:	No
Wetlands or Flood Plan:	No
Assessed FMV:	\$268,600
Location:	½ block north of Schofield Ave on Camp Philips Rd - high traffic & visibility.
Tax ID/PIN:	192-2808-163-0946
Zoning:	Commercial

Sources: 1 Assessor 2 Tax Records 3 owner 4 Broker

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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 NAI Pfefferle (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 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.

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 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 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.