

[1903-1905]
S MOORLAND RD
NEW BERLIN, WI

INDUSTRIAL CRANE FACILITIES

FOR LEASE

1903 S MOORLAND RD
51,616 SQ. FT.

LEASE RATE: \$8.75/SF, NNN

FOR LEASE

1905 S MOORLAND RD
70,622 SQ. FT.

LEASE RATE: \$8.00/SF, NNN



PROPERTY SUMMARY

ADDRESS	1903 S Moorland Rd	1905 S Moorland Rd
BUILDING SIZE	51,616 SF <i>(includes 2,500 SF out building)</i>	70,622 SF
AVAILABLE SPACE		
OFFICE	8,646 SF	12,388 SF
WAREHOUSE	42,970 SF	58,234 SF
TOTAL	51,616 SF	70,622 SF
LOT SIZE	8.64 Acres <i>(entire site)</i>	8.64 Acres <i>(entire site)</i>
CONSTRUCTION	Masonry	Masonry
YEAR BUILT / ADDITION(S)	1965/1985	1968/2000
CLEAR HEIGHT	25.5'	25.5'
LOADING		
DRIVE-IN DOORS	(6) oversized	(8) oversized
LOADING DOCK	(1) - Interior Dock	Potential to Add
CRANES		
OVERHEAD/ BRIDGE CRANES	1 - 15 ton, 2 - 10 ton, 1 - 6 ton, 1 - 5 ton	1 - 7.5 ton 5 - 5 ton
HOOK HEIGHT	17.5' - 20'	18' - 20'
JIB CRANES	Multiple (1-2 ton)	Multiple (1-2 ton)
POWER	3 Phase, 480V, 2,000 amps Single Phase, 120/240V, 600 amps	3 Phase, 480V, 3,000 amps Single Phase, 120/240V, 1,200 amps
HVAC	RTU / Forced Air	RTU / Forced Air
SPRINKLER	100% Wet System	100% Wet System
OUTSIDE STORAGE	Yes	Yes
ZONING	M-1 (SPO)	M-1 (SPO)
NNN EXPENSES (EST.)	\$2.25/SF	\$2.25/SF

UNDER NEW OWNERSHIP

WHITE BOX IMPROVEMENTS COMING SOON

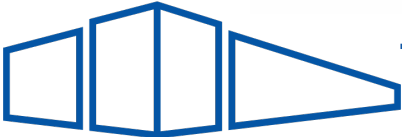
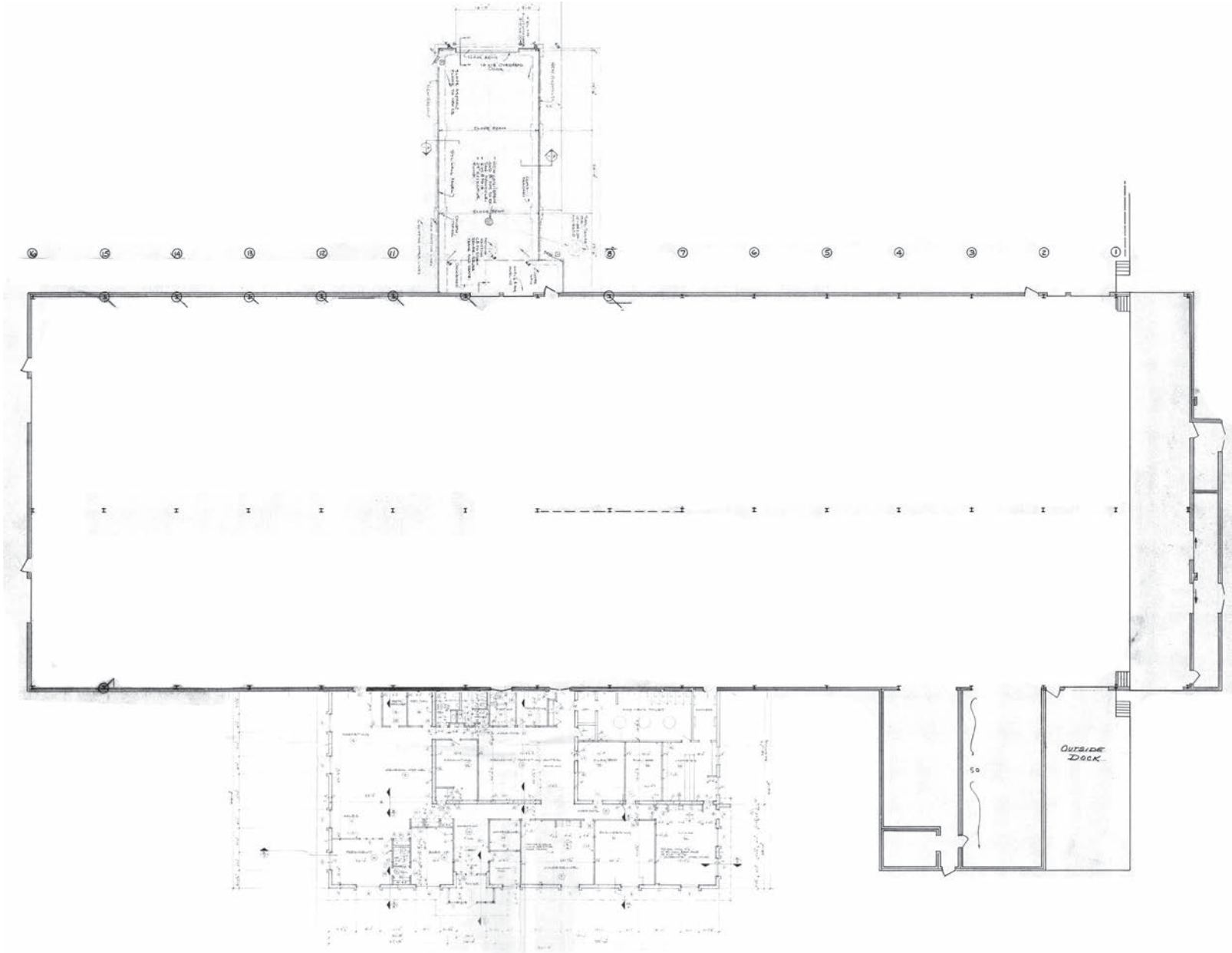
- New Roof on Both Buildings
- Power Washing and Painting of Warehouse
- Office Remodel (Paint, Carpet, Ceiling Tiles, etc.)
- Tuckpointing & Masonry Repairs
- Repairs/Replacements to Mechanicals, Electrical & Plumbing
- Partial Replacement of Parking Lot
- Replacement of Windows/Glass
- Repairs/Replacement of Pedestrian & Overhead Doors

