



For Sale or Lease

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25005 Joe Meier Parkway Salem Lakes, WI 53179

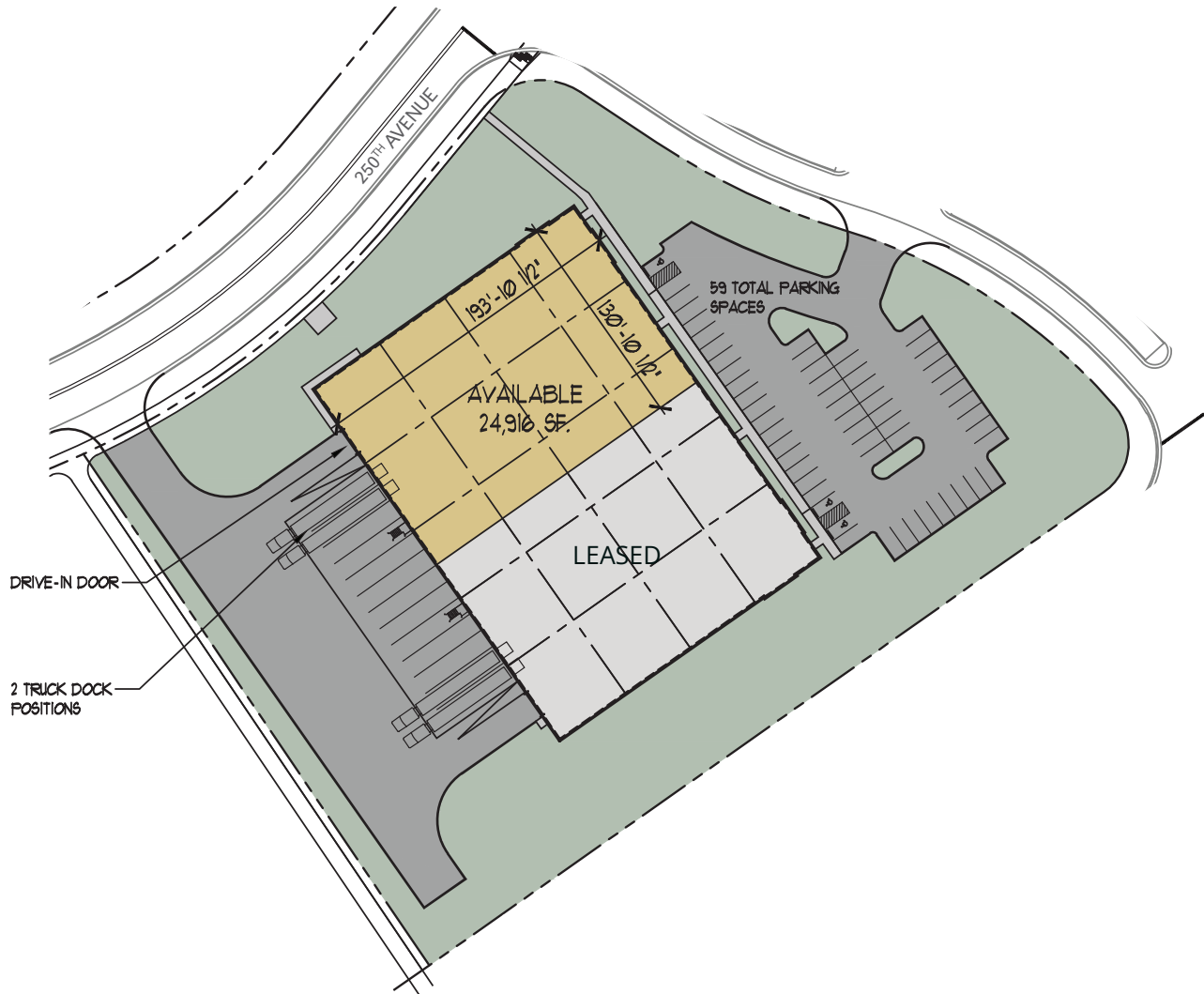
+/- 24,916 SF Available with Built-to-Suit Office

| | |
|-------------------|--|
| Total Building SF | +/- 50,498 SF |
| Available SF | +/-10,000 SF - +/-24,916 SF |
| Acreage | +/- 4.08 AC |
| Clear Height | +/- 24' - 25'6" |
| Zoning | BP-1 Business Park District |
| Parking | +/- 59 Stalls |
| Power | 480v 3phase <i>(Per electrician, building has capacity for 3,000 amps total, with 1,600 amps in use by existing tenant. TBV by buyer or tenant)</i> |
| Loading | (2) Drive-in doors (14'x16') (4) Docks with levelers (9'x10') <i>Opportunity to Expand</i> |
| Sprinkler | ESFR |
| Year Built | 2020 |
| Est. OpEx | \$2.93 / SF |
| Lease Rate | \$5.50 / SF |
| Sale Price | Subject to Offer |

Property Highlights

- Easy access to I-94 & WIS-83
- Located in newly developed, first-class Salem Business Park
- Excellent owner/user opportunity with in-place income
- Rent roll available with signed confidentiality agreement

Unit Details



| | |
|--------------|--|
| Available SF | +/- 10,000 SF - +/- 24,916 SF |
| Warehouse SF | +/- 24,916 SF |
| Office SF | Built to Suit |
| Clear Height | 24' - 25'6" |
| Loading | (1) Drive-In door (14' x 16') (2) Docks with levelers (9' x 10') Opportunity to Expand |

25005 Joe Meier Pkwy | Salem Lakes, WI

Property Photos



Location



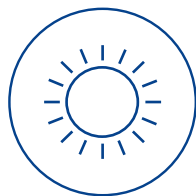
Demographics

1,5,10 mile radius



Population

1 mi: 1,508
5 mi: 39,498
10 mi: 149,357



Daytime Population

1 mi: 1,068
5 mi: 32,096
10 mi: 121,651



Households

1 mi: 593
5 mi: 15,940
10 mi: 57,250



Household Income

1 mi: \$134,220
5 mi: \$121,933
10 mi: \$124,215

25005 Joe Meier Pkwy | Salem Lakes, WI

Drive Times



I-94 Access
12 Minutes | 8.7 Miles

51



Microsoft Data Center
25 Minutes | 19.5 Miles

39



MKE Mitchell Airport
37 Minutes | 37.3 Miles

Janesville



Downtown Milwaukee
46 Minutes | 44.7 Miles

43



O'Hare Int'l Airport
50 Minutes | 47.1 Miles

39



Downtown Chicago
1 Hour 33 Min | 61.6 Miles

Rockford

90

Contact Us



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State Of Wisconsin | Disclosure to Non-Residential Customers

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

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

Confidentiality Notice to Customers

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

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

Definition of Material Adverse Facts

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

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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