

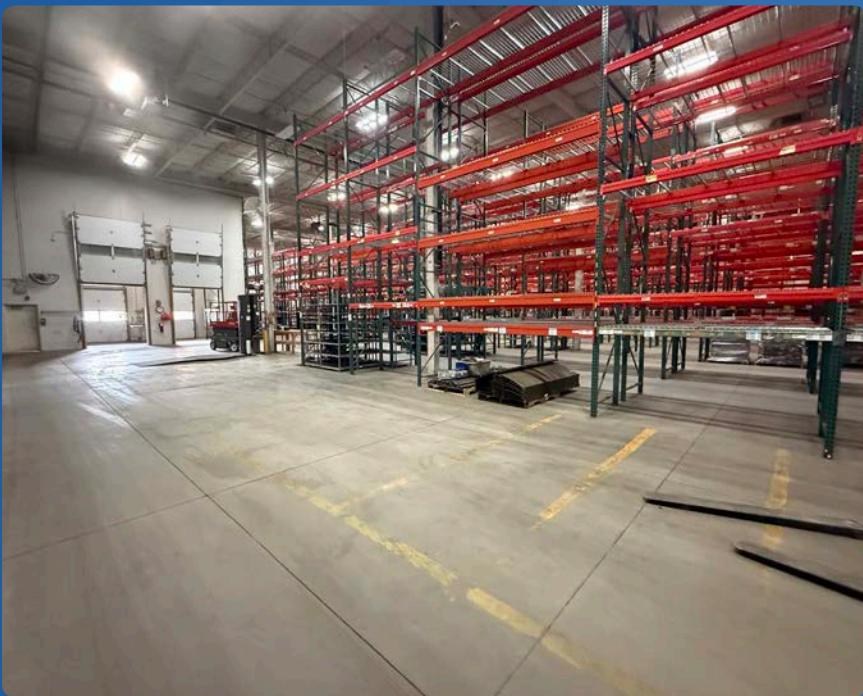
[901]
JANESVILLE AVE
FT. ATKINSON, WI



FOR SALE OR LEASE
47,328 SF up to 195,822 SF
INDUSTRIAL BUILDING

FOR LEASE: \$4.75/SF, NNN
FOR SALE: \$7,500,000 (\$38.30/SF)





