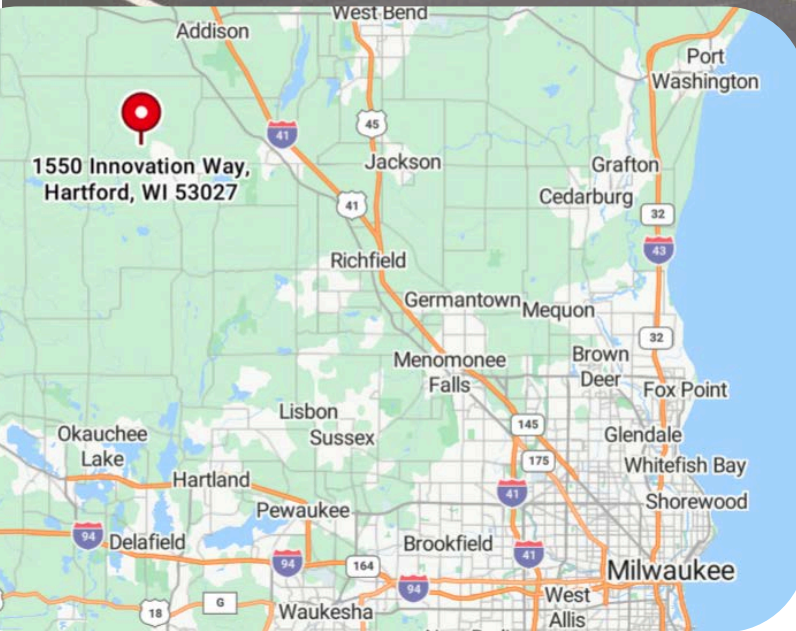


FOR LEASE



+/- 3,500-42,000 USF of Flex/Tech/Office/Event Space

1550 Innovation Way, Hartford, WI 53027



PROPERTY HIGHLIGHTS

- *Recently Remodeled*
- *On-site Kitchen*
- *On-site Exercise Area with Showers*
- *Huge Power through Hartford Electric*
- *Dock Loading with Grade Loading Possible*
- *Ideal for Office/Shop/Warehouse and Event Uses*
- *Large Land Site for Additional Parking or Possible Outside Storage*



David Barry



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PROPERTY SPECIFICATIONS

Building Size:	± 73,756 SF
Available Size:	± 3,500 - 42,000 Usable SF (USF)
Number of Floors:	2 with entrance on both levels
Year Built:	2004 (Upgraded in 2024)
Dock Doors:	1
Grade Doors:	To suit
Clear Height:	11'+
Power:	Heavy (formerly served a data center use)
Elevator:	Yes - Passenger
Fire Sprinkler:	Yes
Restrooms:	Yes, Multiple on both floors
Site Size:	± 21.86 Acres
Parking Area:	360 Surface stalls; 4.88/1,000 SF
Zoning:	M-4 - Industrial Park District
Tax Key:	36-1802-001-015






Drive Times:

Lake Country	30 minutes
Milwaukee	55 minutes
Fond du Lac	43 minutes
Appleton	1 hour and 19 minutes

Lease Rate:

