



N54 W13901 Woodale Drive **Menomonee Falls, WI**

Building Size:	±381,293 SF
Available SF:	±50,000 - 205,957 SF
Lease Rate:	\$3.50/SF, NNN - Warehouse \$6.50/SF, NNN - Office

Parcel & Tax Information

Parcel Size:	±26.65 Acres
Tax Key #:	MNFV0142995
Taxes - 2015:	\$0.41/SF

Owned By:

**CH Coakley
& Company**
Integrity. Experience. Results.

Property Features

- New local ownership
- Flexible floor plan
- Fully secured site with 3 access points
- Outside storage available

For more information

Adam Matson, SIOR

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amatson@mlgcommercial.com

Travis Tiede

414 395 4682

ttiede@mlgcommercial.com

Building Features

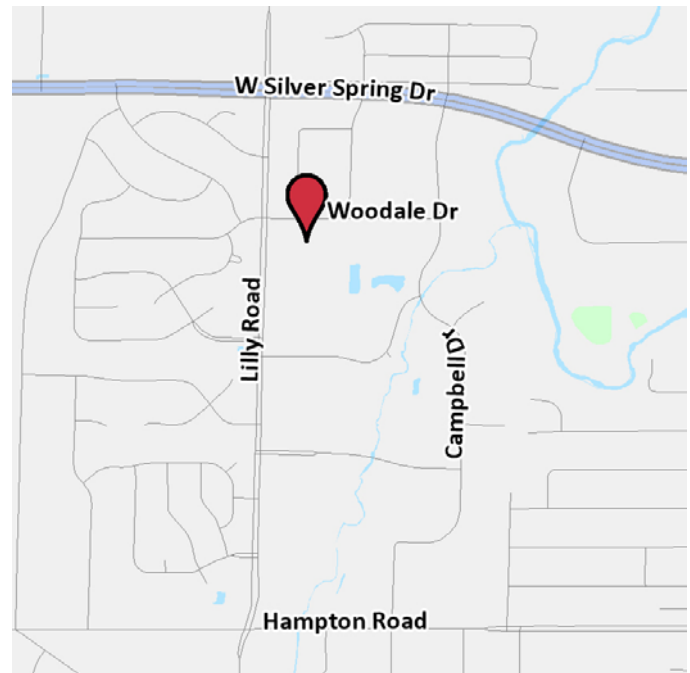
Construction:	Masonry
Year Built:	1980; Additions in 1988 & 1991
Sprinkler:	Wet System
Power:	480V/1,600 Amps & 480V/2,000 Amps
Zoning:	I-1
Total Docks:	155 - 8' x 8'
Parking:	Ample
Utilities:	Municipal Sewer & Water

