

**Fully Air Conditioned
17,857 SF on 1.70 Acres**



Available FOR SALE

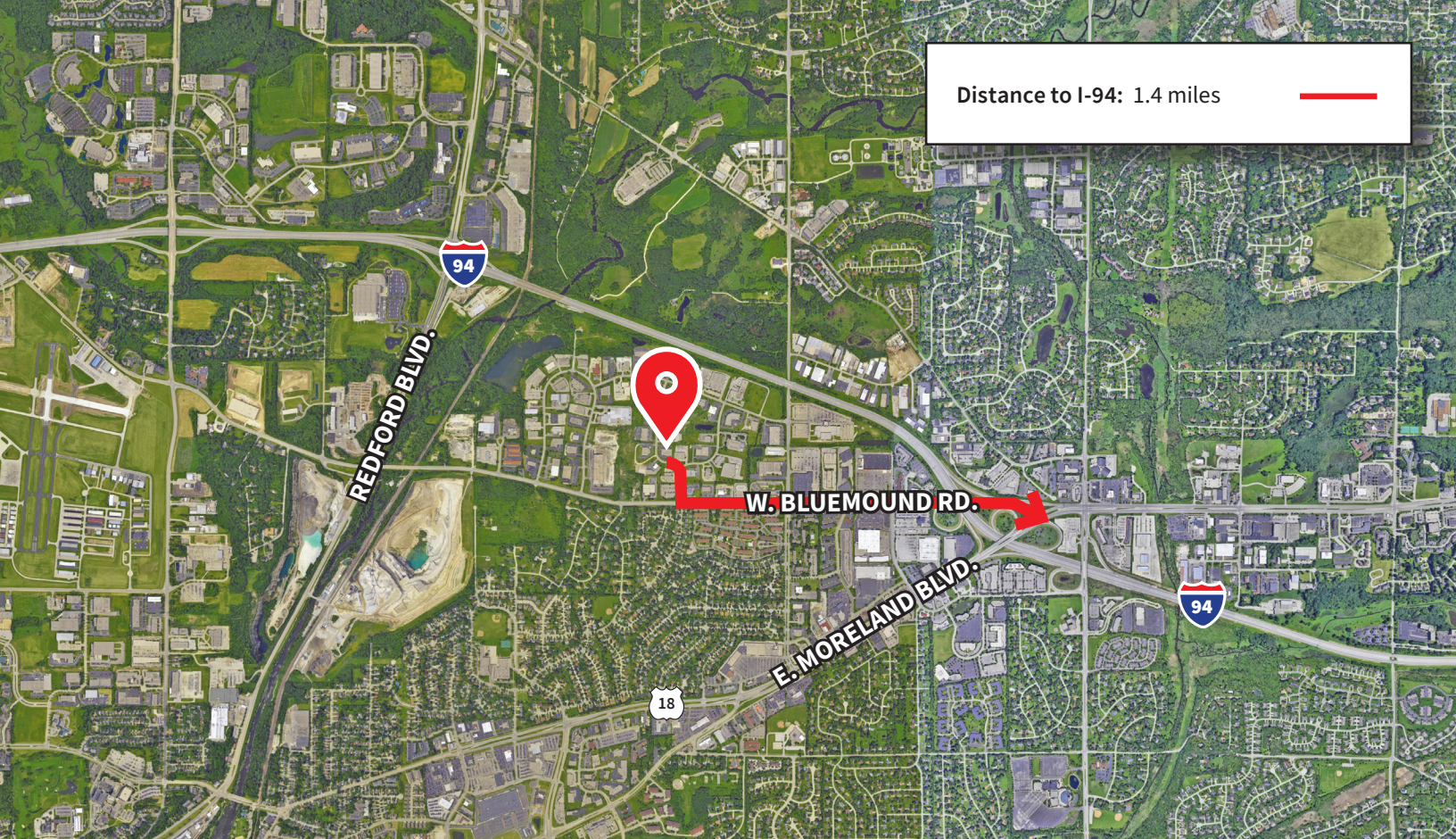
W223N608 Saratoga Dr.
Waukesha, Wisconsin

Asking Sale Price:

\$1,995,000.00

- Impeccably maintained 17,857 SF Office / Flex Facility For Sale.
- Designed for two occupants, this property is also suitable for one 17,857 SF user / owner.