HIGHLIGHTS

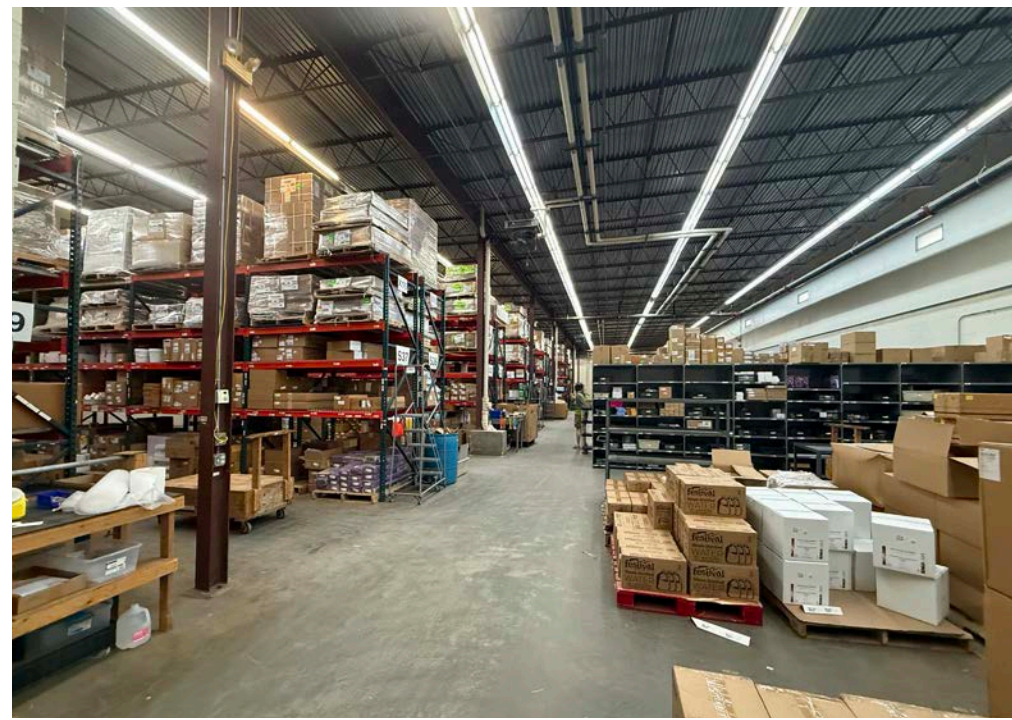
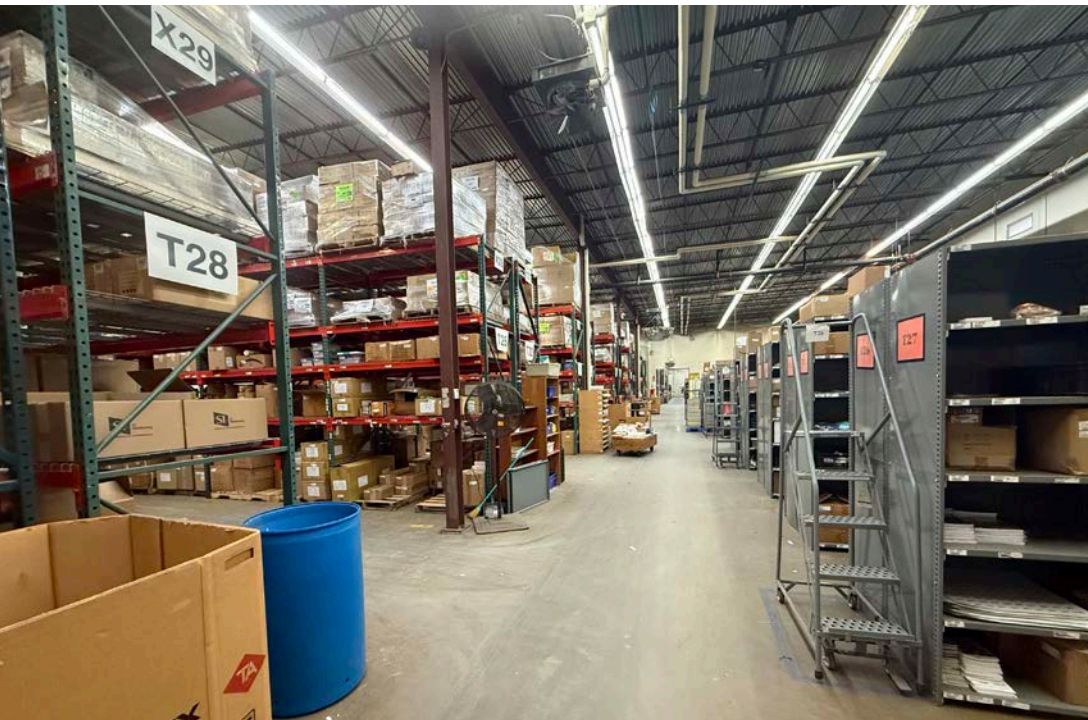
- Excellent location and quick access to multiple expressways
- Good labor force supply
- Strong business growth market area
- **Tenant Turnkey Option:** All equipment, office and breakroom furniture, pallet racking, forklifts, shrink wrappers, and miscellaneous tools and material handling available if needed.

