

FOR SALE
INDUSTRIAL
+/- 76,800



100 Washington Street, Fox Lake, WI

Property Features

- 17.5'-22' high ceiling
- Four drive-in doors
- One loading dock
- Approx. 1.88 acres available for development.

Details

The subject property is a 76,800 SF industrial masonry building fully serviced with city utilities. Currently, only Warehouse B is occupied, leaving significant vacancy and upside potential for future leasing or redevelopment.

PRICE	\$1,500,000 / NOW: \$1,200,000
BUILDING SIZE	+/- 76,800 (60,900 SF for Lease)
PRICE/SF	\$19.53 (24 Min Month Term)
PARCEL NUMBER	226-1313-3511-022
ACRES	+/- 6.42 Acres
ZONING	Commercial
YEAR BUILT	1950
PARKING	On Site

For more information:

David Hodge

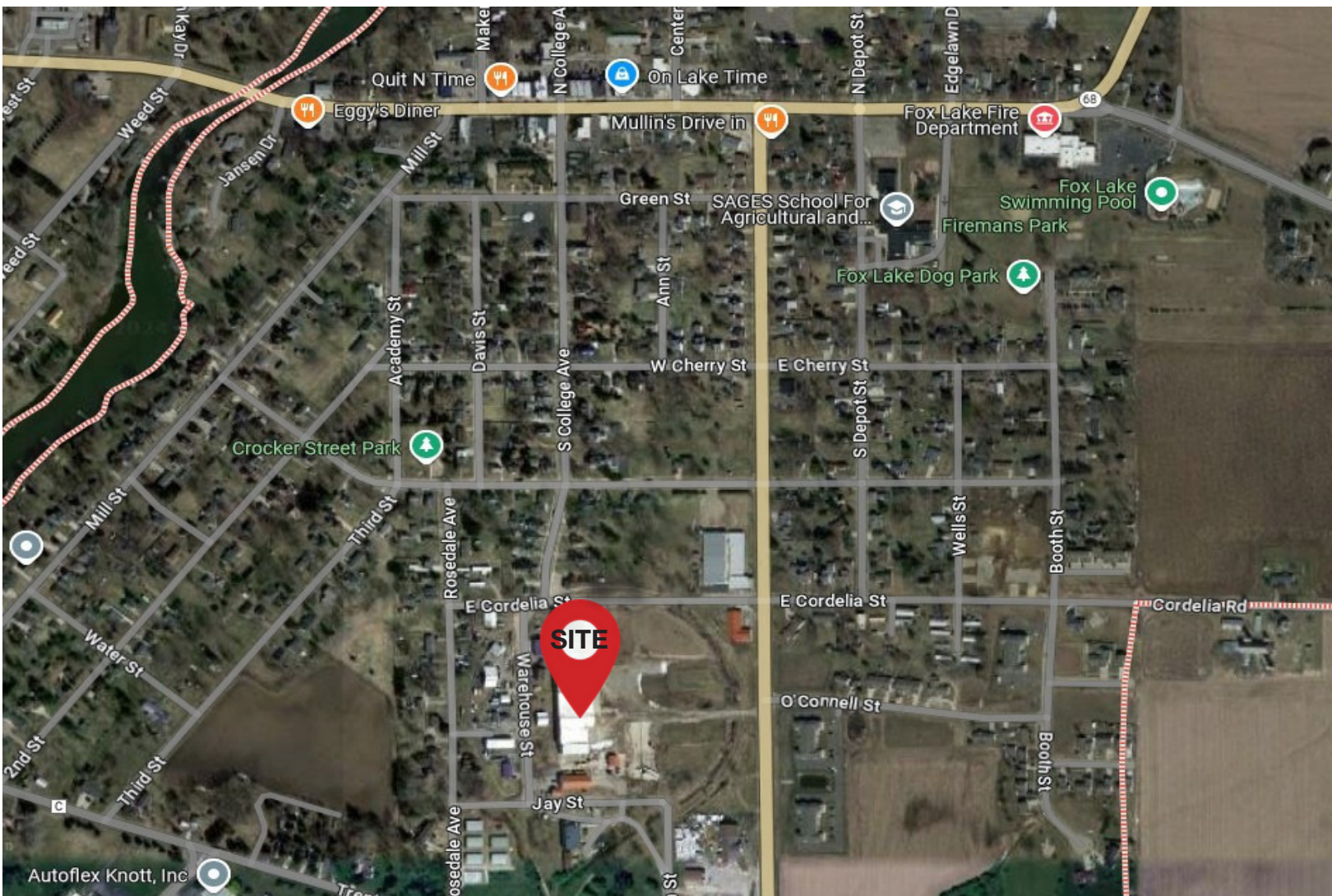
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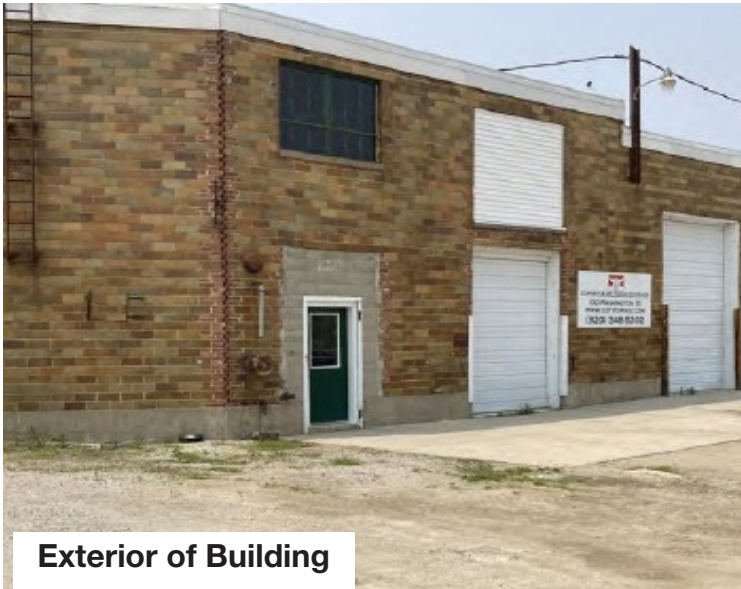
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Warehouse