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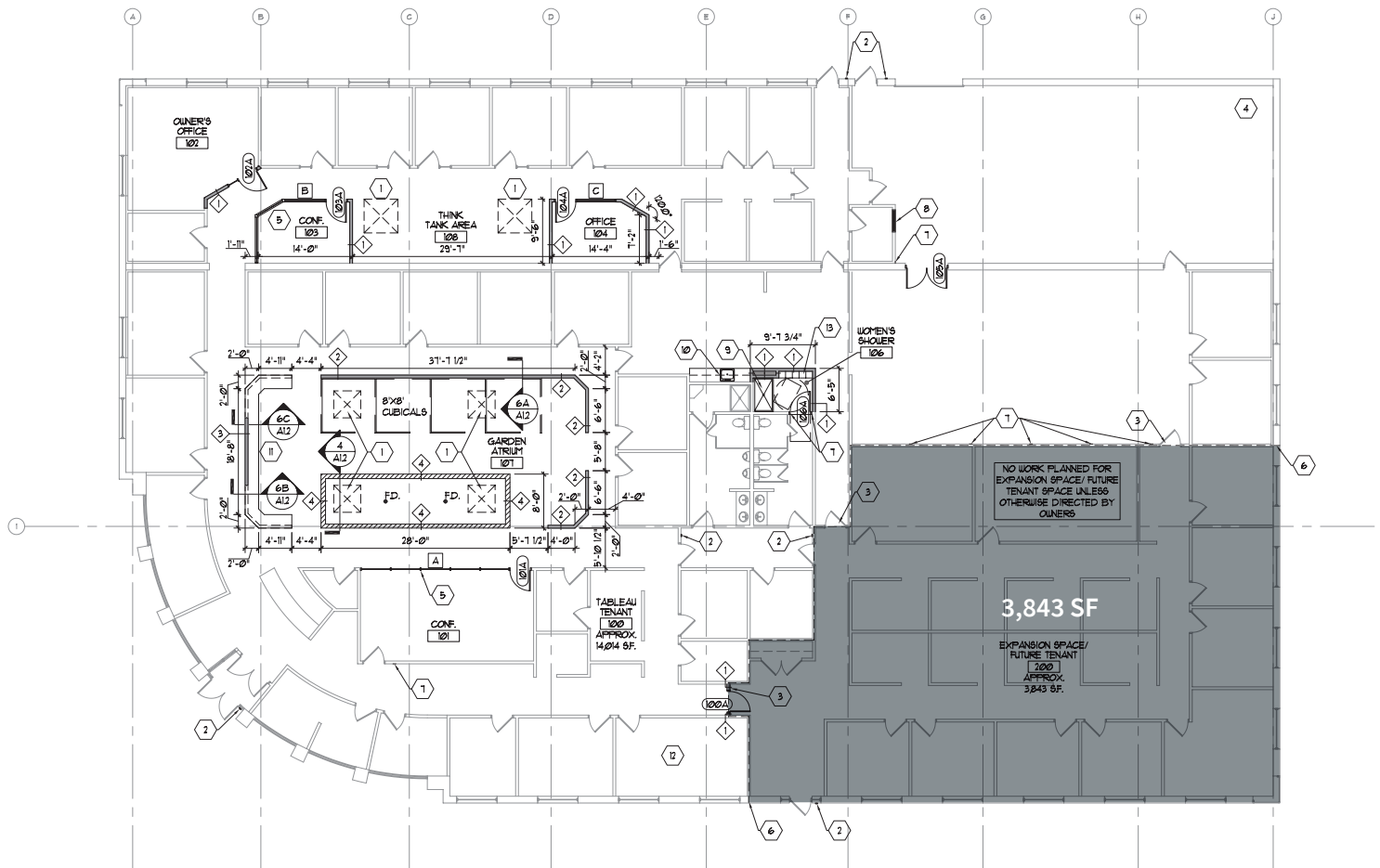
Distance to I-94: 1.4 miles

Property Overview

Sale Price:	\$1,995,000.00
Sale Price / SF:	\$111.72
Building Size:	17,857 SF
Suite A:	• Office: 11,014 SF • Warehouse: 3,000 SF • Leased through: 5/31/2027 with no options to extend • Current Rent: approx. \$12,415.34 per month NNN
Suite B:	• Office: 3,843 SF • Leased through: 5/31/2027 with no option to extend • Current Rent: approx. \$2,851.47 per month MG
Land Size:	1.70 AC
Year Built:	1993; renovated 2008; New roof installed 2024
Construction:	Masonry
Loading:	1 grade level door
Zoning:	M-2 Light Industrial
HVAC:	Roof mounted gas forced air Fully air-conditioned
Power:	400 Amp 240 3 Phase +
Lighting:	Fluorescent
Parking:	63 stalls; Lot replaced in 2021
2026 EFMV:	\$2,497,000
2025 Taxes:	\$20,547.27 / \$1.15 PSF



Floor Plan









Available FOR SALE

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