



## W188 S8393 Mercury Drive Muskego, WI

Building Size: ±29,376 SF

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Sale Price: \$2,250,000

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### Parcel & Tax Information

Parcel Size: ±2.01 Acres

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Tax Key #: MSKC 2228999026

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Taxes - 2017: \$17,435.90

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### Property Features

- Additional 2 acres can be made available for purchase at \$250,000
- Could be converted to a multi-tenant building
- Built in 2009
- Flexible floor plan for a user/investor

For more information

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W188 S8393  
Mercury Drive

### Building Features

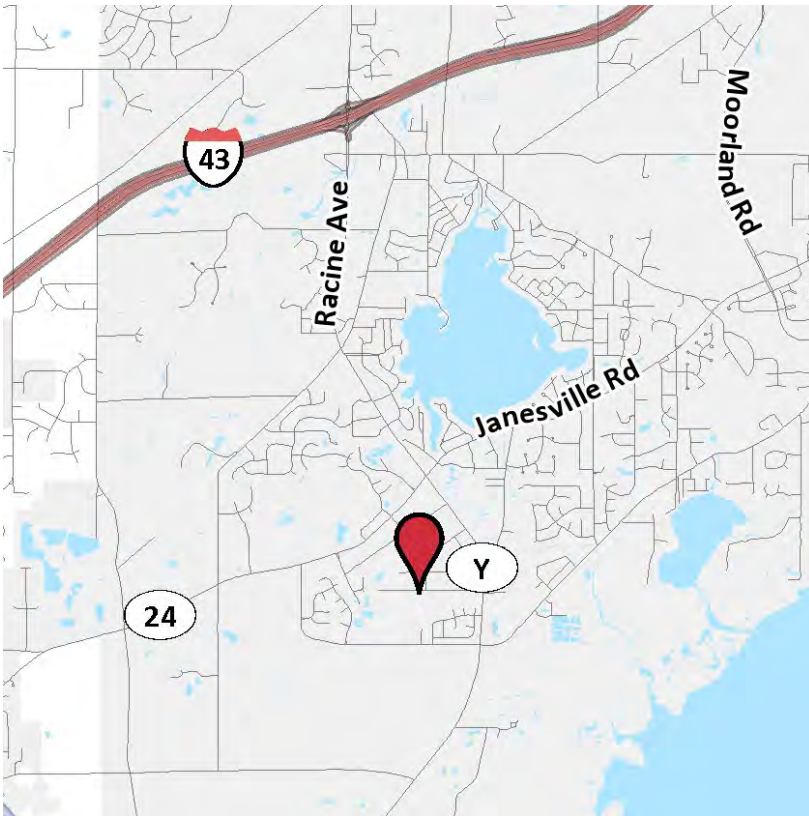
Construction:	Split Face Masonry Block
Year Built:	2009
Sprinkler:	Yes
Zoning:	M-2 General Industrial
Parking:	46 Stalls
Utilities:	Municipal Sewer & Water