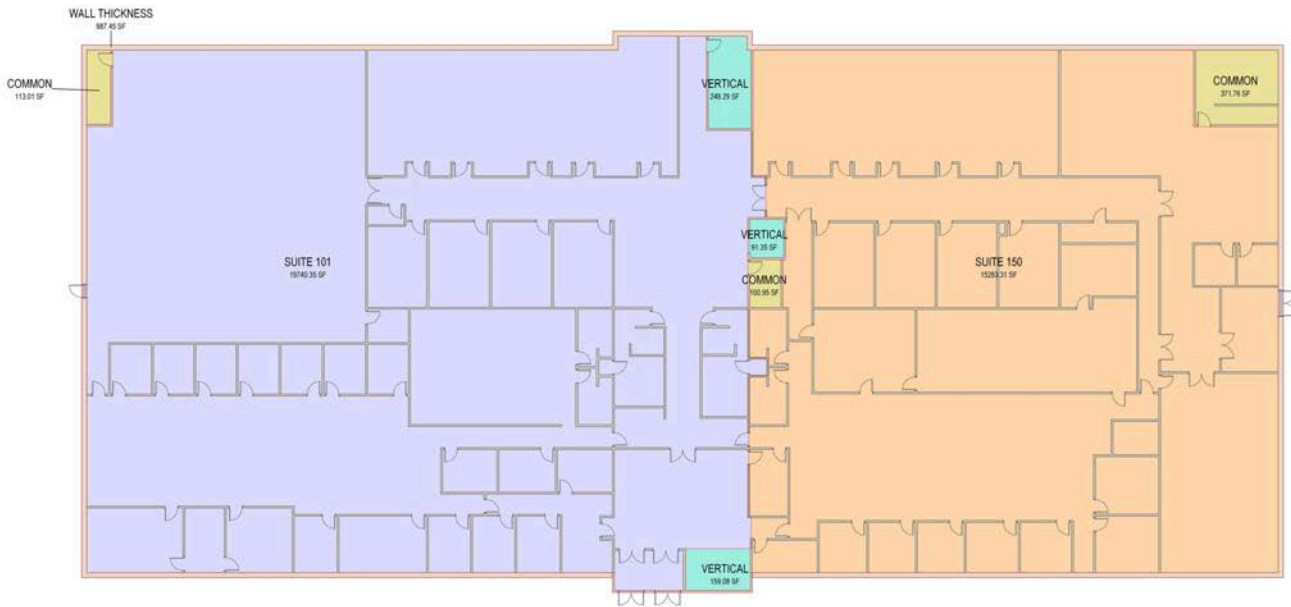
Top Floor: \$16 Gross + Janitorial
First Floor: \$10 Gross + Janitorial

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FLOORPLAN - FIRST FLOOR FLEX/TECH

Available: ± 19,740 USF

Leased



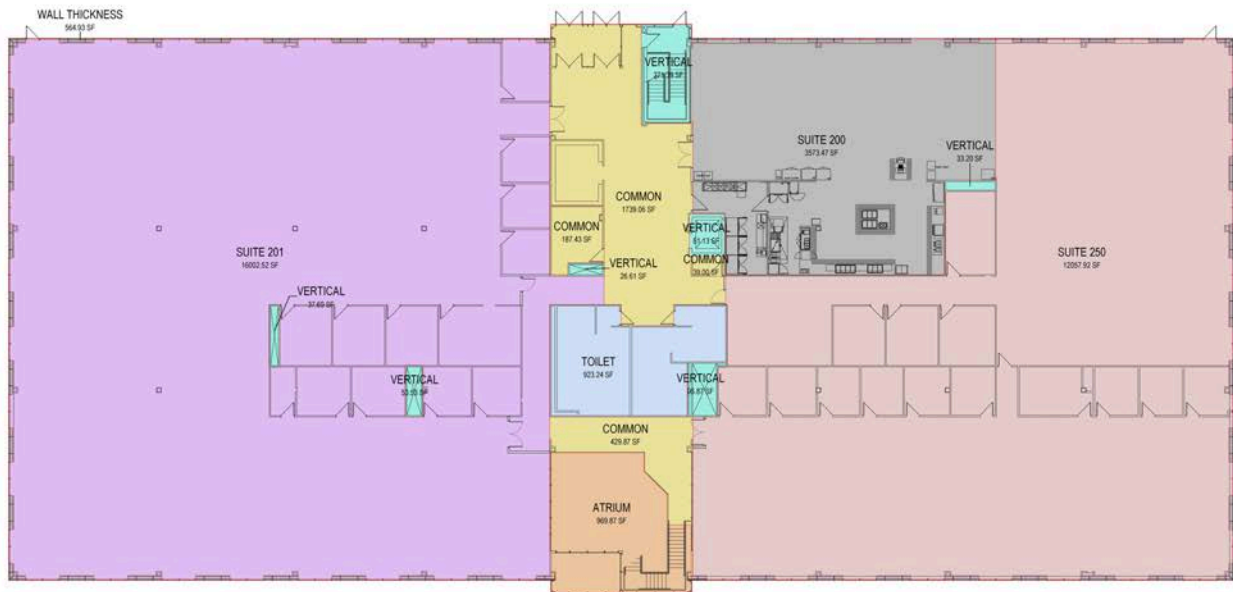
1 AREA EXHIBIT - 1ST FLOOR
 SCALE: 3/32" = 1'-0"