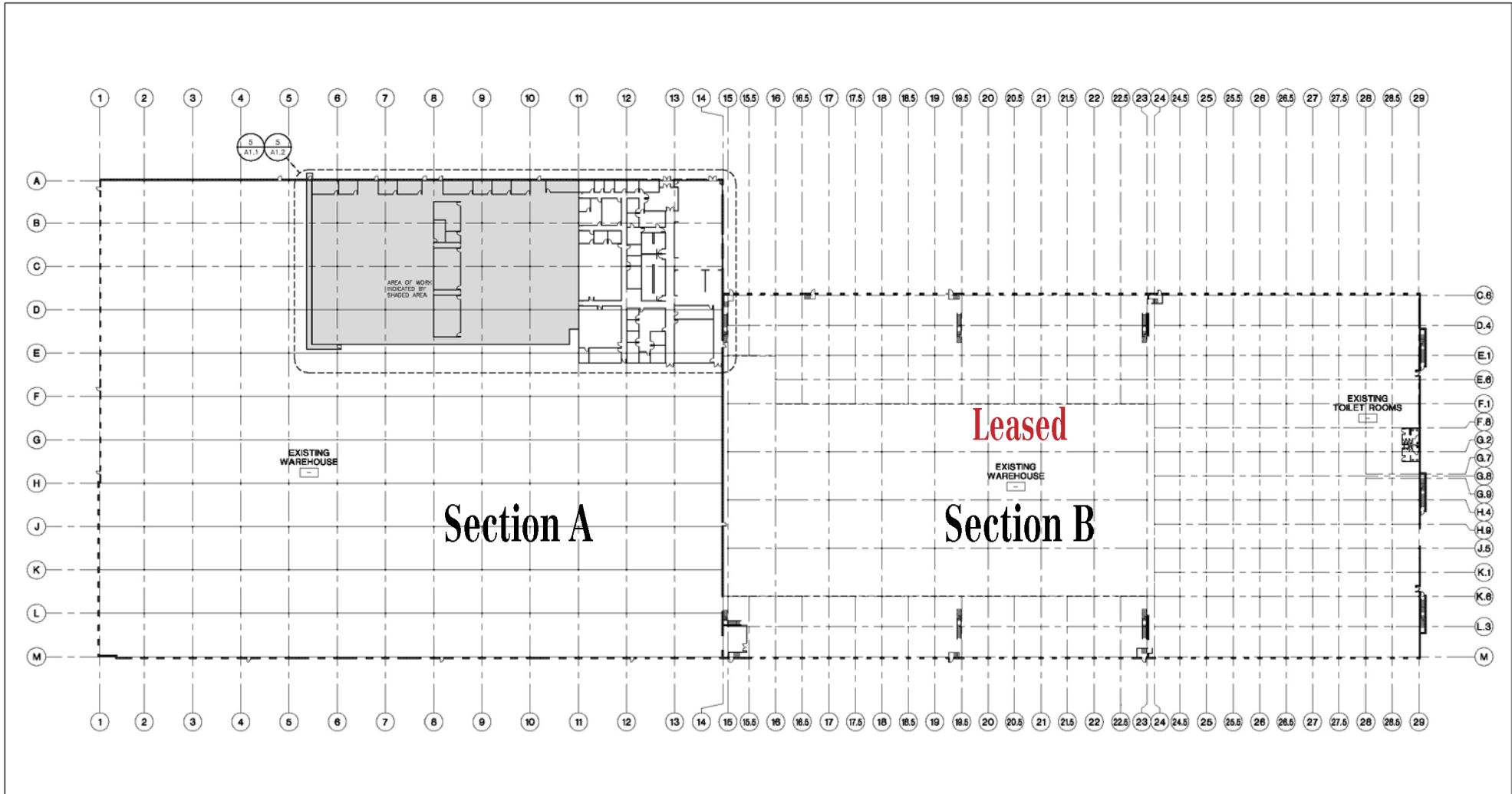
Section A Features

Size:	±155,957 SF
Ceiling Height:	±15'
Dock Doors:	59, Most with Levelers
HVAC:	Partial A/C
Column Spacing:	39'x40'