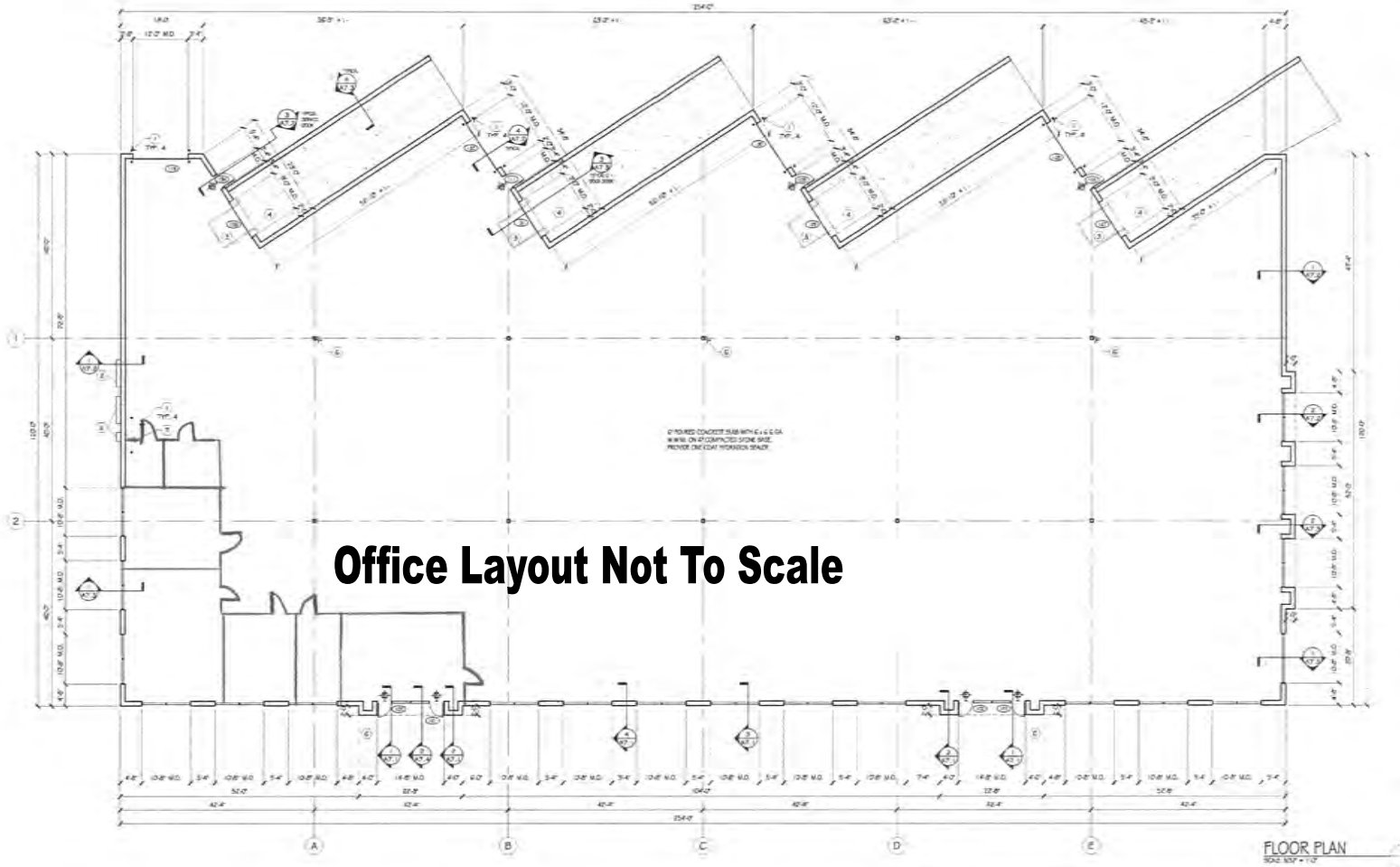
### Warehouse Features

Size:	±27,689 SF
Ceiling Height:	±18' Clear
Dock Doors:	Four (4) - 9'x10' with Levelers
Drive-Ins:	Four (4) - 12'x14'
Heat:	Gas Fired Modine
Lighting:	High Efficiency T-5 Fluorescent
Power:	3-Phase, 208 Volt, 1200 Amp
Column Spacing:	40'x40'

### Office Features

Size:	±1,687 SF
Finishes:	4 Private Office, Open Area & Lunchroom
HVAC:	Gas Forced Air