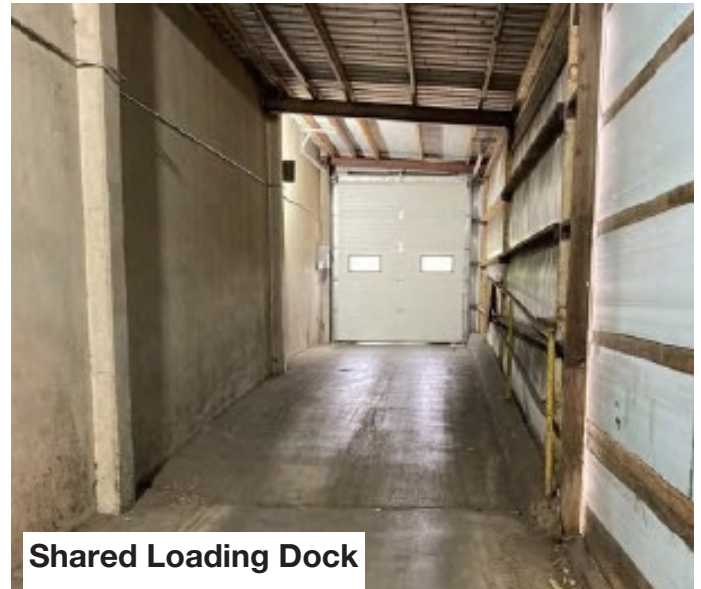
Available Spaces		Sizes (SF)	Description
Warehouse	A	4,500 SF	Ceiling Height: 18' / 1 Drive-In Door
Warehouse B	LEASED	3,800 SF	Ceiling Height: 22' / 2 Drive In Doors
Warehouse	C	12,100 SF	Ceiling Height: 17' 5' / 2 Drive In Doors
Warehouse	D	12,400 SF	Ceiling Height: 22' 5' / 1 Loading Dock
Warehouse E		40,000 SF	Ceiling Height: 22' 5' / 1 Loading Dock