Office Features

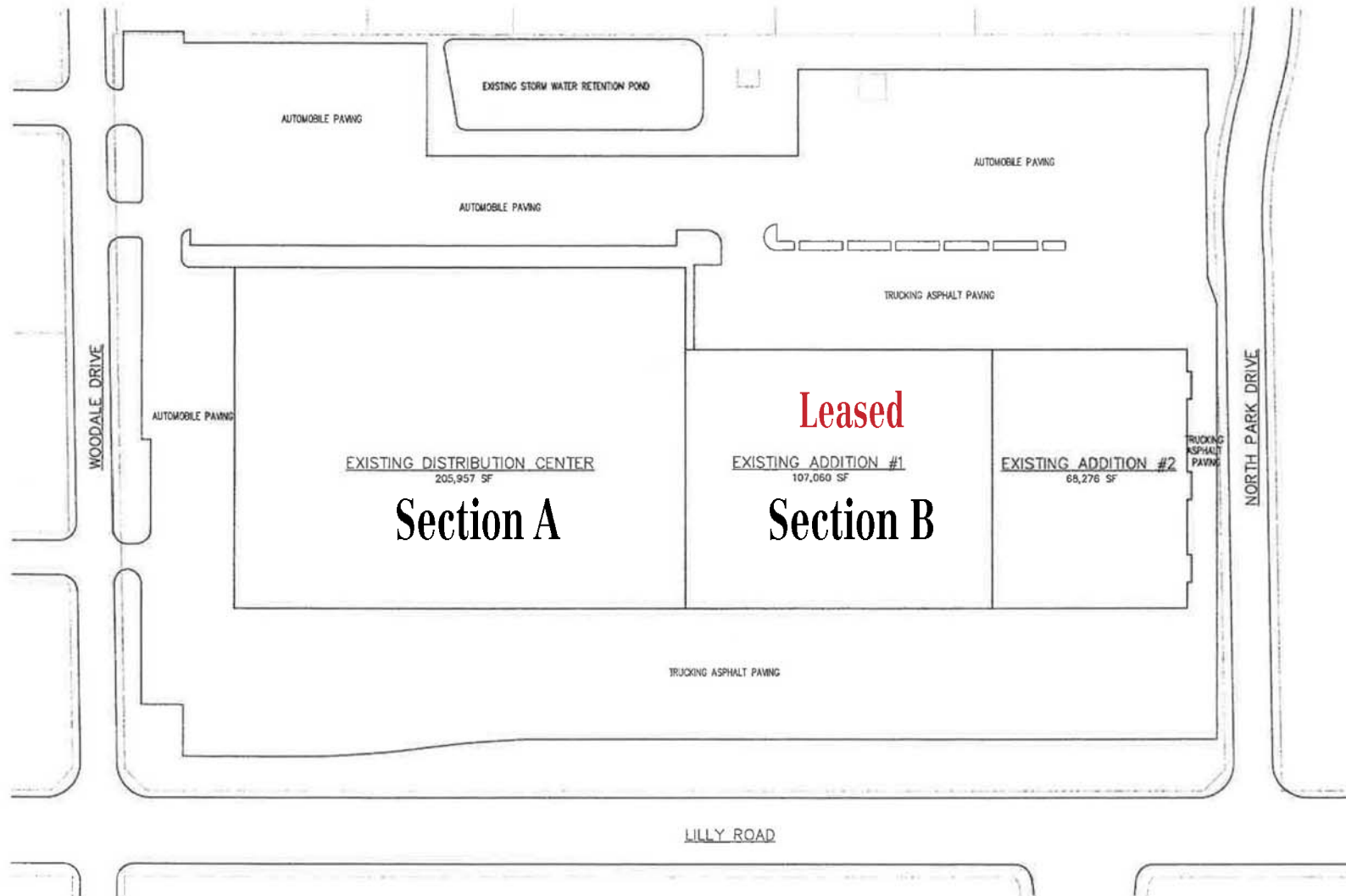
Size:	±50,000 SF
Finishes:	Mix of Quality Private Offices, Conference Rooms, & Large Open Areas
HVAC:	Gas Forced Air





