

3801 S Memorial Dr. · Racine, WI

For Sale/Lease

Industrial Building



Property Features

Bldg. Size:	+/- 19,600 SF
Lot Size:	+/- 3.177 acres
Office:	+/- 1,600 SF
Warehouse:	+/- 18,400 SF
Construction:	Block, split-face
Zoning:	I-1
Year Built:	1989
Ceiling Height:	+/- 14' 8" to deck
Sprinkler:	Yes
Truck Docks:	One (1)
Drive-Ins:	One (1)
Power:	800 Amp/240V/3-Phase (To be verified)

Tax Information

Tax Key #:	276000016875053
Taxes—2009:	\$18,872.77

Price

Lease Rate:	\$4.25/ SF, NNN, Blended Rate
Sale Price:	\$895,000

For Information:

Vytau Barcas

(262) 938-4428

vbarcas@mlgcommercial.com

John Henderson, SIOR



Designated Member
Society of Industrial & Office Realtors

(262) 938-4430

jhenderson@mlgcommercial.com

- Located in the Stephen F. Olsen Industrial Park
- Very clean building

NAI MLG Commercial

Commercial Real Estate Services Worldwide.

13400 Bishop's Lane • Suite 100
Brookfield, WI 53005

(262) 797-9400 | (262) 797-8940 fax

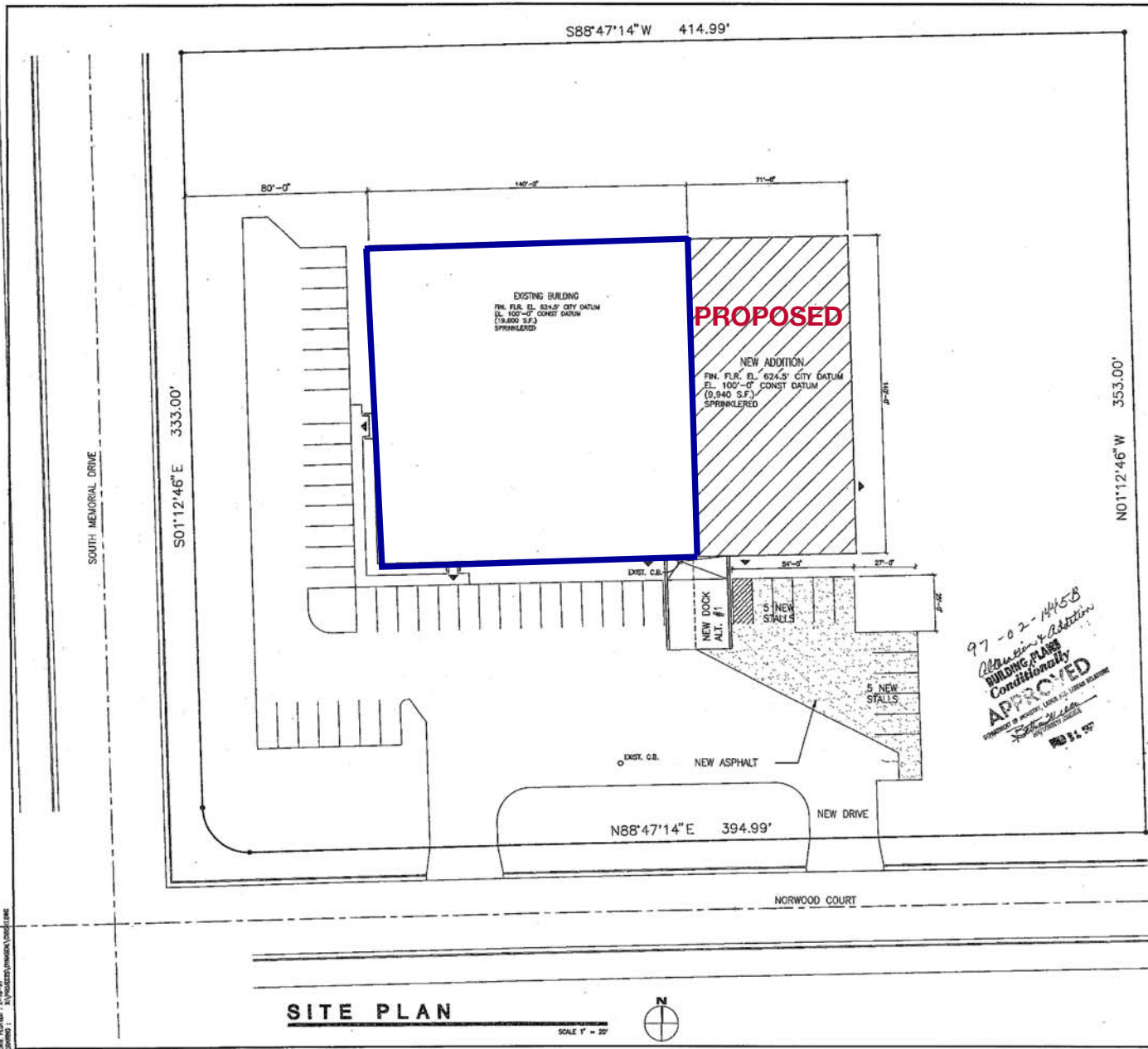
Offices also in Milwaukee, Appleton and Madison, WI

www.mlgcommercial.com

31277/31368

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Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.



BUILDING DESIGN LOAD CRITERIA

BUILDING
TYPE GB - EXTERIOR MASONRY UNPROTECTED
ADDITION TO BE FULLY SPRINKLED PER NFPA-13 AND LOCAL GOVERNING CODES.