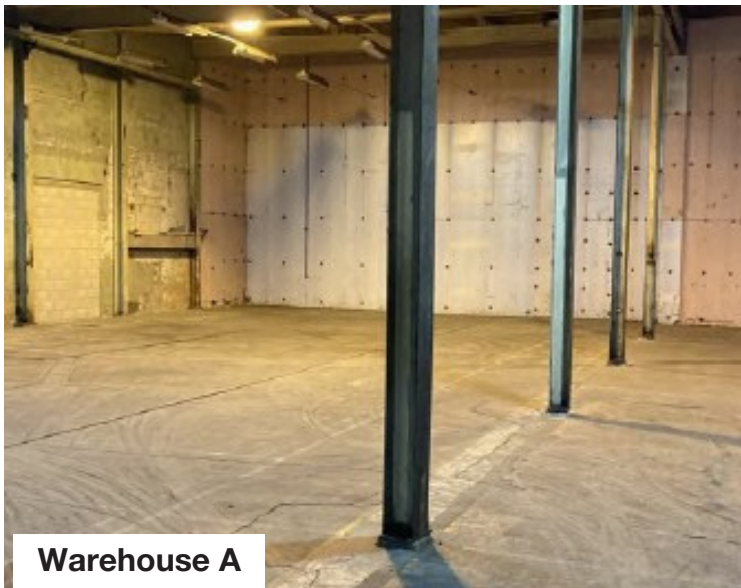
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Exterior of Building



Shared Loading Dock



Warehouse A



Warehouse B



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Warehouse Floor Plan

North

Warehouse E Total area: 40,000 ft ² Bay Area Each: 1,666 ft ² Bay Width: 18' Ceiling Ht: 22.5'	E12	E13
	E11	E14
	E10	E15
	E9	E16
	E8	E17
E7		E18
E6		E19
E5		E20
E4		E21
E3		E22
E2		E23
E1		E24
Warehouse D 12,400 ft ² Ceiling Ht: 21.5' Bay Width: 18'		Truck Loading Dock
Warehouse C 12,100 ft ² Ceiling Ht: 17.5' Bay Width:		← Drive In Door # 1
		← Drive In Door # 2
Warehouse B 3,800 ft ² Ceiling Ht: 22'		← Drive In Door # 3
Warehouse A 4,500 ft ² Ceiling Ht: 18'		← Drive In Door # 4
Warehouse AA 4,000 ft ²		

= Leased Area

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Demographics (1, 3 & 5 Mile Radius)