OVERALL FLOOR PLAN

x3524-1 | 09/01/10 | SCALE: 1" = 40'-0"



DATE	05-28-10
BY	101-09-08
REVISION	RB
APPROVED	RB
DATE	05-28-10
BY	101-09-08

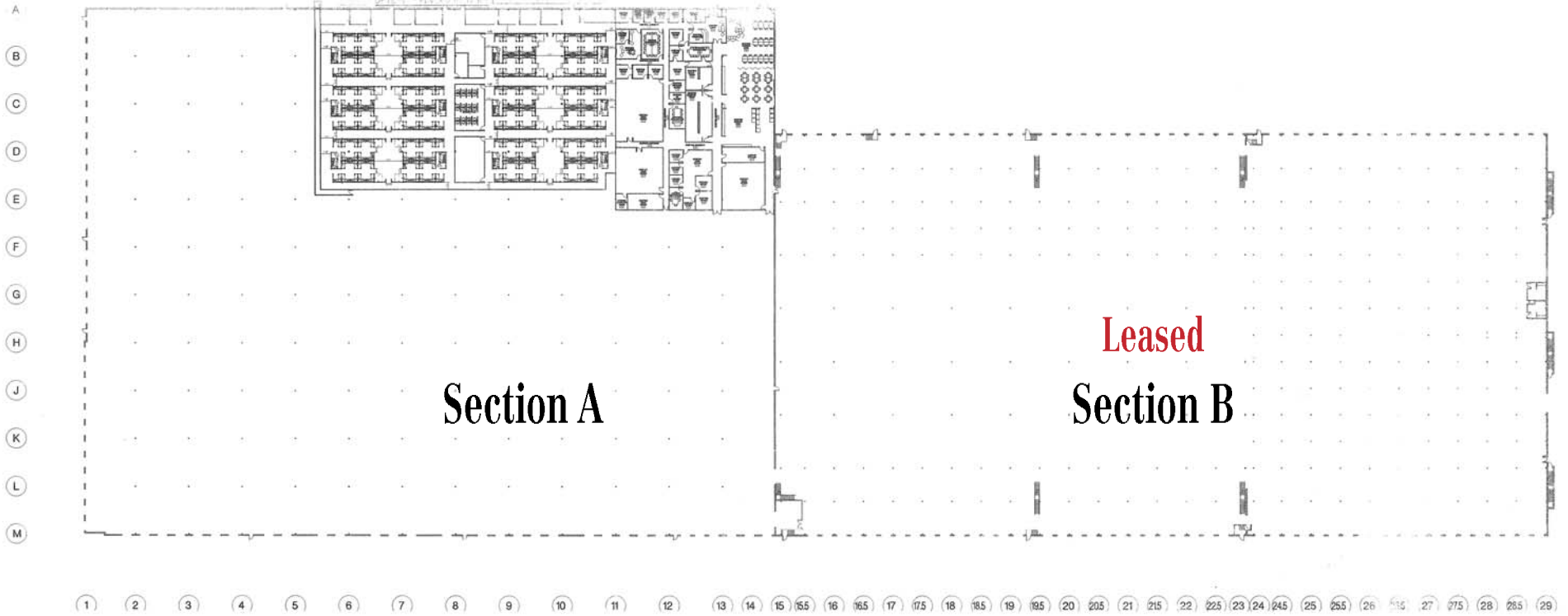
THE ARCHITECTURAL WORKSHOP, LLC
 1161 N. LINDEN DRIVE
 GREENFIELD, WI 53022

13901 W. WOODALE DRIVE
 VILLAGE OF MENOMONEE FALLS, WISCONSIN

EXISTING SITE PLAN
 SHEET NUMBER
 EX1



EXISTING SITE PLAN
 1" = 120'