FLOORPLAN - TOP FLOOR OFFICE/EVENT - MULTIPLE TENANTS

Available: ± 16,000 USF*

Available: ± 3,575 USF

Leased



1 AREA EXHIBIT - 2ND FLOOR MULTIPLE
 SCALE: 3/32" = 1'-0"

*** This space is potentially divisible roughly in half, creating roughly 2 - 8,000 USF units. For divided space like this, the rental rate may be higher than listed above.**

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FLOORPLAN - TOP FLOOR OFFICE/EVENT - ONE TENANT




Available: ± 22,235 USF*

Leased



1 AREA EXHIBIT - 2ND FLOOR ONE TENANT
 SCALE: 3/32" = 1'-0"

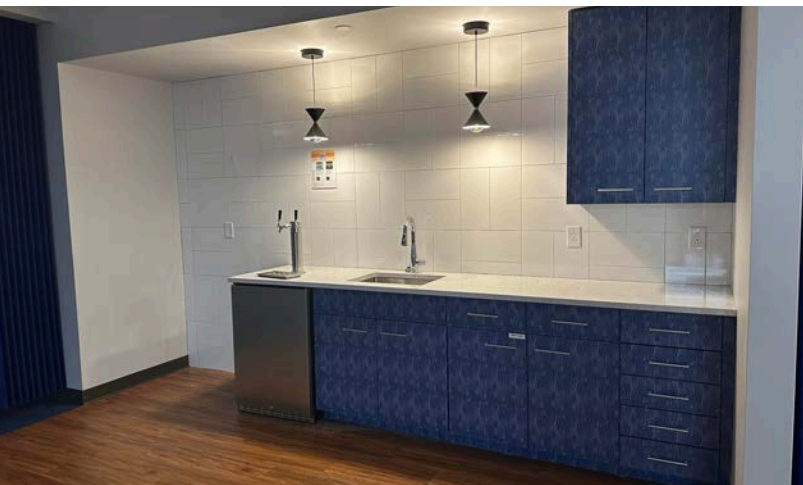
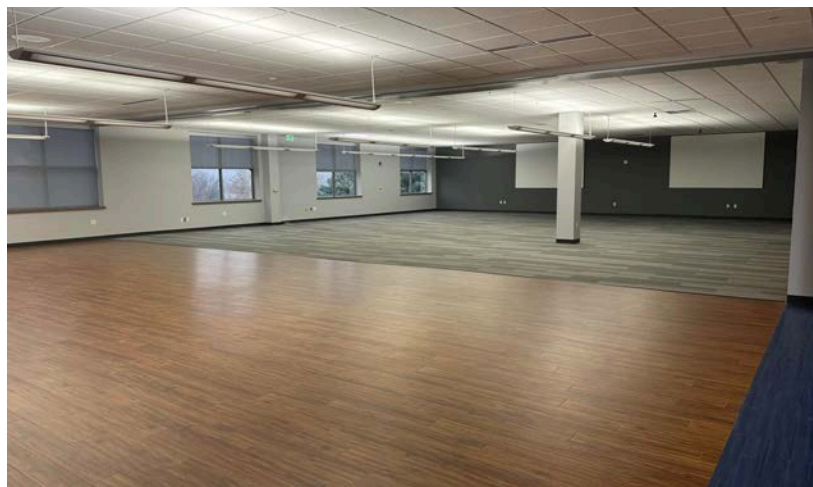
***Note: This space can be combined with the 1st level space to create a contiguous roughly 42,000 USF unit.**




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FLEX/TECH/OFFICE/EVENT SPACE *For Lease*
1550 Innovation Way, Hartford, WI 53027