**Office Layout Not To Scale**

DOOR SCHEDULE												WINDOW SCHEDULE											
Number	Location	Size	Thickness	Finish	Material	Frame	Material	Finish	Panel	Clear	Lockset	Glazing	Privacy Glazing	Tempered	Part / Full	Weather Strip	Screened	Exit Panel	Zero Lead	1/2 Inch Glass	Window	Number	
100	SOUTH WALL	3'-0" x 8'-0"	1.5"	CLM ANODIZED	ALUMINUM	---	ALUMINUM	CLM ANODIZED	PF	•	•	•	•	•	•	•	•	•	•	•	•	---	100
101	SOUTH WALL	3'-0" x 9'-0"	1.5"	CLM ANODIZED	ALUMINUM	---	ALUMINUM	CLM ANODIZED	PF	•	•	•	•	•	•	•	•	•	•	•	•	---	101
102	SOUTH WALL	3'-0" x 9'-0"	1.5"	CLM ANODIZED	ALUMINUM	---	ALUMINUM	CLM ANODIZED	PF	•	•	•	•	•	•	•	•	•	•	•	•	---	102
103	SOUTH WALL	3'-0" x 9'-0"	1.5"	CLM ANODIZED	ALUMINUM	---	ALUMINUM	CLM ANODIZED	PF	•	•	•	•	•	•	•	•	•	•	•	•	---	103
104	SOUTH WALL	3'-0" x 9'-0"	1.5"	CLM ANODIZED	ALUMINUM	---	ALUMINUM	CLM ANODIZED	PF	•	•	•	•	•	•	•	•	•	•	•	•	---	104
105	NORTH WALL	3'-0" x 7'-0"	1.5"	FINISH	FLUSH	WELDED STEEL	---	HOLLOW METAL	FINISH	PF	•	•	•	•	•	•	•	•	•	•	•	---	105
106	NORTH WALL	3'-0" x 7'-0"	1.5"	FINISH	FLUSH	WELDED STEEL	---	HOLLOW METAL	FINISH	PF	•	•	•	•	•	•	•	•	•	•	•	---	106
110	NORTH WALL	3'-0" x 7'-0"	1.5"	FINISH	FLUSH	WELDED STEEL	---	HOLLOW METAL	FINISH	PF	•	•	•	•	•	•	•	•	•	•	•	---	110
115	NORTH WALL	12'-0" x 14'-0"	2"	PRE-FINISHED	SECTIONAL	WELDED STEEL	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	115
127	NORTH WALL	8'-0" x 10'-0"	2"	PRE-FINISHED	SECTIONAL	WELDED STEEL	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	127
128	NORTH WALL	12'-0" x 10'-0"	2"	PRE-FINISHED	SECTIONAL	WELDED STEEL	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	128
129	NORTH WALL	8'-0" x 10'-0"	2"	PRE-FINISHED	SECTIONAL	WELDED STEEL	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	129
130	NORTH WALL	12'-0" x 10'-0"	2"	PRE-FINISHED	SECTIONAL	WELDED STEEL	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	130
131	NORTH WALL	8'-0" x 10'-0"	2"	PRE-FINISHED	SECTIONAL	WELDED STEEL	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	131
132	NORTH WALL	12'-0" x 10'-0"	2"	PRE-FINISHED	SECTIONAL	WELDED STEEL	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	132
133	NORTH WALL	8'-0" x 10'-0"	2"	PRE-FINISHED	SECTIONAL	WELDED STEEL	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	133
134	NORTH WALL	2'-0" x 7'-0"	1.5"	FINISH	FLUSH	WELDED STEEL	---	HOLLOW METAL	FINISH	PF	•	•	•	•	•	•	•	•	•	•	•	---	134

**FLOOR PLAN LEGEND**

ROOM NUMBER	DOOR NUMBER	WINDOW NUMBER	EXIT DOOR
FRONTIER TYPE	FLOOR FINISH	FRONTIER TYPE	FRONTIER TYPE

- FLOOR PLAN CODED NOTES:**
- 0" O.S. STEEL BEAMS FULLY WITH CONCRETE. FLOOR JOIST LOCATION
  - ELECTRICAL AND PHONE PANEL LOCATION. WATER VENTS & FIRE EXTINGUISHER CONNECTION WITH RISERS
  - 1" V.P. 2" SLURRY IN CAPACITY. MECHANICAL SHALL FIT OVER.
  - CATCH BASIN - REFER TO CIVIL DRAWINGS
  - ACCO CONNECTION. REFER TO MECHANICAL PLUMBING DRAWINGS
  - CONCRETE SLAB ON GRADE
  - SPRINKLER RISER. REFER TO MECHANICAL FIRE PROTECTION DRAWINGS