AVAILABLE SPACE

SUITE	TOTAL SF	OFFICE	WAREHOUSE	LOADING
1903 S Moorland	51,616 SF	8,646 SF	42,970 SF	5 Drive-in Doors, 1 Dock (Interior)

FLOOR PLAN

1903 S MOORLAND RD

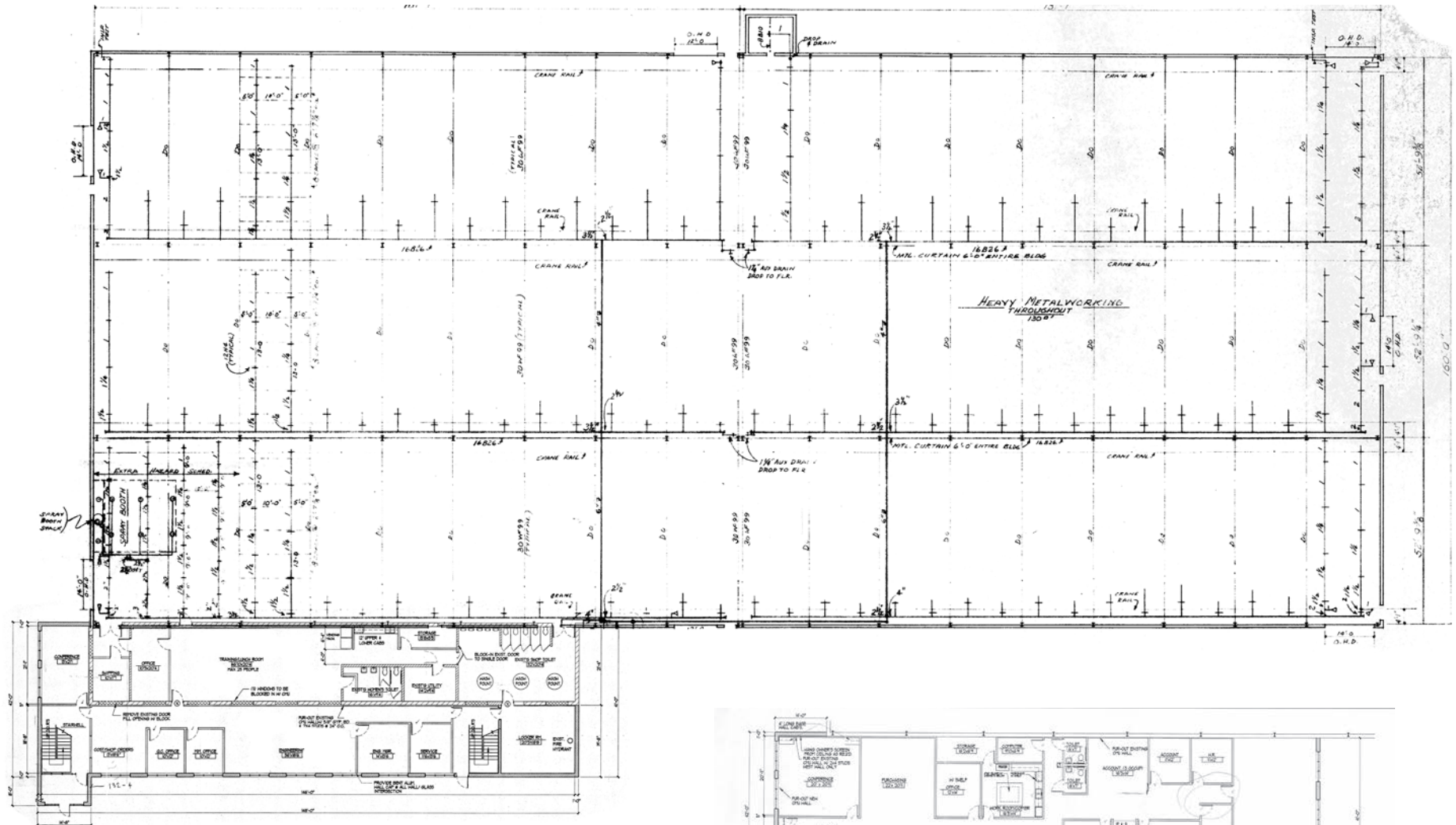


FLOOR PLAN

1905 S MOORLAND RD