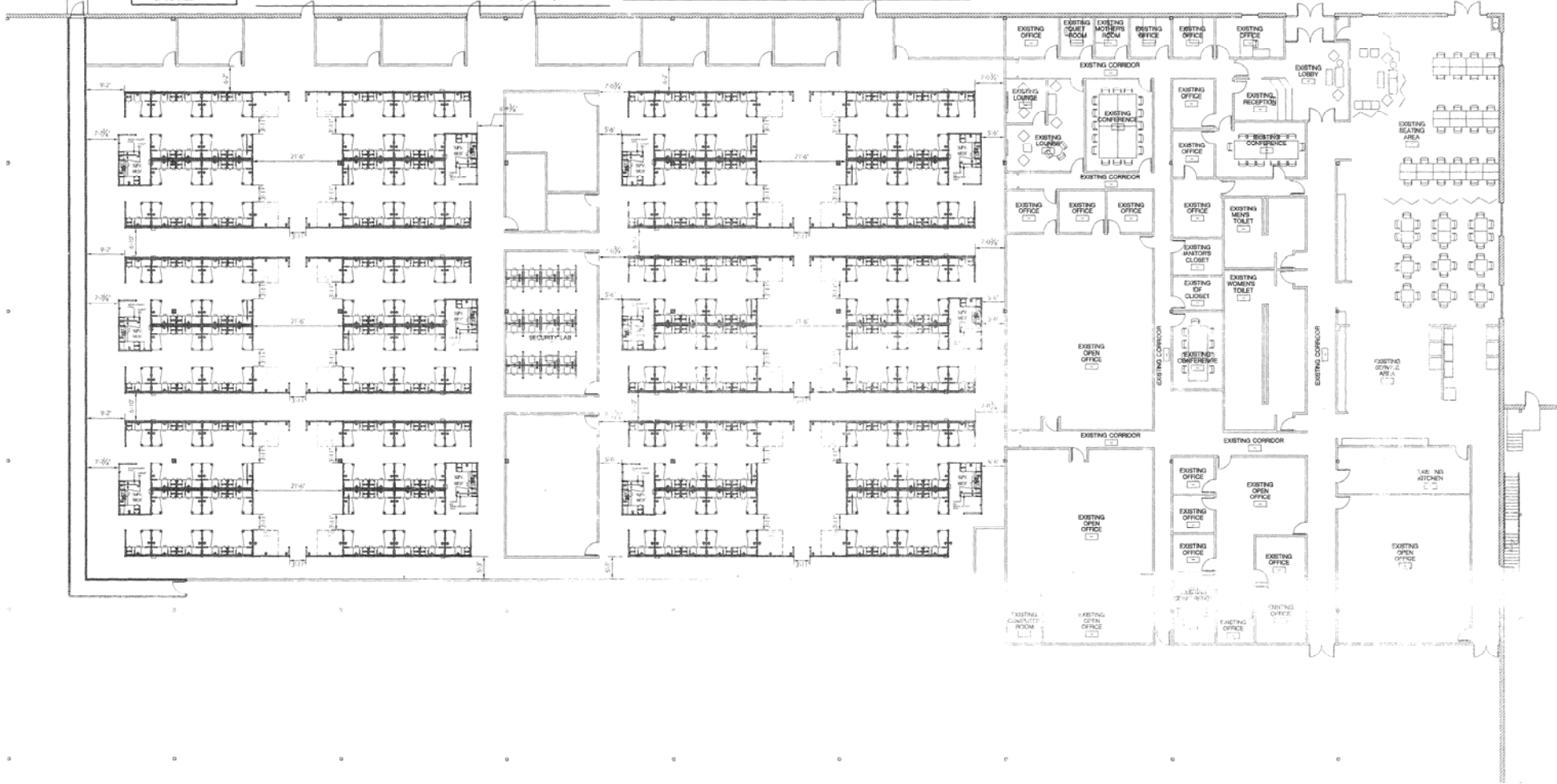


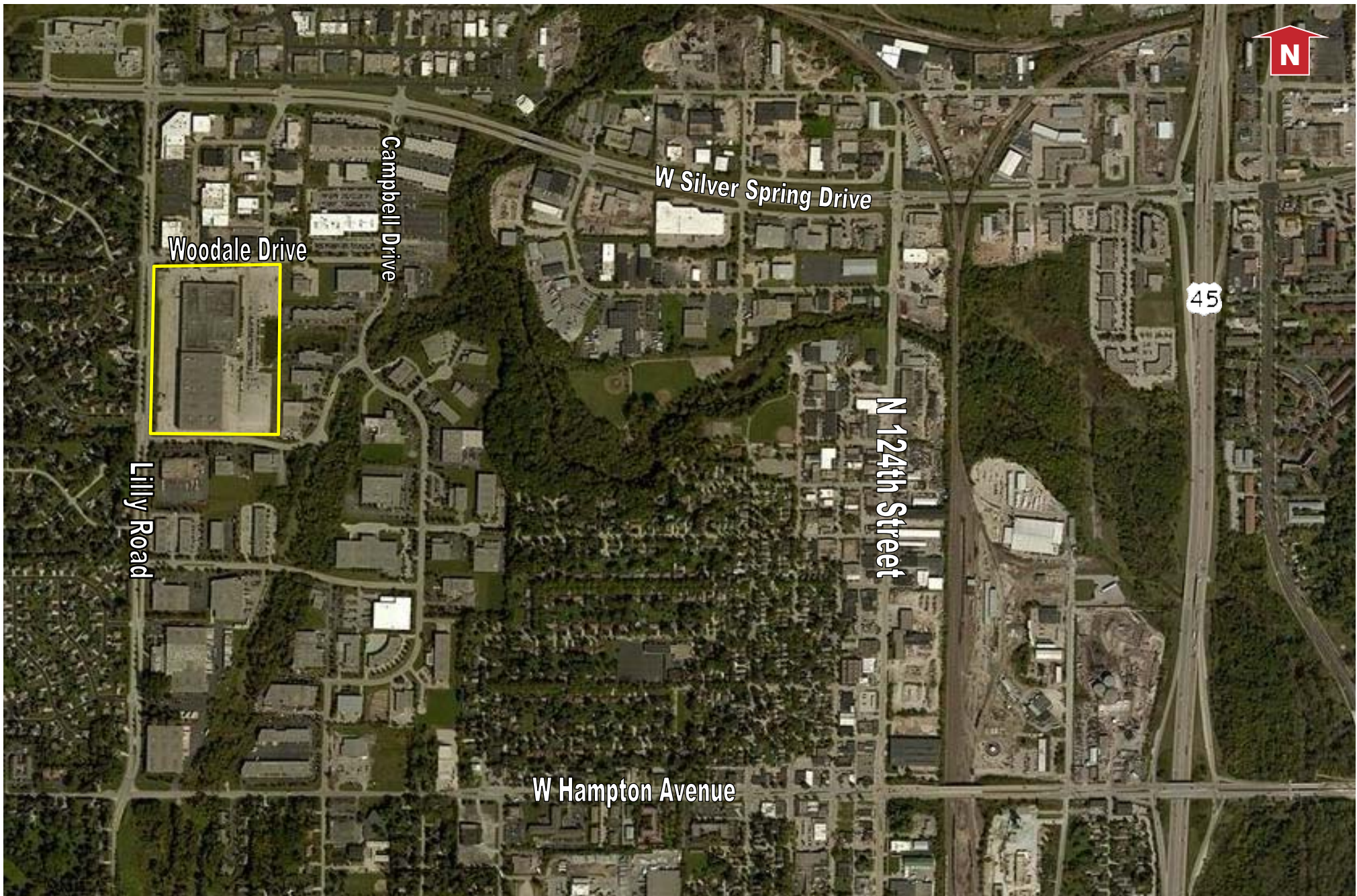
Office Layout

TOTAL WKST COUNT -
 21 - FURNITURE PLACED
 201 - 4/10/10

OPTION I - REVISED 11/1/10

FURNITURE PLACE IN NEW ARCHITECTURAL PLAN 11/4/10





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
Offices in Milwaukee and Madison, WI

36922

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