- GENERAL NOTES:**
- VERIFY ALL CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ALL DISCREPANCIES TO ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH CONSTRUCTION ON SITE.
  - VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL PANELS.
  - SEAL PENETRATIONS IN THE MASONRY ASSEMBLY AND SHIELD BARRIERS TO MEET REQUIRED ENERGY EFFICIENCY REQUIREMENTS.
  - DURING CONSTRUCTION, AREA SHALL BE KEPT SWEEP CLEAN AND FREE OF DEBRIS.
  - CONCRETE SLABS AND SCHEDULES REFER TO STRUCTURAL DRAWINGS.



FLOOR PLAN, DOOR SCHEDULE & NOTES

Proposed New Building For:  
**Starla, LLC Multi Tenant**  
 W188 SR393 Mercury Dr.  
 Muskego WI

ADC: 1/24/20  
 DRAWN: 3/20/20  
 CHECKED: 3/20/20  
 DATE: 1/19/2020  
 SHEET: **A1.1**



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



- SITE UTILITY PLAN GENERAL NOTES**
1. CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, AND ELEVATION OF EXISTING UTILITY WHERE A CONNECTION IS BEING PROPOSED, PRIOR TO ANY UTILITY CONSTRUCTION. REPORT ANY DISCREPANCIES TO DESIGN ENGINEER.
  2. ALL SANITARY SEWER AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND WISCONSIN ADMINISTRATIVE PLUMBING CODE, UNLESS OTHERWISE SPECIFIED ON PLANS OR SCHEDULES.
  3. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE COMPACTED GRAVEL BACKFILL.
  4. ALL UTILITY TRENCHES NECESSARY FOR THE SEWER AND WATER CONNECTIONS WITHIN THE EXISTING ROADWAYS SHALL BE BACKFILLED WITH SLURRY TO A POINT 3 FEET OUTSIDE THE EDGE OF THE PAVEMENT AND THE PAVEMENT THICKNESS SHALL BE REPLACED IN KIND.
  5. PROPOSED WATER UTILITY SHALL HAVE A MINIMUM 6 FEET OF COVER.
  6. SANITARY & WATER UTILITY MATERIALS SHALL CONFORM TO THE FOLLOWING:  
SANITARY LATERAL - PVC - ASTM D3034  
WATER MAIN - PVC - ASTM C900
  7. PIPE LENGTHS INDICATED ON THE UTILITY PLAN ARE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
  8. WHERE A WATER LINE CROSSES A SANITARY AND/OR STORM SEWER, CONTRACTOR TO MAINTAIN 18" OF VERTICAL SEPARATION MINIMUM.
  9. (D) INDICATES PER PLAN INFORMATION.
  10. UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.
  11. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



CONSTRUCTION DOCUMENTS

**SITE UTILITY PLAN - PHASE I DEVELOPMENT**  
**STARLA, LLC MULTI TENANT**  
**W188 S8393 MERCURY DRIVE**  
**MUSKEGO, WISCONSIN**



**LEGEND**

---	PROPOSED SAWCUT AND/OR MATCH EXISTING PAVEMENT
---	EXISTING STORM SEWER
---	EXISTING COMBINATION SEWER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY FORCE MAIN
---	EXISTING W.L. SEWER
---	EXISTING WATER MAIN
---	UNDERGROUND GAS
---	UNDERGROUND ELECTRICAL
---	OVERHEAD UTILITY LINES
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CABLE TV
---	UNDERGROUND COMMUNICATIONS
---	UNDERGROUND FIBER OPTIC
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER MAIN/SERVICE

DRAWN BY: J.J.S.  
CHECKED BY: M.A.B.  
DATE: 11/23/07  
JOB NUMBER: C0931163

ORIGINAL STAMP ONLY IF PRINTED RED

**C3.0**  
SHEET 3 OF 11



# 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

# 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

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

Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

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