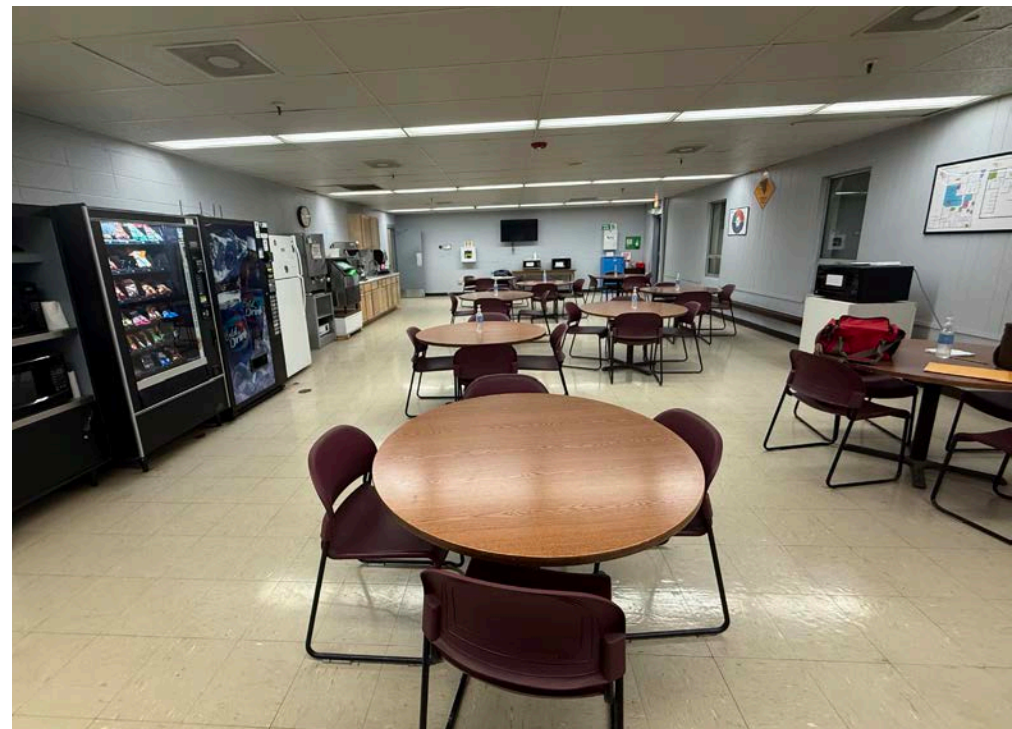
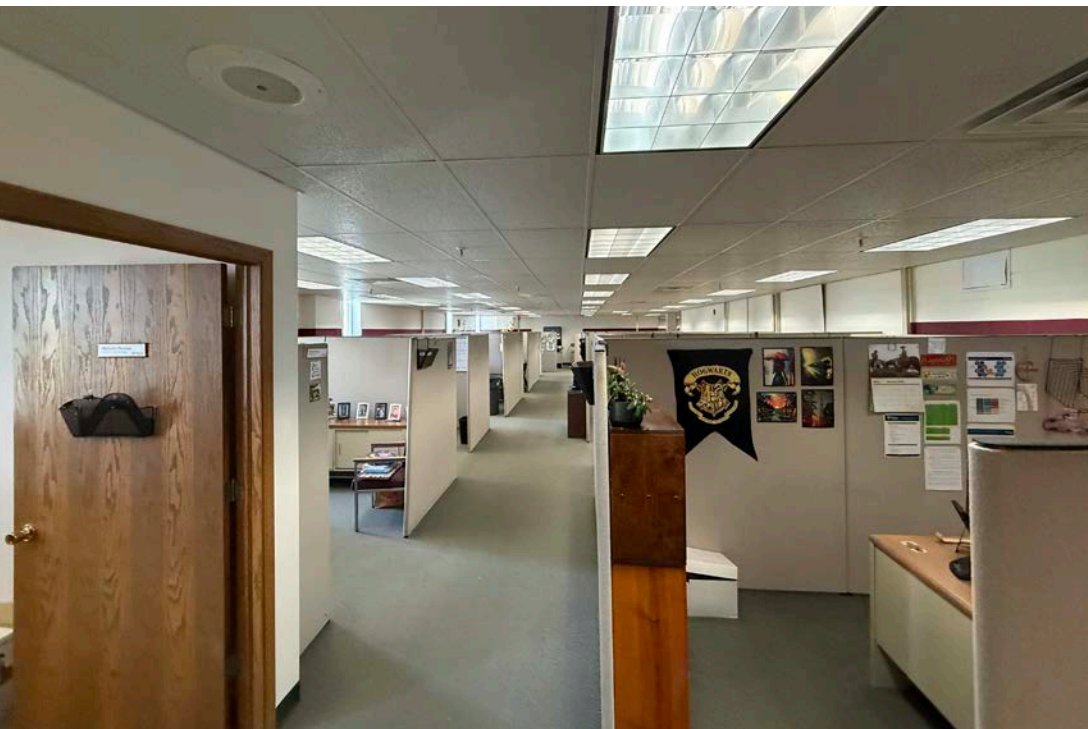


