

**FOR SALE
INVESTMENT**

856 ARMOUR ROAD, OCONOMOWOC, WI 53066



JUDSON
commercial real estate

Cole Russell, Senior V-P Sales

262-695-8800

crussell@judsonrealestate.com

Judson and Associates, s.c

www.judsonrealestate.com

N Grandview Blvd, Ste 222, Pewaukee, WI 53072

Listing: 4864

Information contained herein was furnished by sources deemed reliable and is believed to be accurate, but no warranty or representation is made in the accuracy thereof and is subject to correction.

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Well-maintained industrial property offering stable, in-place income with established tenants, Omco Sumo and Lake Area Free Clinic. The asset supports a variety of uses with functional features including overhead cranes.

Recent capital improvements, including newer roof and HVAC systems, reduce near-term expenses and enhance long-term reliability. The building's durable construction and tenant-friendly infrastructure contribute to consistent occupancy and operational stability. The property also offers easy access to major roadways, enhancing convenience for tenants and operations.

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Building Overview:

- Metal Construction
- New Roof within Past 5 Years
- New HVAC Units & Ductwork within Past 5 Years
- 208 3 Phase Power
- LED Lighting
- ADT Security
- 26' Clear (Middle)
- 22' Clear (Under Hook)
- 12' Clear (Center Bay)
- 3 Cranes (2, 5, 10 ton)
- One Dock
- Two Grade Level Doors

Total SF:	~41,857 SF
Acres:	2.27
Zoning:	BP
Parking:	Paved Lot
2025 Taxes:	\$16,582.14
Tax Key:	OCOC0589115

NOI:	\$268,053
Sale Price:	\$3,600,000



**Tours Need
24 Hours
Notice.**

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This property currently features 2 tenants within a 41,857 square foot building situated on 2.273 acres (per Waukesha County GIS).

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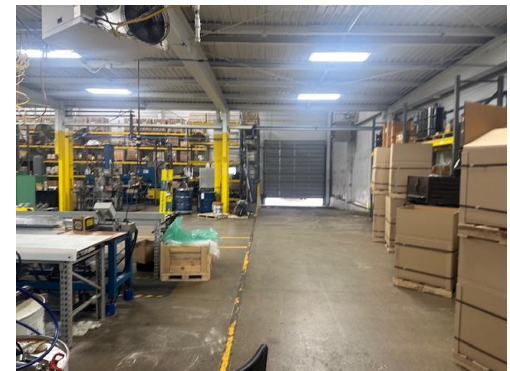
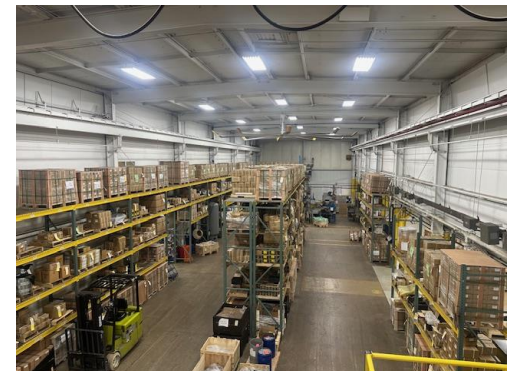
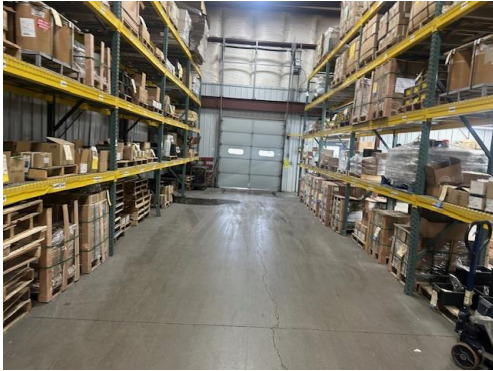
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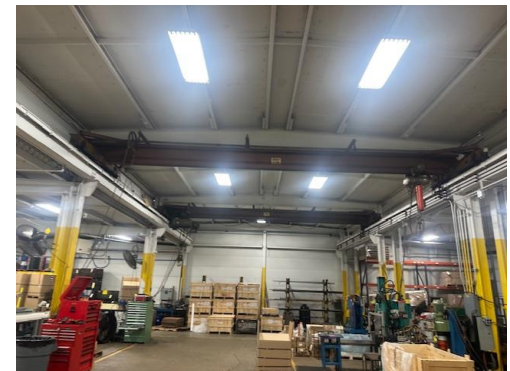
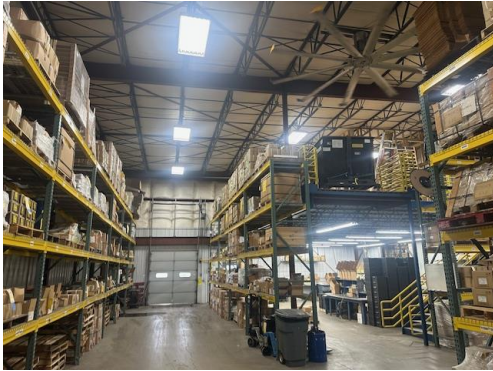
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OMCO SUMO | Specialty Bearing, Chain, & Motion-Related Products

