



1100 S TWELFTH STREET  
WATERTOWN, WI 53094

## FEATURES

Offering excellent accessibility and efficient loading, this property is built to support a wide range of operational and logistical needs. Featuring 21 loading docks, the facility is well-equipped for distribution, warehousing, manufacturing or service-based users requiring streamlined shipping and receiving. Situated on 15.15 acres, the site provides room for expansion, additional building development, and expanded parking - making it ideal for growing business planning for long-term scalability. With convenient access and infrastructure designed for performance, this facility delivers both immediate functionality and future opportunity.

Total SF: **158,750 (per plan)**, +/- 10,000 SF Office and +/- 148,750 SF

### Warehouse

Column Spacing: **50'x50'**

Clear Height: **18'-28'**

Dock Doors: **21 Total**

Drive in Doors: **1**

Zoning: **GI - General Industrial**

A/C: **In Office Area**

Sprinkler: **Yes**

Electric Service: **Heavy**

Tax Key #: **2829108151611005**

Property Taxes: **\$101,167.47**

Listing: **4858**



## INDUSTRIAL LEASE OR SALE

Total SF: **158,750**

Total Acres **15.15**

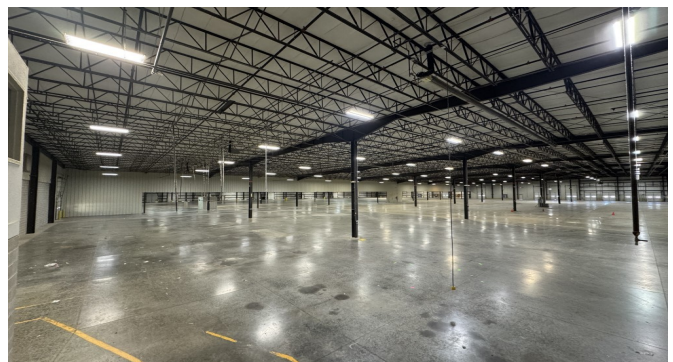
Sale Price: **\$8,900,000.00**

Lease Rate: **\$5.00 PSF NNN**

Cole Russell, Senior VP-Sales / SIOR  
262-695-8800  
crussell@judsonrealestate.com

Matthew Judson, President  
262-695-8800  
matt.judson@judsonrealestate.com

Judson & Associates, S.C.  
2831 N. Grandview Blvd, Suite 222  
Pewaukee, WI 53072



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**1100 S Twelfth Street, Watertown**

**+/- 157,500 SF**



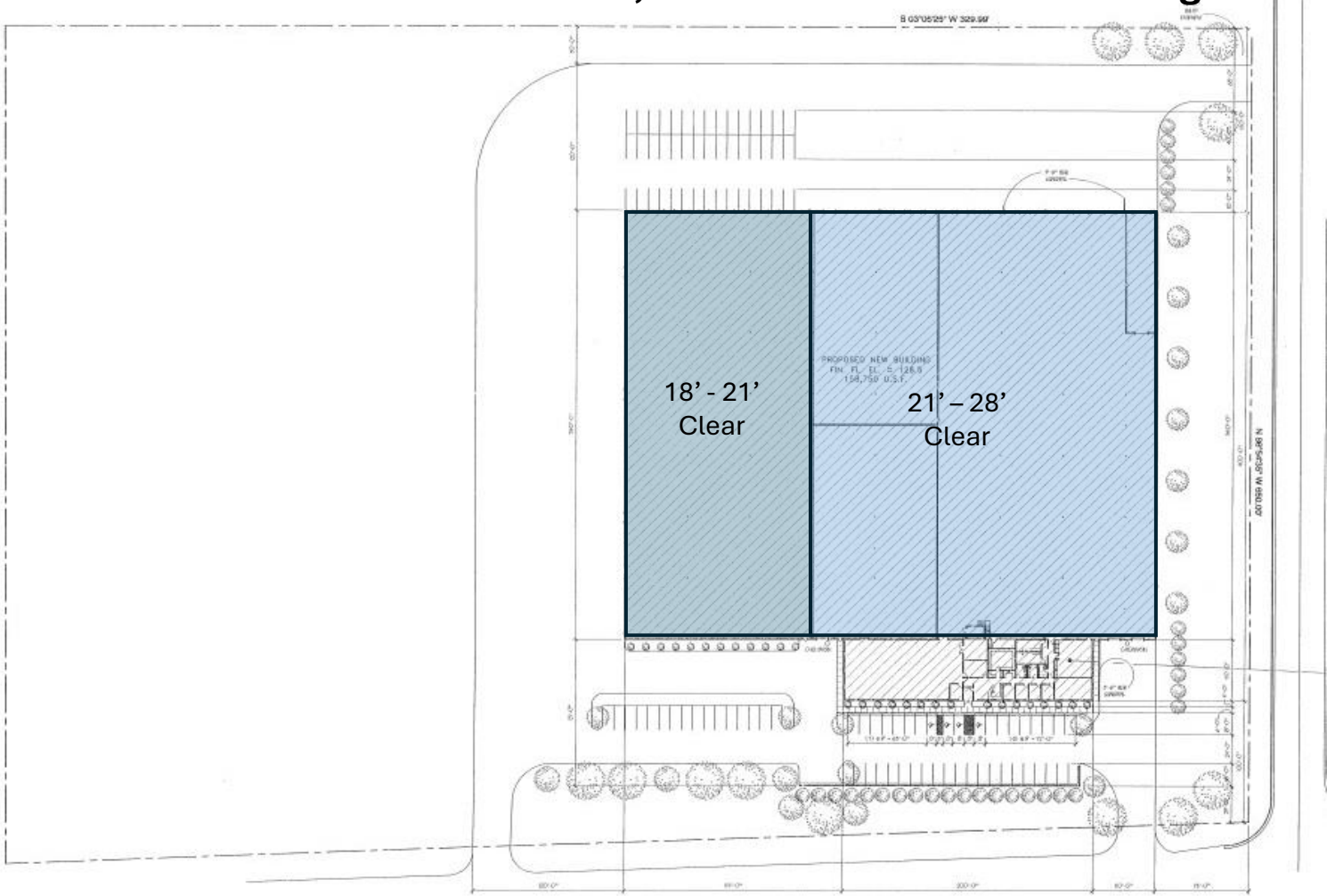
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**1100 S Twelfth Street, Watertown**

**Clear Heights**



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## One Day's Truck Delivery Radius



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crussell@judsonrealestate.com

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matt.judson@judsonrealestate.com

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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 452.135 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 452.133 (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 452.01 (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. § 452.01 (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. § 452.01 (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

Judson & Associates SC  
2831 N Grandview Blvd, Suite 222, Pewaukee WI 53072  
Phone: (262) 695-8800  
Fax: (262) 695-8801

**NAIOP**

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
WISCONSIN CHAPTER