



## 2275 S. 162nd Street New Berlin, WI

Building Size: ±13,080 SF

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Available SF: ±3,650 SF

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Lease Rate: \$2,000/Month, Modified Gross

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### Property Highlights

- Located on the Northwest corner of S. 162nd St. & Lincoln Ave., in the New Berlin Industrial Park
- End cap unit
- Flexible clear-span floor plan



For more information

**Brett Garceau**

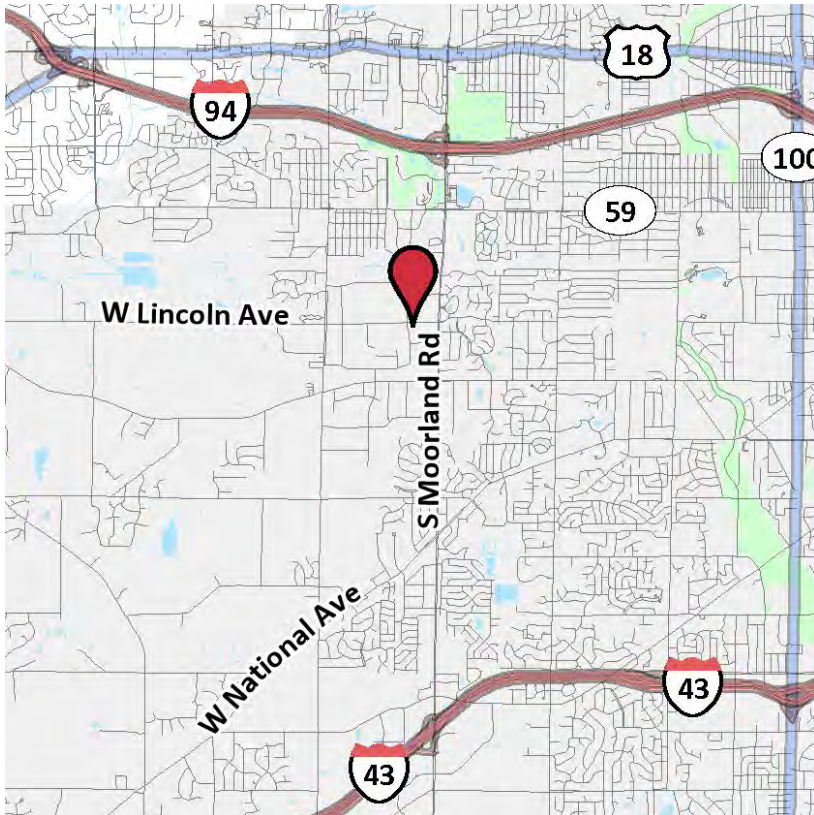
414 395 4677

[bjg@mlgcommercial.com](mailto:bjg@mlgcommercial.com)

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

2275 S 162nd Street  
New Berlin, WI



## Building Features

Construction:	Masonry
Year Built:	1968
Zoning:	M-2
Parking:	Ample
Utilities:	Municipal Sewer & Water

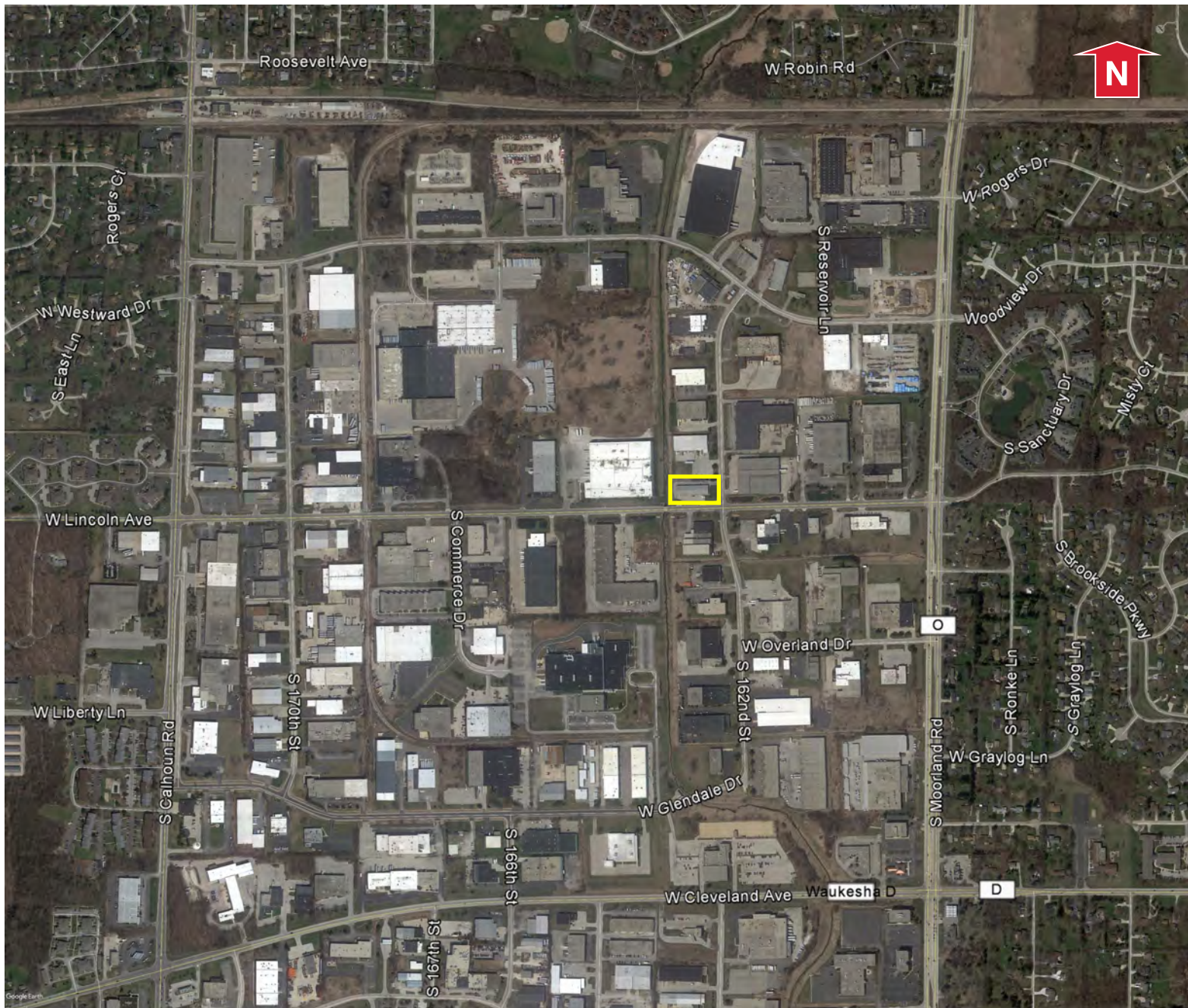
## Warehouse Features

Size:	±2,570 SF
Ceiling Height:	±12'
Drive-Ins:	1 - 10'x10'
HVAC:	Gas Forced Unit Heater
Lighting:	Fluorescent
Power:	TBV by Tenant

## Office Features

Size:	±1,080 SF
HVAC:	Forced Air





# **NAI** MLG Commercial

COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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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

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: \_\_\_\_\_

\_\_\_\_\_

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

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(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

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