AVAILABLE SPACE

SUITE	TOTAL SF	OFFICE	WAREHOUSE	LOADING
1905 S Moorland	70,622 SF	12,388 SF	58,234 SF	8 Drive-In Doors, Dock (Ability to add)



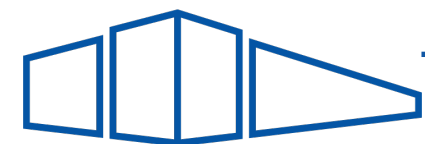
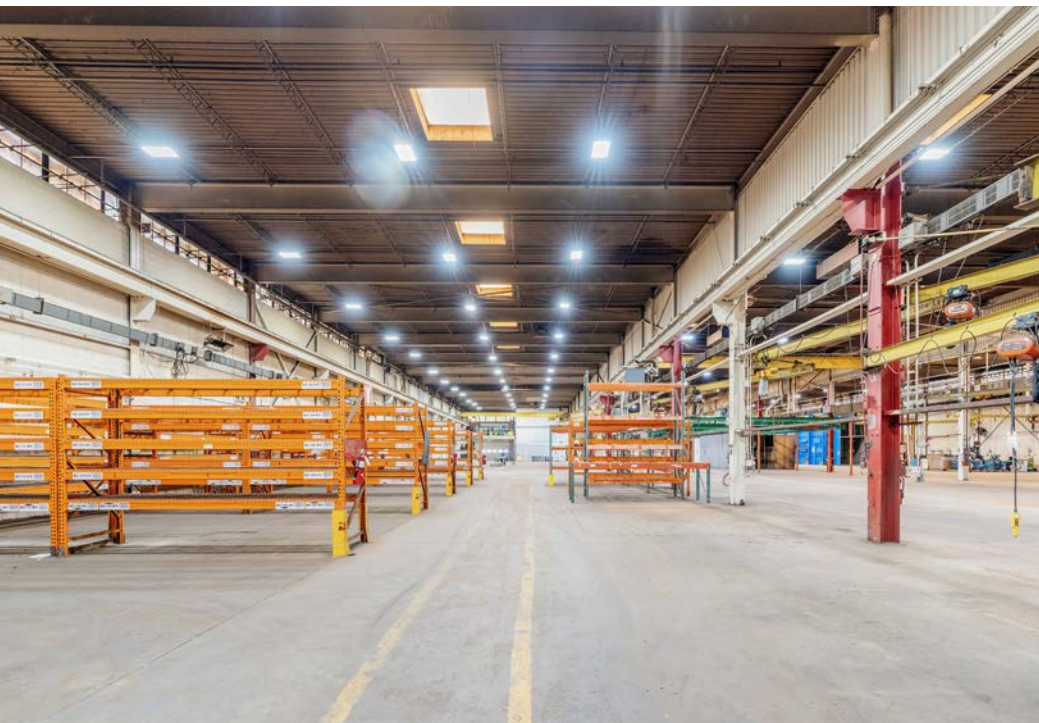
First Floor

