



For Sale or Lease

Contact us:

Brett Garceau, SIOR
Executive Vice President
+1 262 501 8319
brett.garceau@colliers.com

Steve Sewart
Partner
+1 414 732 3490
steve.sewart@colliers.com

Colliers | Wisconsin
833 E Michigan St., Suite 500
Milwaukee, WI 53202
P: +1 414 276 9500
F: +1 414 276 9501

25005 Joe Meier Parkway Salem Lakes, WI 53179

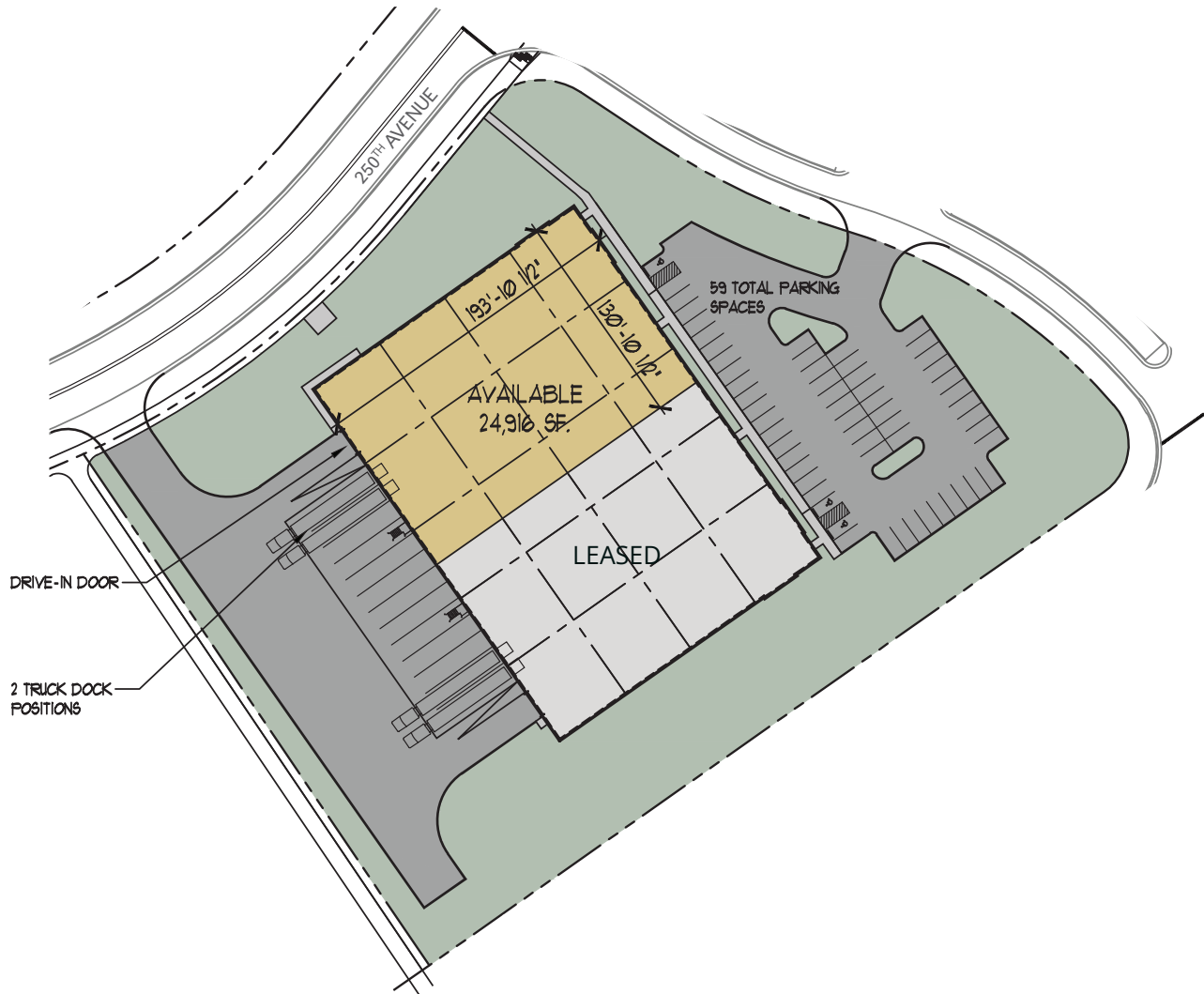
+/- 24,916 SF Available with Built-to-Suit Office