PROPERTY SUMMARY

901 Janesville Avenue, Fort Atkinson

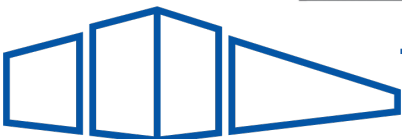
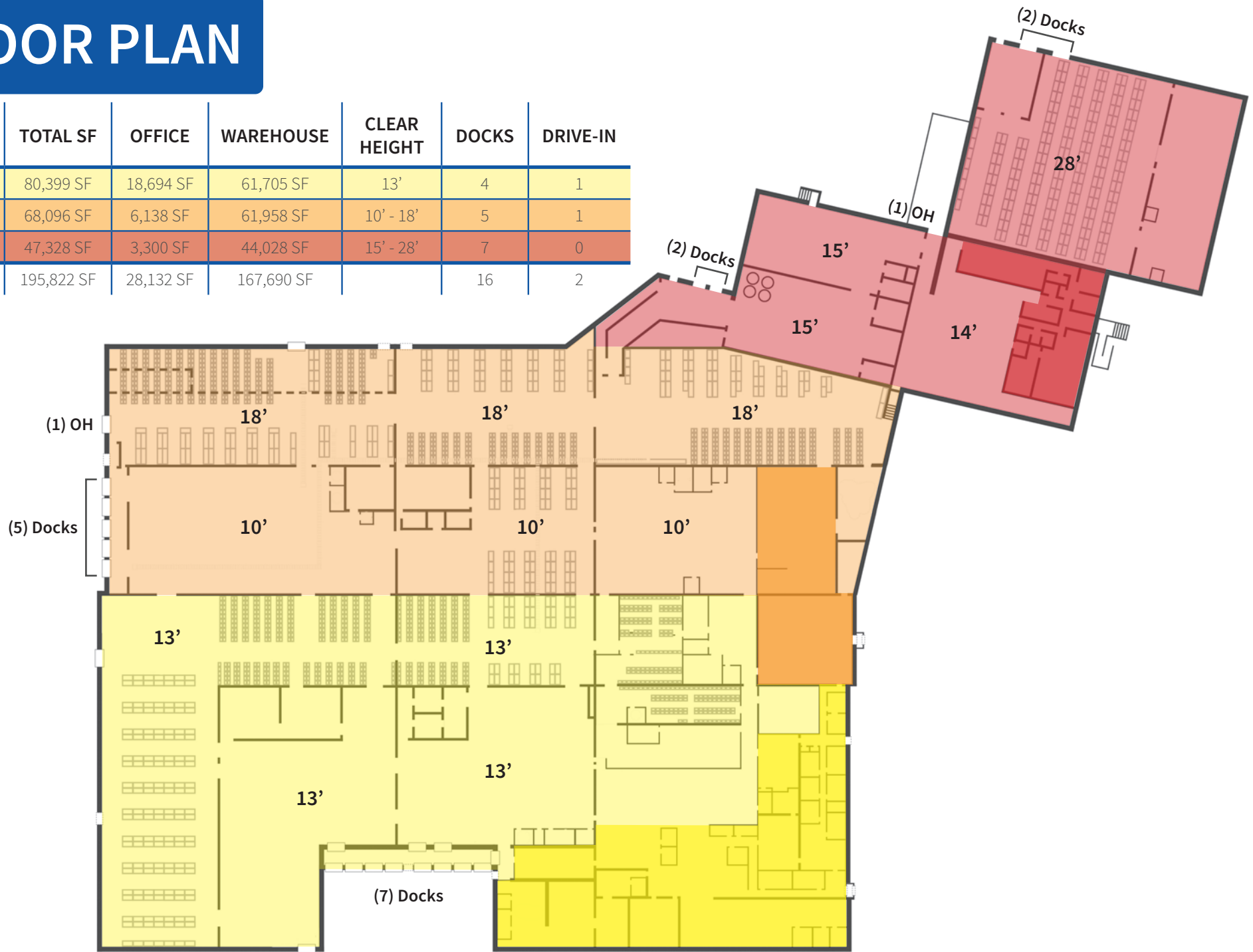
BUILDING SIZE		+/- 195,822 SF
	OFFICE	+/- 28,132 SF
	WAREHOUSE	+/- 167,690 SF
AVAILABLE SPACE		47,328 SF - 195,822 SF
SITE SIZE		11.18 Acres
YEAR BUILT/RENOVATED		1950 - 2011
CONSTRUCTION		Masonry
CLEAR HEIGHT		10' - 28'
LOADING		
	TRUCK DOCKS	16
	DRIVE-IN DOORS	2
POWER		Heavy (TBV)
SPRINKLER		100% (Wet System)
PARKING		260 Stalls
ZONING		MI - Medium Industrial
UTILITIES		Municipal
PARCEL ID		Multiple (6 Parcels)
ASSESSMENT (2025)		\$6,434,600
Taxes (2025)		\$122,602.85