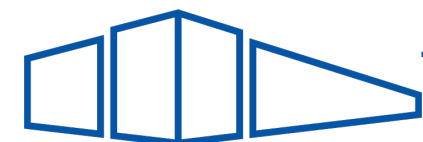


Second Floor

SITE PLAN





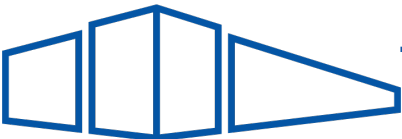
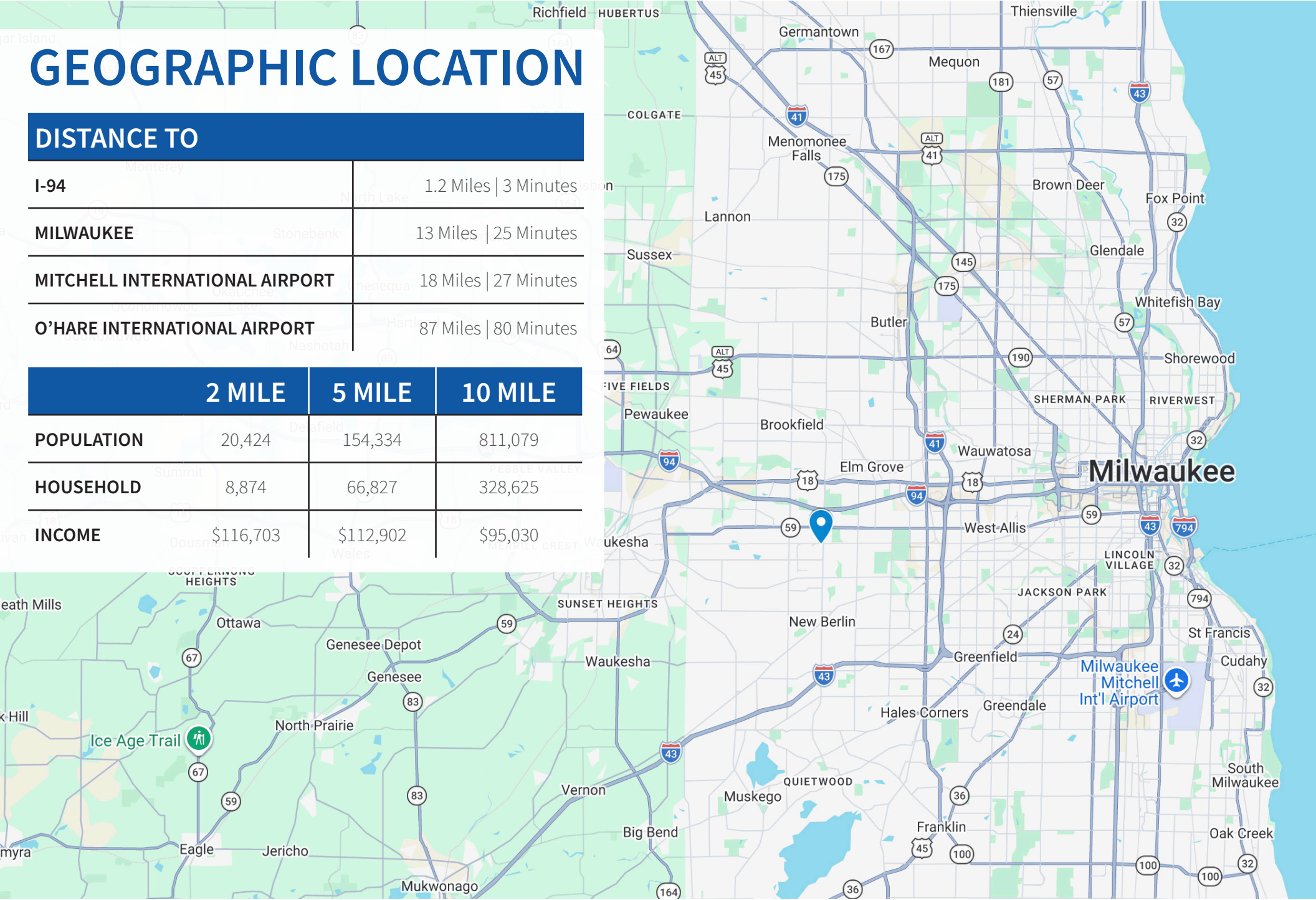


GEOGRAPHIC LOCATION

DISTANCE TO

I-94	1.2 Miles 3 Minutes
MILWAUKEE	13 Miles 25 Minutes
MITCHELL INTERNATIONAL AIRPORT	18 Miles 27 Minutes
O'HARE INTERNATIONAL AIRPORT	87 Miles 80 Minutes

	2 MILE	5 MILE	10 MILE
POPULATION	20,424	154,334	811,079
HOUSEHOLD	8,874	66,827	328,625
INCOME	\$116,703	\$112,902	\$95,030





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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36
37
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):
39
40

41 *(Insert information you authorize to be disclosed, such as financial qualification information.)*

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <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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Drafted by Attorney Debra Peterson Conrad