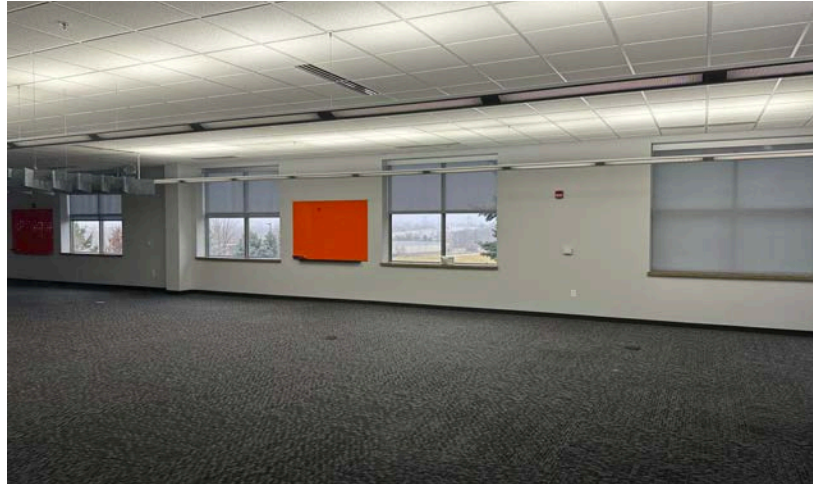
INTERIOR - OFFICE AND EVENT AREA



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INTERIOR - OFFICE AND EVENT AREA



David Barry

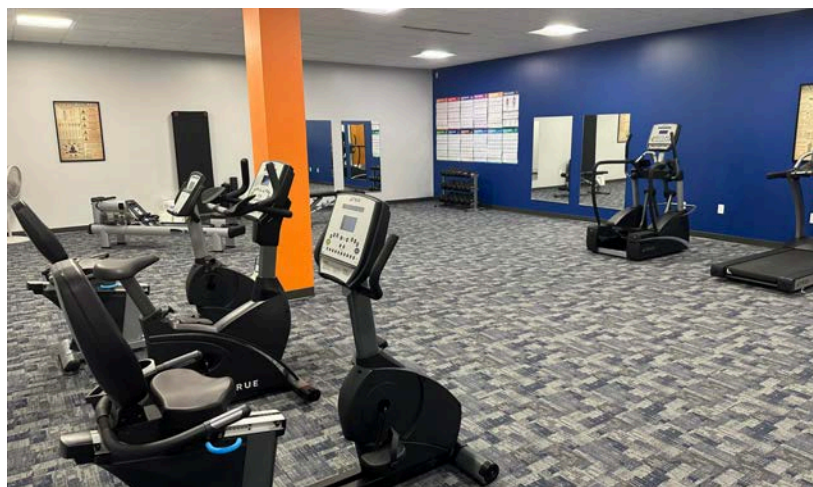
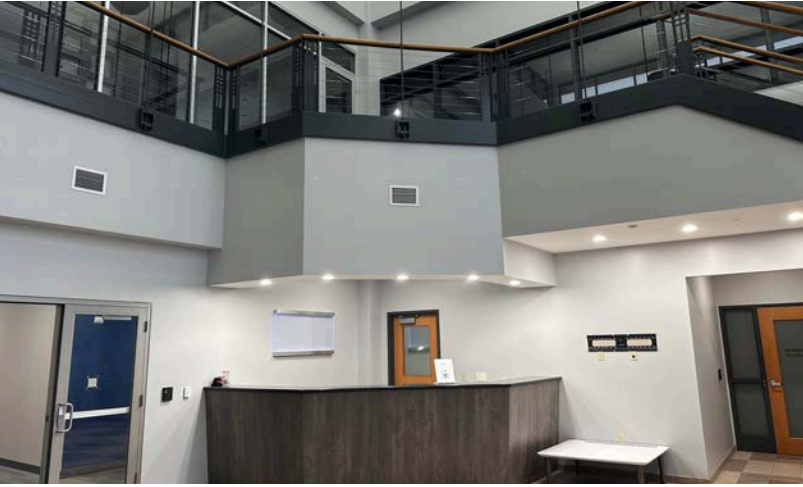





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INTERIOR - FLEX/TECH AREA



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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 a 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 **NON-CONFIDENTIAL 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 608-240-5830.*

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.