Total Building SF	+/- 50,498 SF
Available SF	+/-10,000 SF - +/-24,916 SF
Acreage	+/- 4.08 AC
Clear Height	+/- 24' - 25'6"
Zoning	BP-1 Business Park District
Parking	+/- 59 Stalls
Power	480v 3phase <i>(Per electrician, building has capacity for 3,000 amps total, with 1,600 amps in use by existing tenant. TBV by buyer or tenant)</i>
Loading	(2) Drive-in doors (14'x16') (4) Docks with levelers (9'x10') <i>Opportunity to Expand</i>
Sprinkler	ESFR
Year Built	2020
Est. OpEx	\$2.93 / SF
Lease Rate	\$5.50 / SF
Sale Price	Subject to Offer

Property Highlights

- Easy access to I-94 & WIS-83
- Located in newly developed, first-class Salem Business Park
- Excellent owner/user opportunity with in-place income
- Rent roll available with signed confidentiality agreement

Unit Details



Available SF	+/- 10,000 SF - +/- 24,916 SF
Warehouse SF	+/- 24,916 SF
Office SF	Built to Suit
Clear Height	24' - 25'6"
Loading	(1) Drive-In door (14' x 16') (2) Docks with levelers (9' x 10') Opportunity to Expand

25005 Joe Meier Pkwy | Salem Lakes, WI

Property Photos



Location



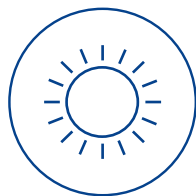
Demographics

1,5,10 mile radius



Population

1 mi: 1,508
5 mi: 39,498
10 mi: 149,357



Daytime Population

1 mi: 1,068
5 mi: 32,096
10 mi: 121,651



Households

1 mi: 593
5 mi: 15,940
10 mi: 57,250









Household Income

1 mi: \$134,220
5 mi: \$121,933
10 mi: \$124,215

25005 Joe Meier Pkwy | Salem Lakes, WI

Drive Times

-  **I-94 Access**
12 Minutes | 8.7 Miles
-  **Microsoft Data Center**
25 Minutes | 19.5 Miles
-  **MKE Mitchell Airport**
37 Minutes | 37.3 Miles
-  **Downtown Milwaukee**
46 Minutes | 44.7 Miles
-  **O'Hare Int'l Airport**
50 Minutes | 47.1 Miles
-  **Downtown Chicago**
1 Hour 33 Min | 61.6 Miles



Contact Us



Brett Garceau, SIOR
Executive Vice President
+1 414 278 6878 (direct)
+1 262 501 8319 (mobile)
brett.garceau@colliers.com



Steve Sewart
Partner
+1 414 278 6823 (direct)
+1 414 732 3490 (mobile)
steve.sewart@colliers.com

Colliers | Wisconsin | 833 E Michigan Street, Suite 500 | Milwaukee, WI 53202 | P: +1 414 276 9500 F: +1 414 276 9501

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



State Of Wisconsin | 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 a 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. The 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 with 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 to 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.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and 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.

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.
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 and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information 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.)

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.

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/>

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

Copyright 2016 by Wisconsin REALTORS Association.





CONFIDENTIALITY AGREEMENT

25005 Joe Meier Parkway, Salem Lakes, WI

By submitting the form below, you agree to the terms and conditions of this listing's Confidentiality Agreement.

Colliers International has prepared this Offering memorandum, which contains select information pertaining to the business and financial operation of the Property. This Offering Memorandum does not purport to be all-inclusive or to contain all the information that may be required by a prospective purchaser. Neither the Owner, Colliers International, nor Owner's or Colliers International's respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. You will only be able to rely upon those representations and warranties contained in any final agreement entered into between you and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Offering Memorandum, you hereby agree:

- 1) The Offering Memorandum and its contents, and all other information (including but not limited to building, Owner and tenant financials) supplied to you, in any manner, by Owner and/or Colliers International (collectively the "information") are confidential;
- 2) You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;
- 3) Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
- 4) Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Colliers International all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
- 5) You and your agents are not entering into a co-broke agreement with Colliers International; and
- 6) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Colliers International reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Offering Memorandum or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Offering Memorandum to Colliers International This Offering Memorandum shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Offering Memorandum was prepared.

Signature: _____ Date: _____

Printed Name: _____ Company: _____

Phone Number: _____ Address: _____

Email: _____ City, State, Zip: _____

[CLICK HERE TO FILL OUT CA ELECTRONICALLY](#)