FLOOR PLAN

SECTION	TOTAL SF	OFFICE	WAREHOUSE	CLEAR HEIGHT	DOCKS	DRIVE-IN
1	80,399 SF	18,694 SF	61,705 SF	13'	4	1
2	68,096 SF	6,138 SF	61,958 SF	10' - 18'	5	1
3	47,328 SF	3,300 SF	44,028 SF	15' - 28'	7	0
Total	195,822 SF	28,132 SF	167,690 SF		16	2

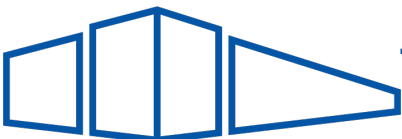
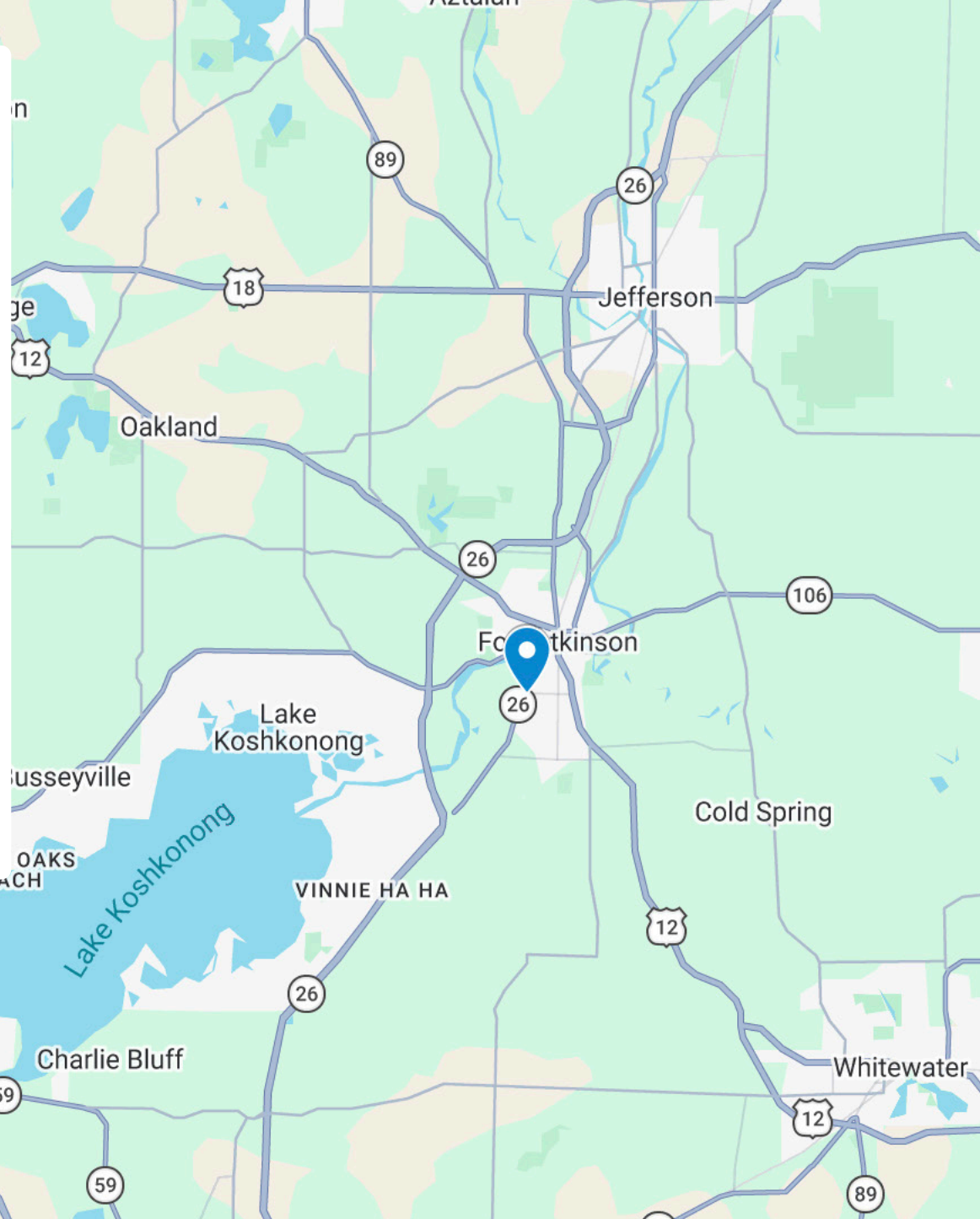


GEOGRAPHIC LOCATION

DISTANCE TO

MADISON	34 Miles 48 Minutes
MILWAUKEE	59 Miles 66 Minutes
MITCHELL INTERNATIONAL AIRPORT	58.9 Miles 66 Minutes
O'HARE INTERNATIONAL AIRPORT	112 Miles 106 Minutes
CHICAGO	127 Miles 128 Minutes

	2 MILE	5 MILE	10 MILE
POPULATION	15,142	17,250	52,758
HOUSEHOLDS	6,320	7,155	20,734
INCOME	\$80,290	\$83,366	\$78,348





Lion's Park





ZACH NOBLE
262.510.6586
zn@twelve2cg.com

DAVE HAZENFIELD
262.470.3810
dh@twelve2cg.com

CALE BERG
262.232.2132
cb@twelve2cg.com



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.
Copyright © 2016 by Wisconsin REALTORS® Association
Drafted by Attorney Debra Peterson Conrad