POPULATION

1 MILE:	1,746
3 MILES:	3,190
5 MILES:	4,933



EMPLOYEES

1 MILE:	535
3 MILES:	608
5 MILES:	676



AVERAGE INCOME

1 MILE:	\$92,459
3 MILES:	\$96,316
5 MILES:	\$97,894



BUSINESSES

1 MILE:	55
3 MILES:	65
5 MILES:	77



AVERAGE HOUSEHOLDS

1 MILE:	724
3 MILES:	1,280
5 MILES:	1,744



TRAFFIC COUNTS

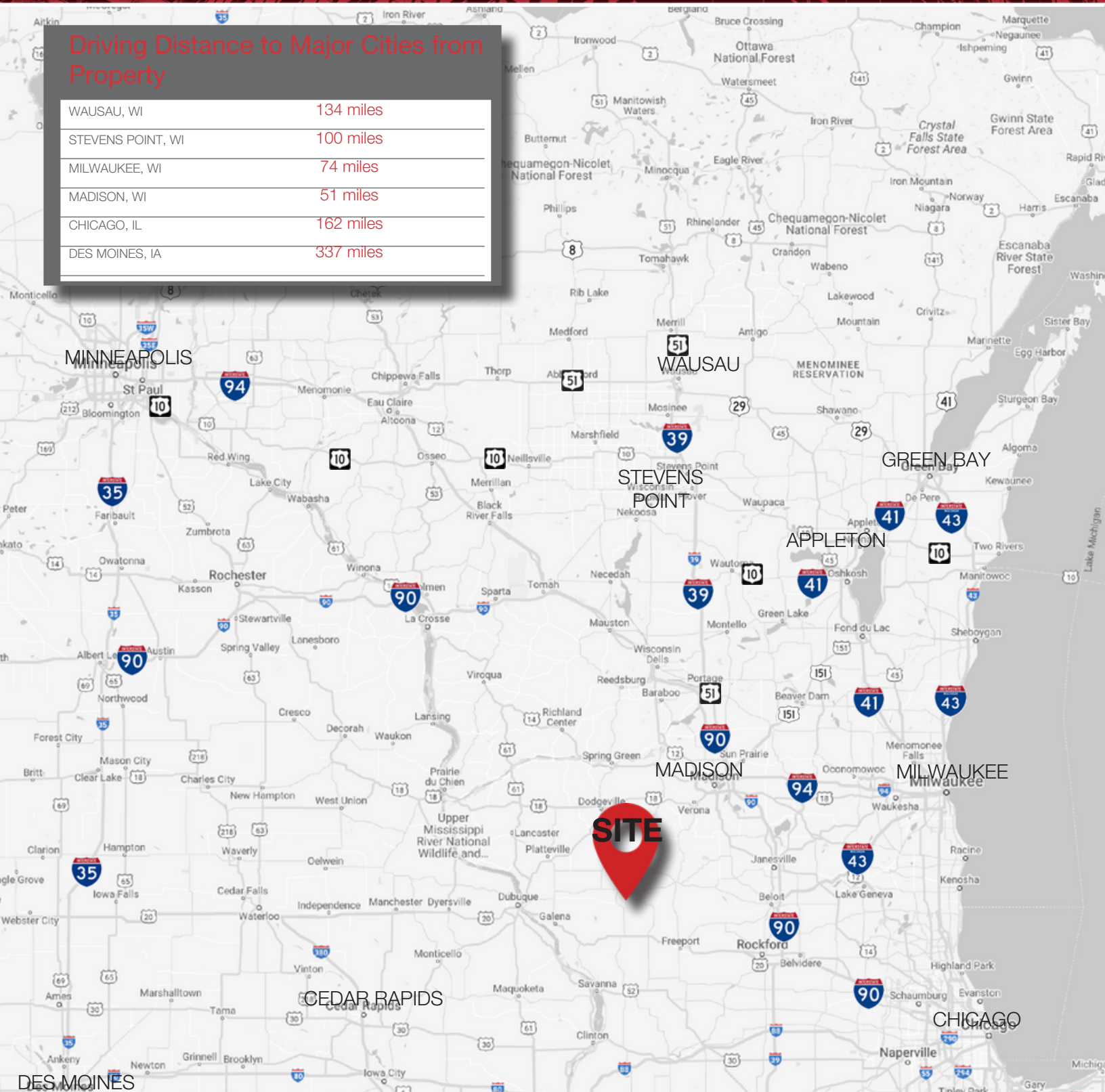
HWY 33	3,000
COUNTY ROAD E	4,299
COUNTY ROAD S	2,741



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Driving Distance to Major Cities from Property

WAUSAU, WI	134 miles
STEVENS POINT, WI	100 miles
MILWAUKEE, WI	74 miles
MADISON, WI	51 miles
CHICAGO, IL	162 miles
DES MOINES, IA	337 miles



NON-RESIDENTIAL CUSTOMERS

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.

All Adverse Fact is defined in Wis. Stat. 452.01(16) 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

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.

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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) Firm

(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.

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.

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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