OMCO SUMO is a manufacturer and global OEM supplier focused on ESG and sustainable manufacturing for bearings, engineered assemblies, and motion-related components across all industries requiring mechanical power transmission. These include ball and roller bearings, conveyor chain and components, architectural casters, engineered assemblies and components.

Established in 1964, with their extensive experience and global supplier networks from nearly 60 years in business, they are deeply knowledgeable and passionate about helping customers achieve sustainable sourcing and ESG goals, focusing on both the integrity of product performance and the corresponding influence on human rights, the environment, and fair business practices. OMCO SUMO understands procurement is looking for solutions with sustainability and total cost to the company (TCO) in mind, not just initial product cost. Their goal is to be transparent and fit their client's procurement process. OMCO SUMO is a partner for the long term, with continuous improvement and shared goals for innovation, sustainability, and cost.



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[Home - Lake Area Free Clinic](#)

In 2001 the Lake Area Free Clinic (LAFC) opened its doors for the first time and has been providing medical services to residents of Waukesha County who lack health insurance and the ability to pay for health care ever since. Over the past 21 years, thousands of Waukesha County residents have received medical care, medication, and practical information needed to improve and maintain their health. The Clinic also serves as a valuable resource arranging for follow-up medical services and offering health insurance enrollment assistance. LAFC is an independent 501(c)(3) organization funded by donations and grants.

The Lake Area Free Clinic's core purpose is to meet the widest range of health care needs of the economically challenged that it is able to support. After identifying a glaring lack of access to preventive and basic dental services for low-income Waukesha County adults who were on BadgerCare or uninsured, LAFC opened its Dental Clinic in late 2017. Since that time, the Clinic has delivered compassionate, high quality dental care and support in a highly efficient environment with a dedicated staff of dental professionals.



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4801 Forest Run Road
Madison, Wisconsin 53704 BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- 2 **BROKER DISCLOSURE TO CUSTOMERS**
- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
- 6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
- 10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
- 12 prohibited by law. (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
- 14 confidential information of other parties. (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
- 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 462.136 of the Wisconsin statutes and is for information only. It is a plain-language summary of
- 21 a broker's duties to a customer under section 462.133 (1) of the Wisconsin statutes.
- 22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
- 23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
- 24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL.**
- 25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
- 26 **INFORMATION A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
- 27 **PROVIDING BROKERAGE SERVICES TO YOU.**
- 28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW.**
- 29 **1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 462.01 (5g) OF THE WISCONSIN STATUTES. (SEE LINES 47-55).**
- 30 **2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION**
- 31 **REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.**
- 32 **TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL. YOU MAY LIST**
- 33 **THAT INFORMATION BELOW. (SEE LINES 35-36, AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER**
- 34 **INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**
- 35 **CONFIDENTIAL INFORMATION.**
- 36
- 37 **NONCONFIDENTIAL INFORMATION.** (The following information may be disclosed by Broker.)
- 38
- 39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**
- 40 **CONSENT TO TELEPHONE SOLICITATION**
- 41 I/We agree that the Broker and any affiliated settlement service providers, for example, a mortgage company or title company, may
- 42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We
- 43 withdraw this consent in writing. List Home-Cell Numbers:
- 44 **SEX OFFENDER REGISTRY**
- 45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
- 46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public>; or by phone at 877-234-0085.
- 47 **DEFINITION OF MATERIAL ADVERSE FACTS**
- 48 A material adverse fact is defined in Wis. Stat. § 462.01 (5g) as an adverse fact that a party indicates is of such significance, or that
- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect
- 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 462.01 (1e) as a condition or occurrence
- 52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
- 53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property or information
- 54 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
- 55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Richard J. Staff