FOUNDATION	
SOL BEARING CAPACITY ASSUMED	3600 PSF
FLOOR	
8" CONCRETE	4000 PSF
WALL	
WIND LOAD	20 PSF
ROOF	
LIVE LOAD	30 PSF
COLLATERAL DEAD LOAD	3 PSF
DEAD LOAD	10 PSF
TOTAL	52 PSF

DRAWING INDEX

- CS - COVER SHEET
- A1 - FOUNDATION PLAN
- A2 - FRAMING PLAN
- A3 - FLOOR PLAN
- A4 - BUILDING ELEVATIONS
- A5 - WALL SECTIONS/ DETAILS
- A6 - WALL SECTIONS/ DETAILS

DATE
2-18-97

DRAWN BY CHECK BY
K.J./RHW R.Y.

SHEET TITLE
COVER SHEET

SHEET NUMBER

STAMP

PROJECT NO.
96-1293

NBS
NIelsen
BUILDING
SYSTEMS

4820 SIX MILE ROAD
RACINE, WI 53402

RACINE
(414) 681-0676
MILWAUKEE
(414) 784-0914
FAX
(414) 681-1812

ARCHITECTS
ENGINEERS
CONTRACTORS
DEVELOPERS
PLANNERS

PROJECT
DYNASEAL
INC.

3801 S. MEMORIAL DR.
RACINE, WI.

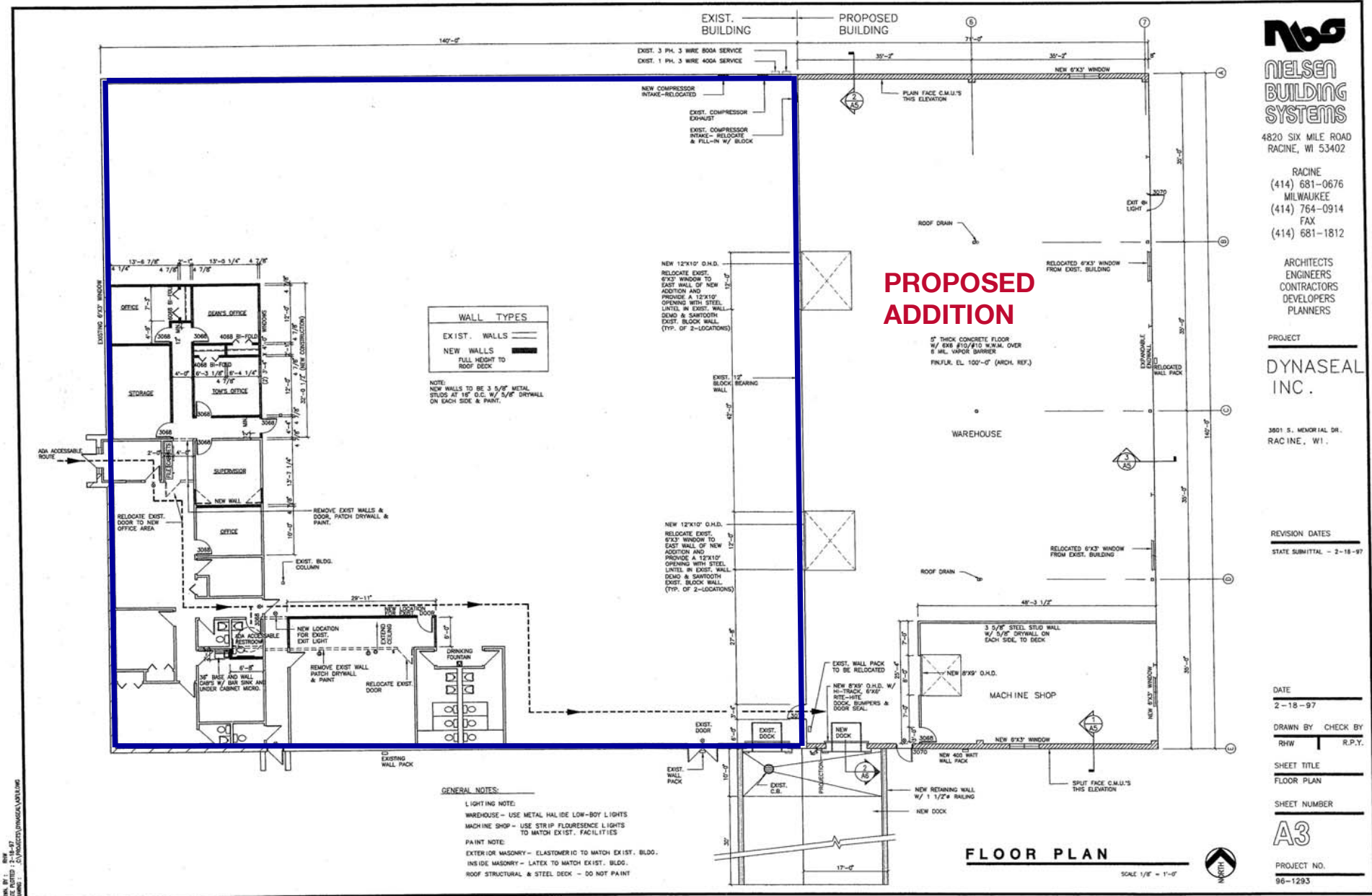
REVISION DATES
STATE SUBMITTAL - 2-18-97

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WALL TYPES

EXIST. WALLS	---
NEW WALLS	—
FULL HEIGHT TO ROOF DECK	—

NOTE: NEW WALLS TO BE 3 5/8" METAL STUDS AT 16" O.C. W/ 5/8" DRYWALL ON EACH SIDE & PAINT.

GENERAL NOTES:

LIGHTING NOTE:
 WAREHOUSE - USE METAL HALIDE LOW-BAY LIGHTS
 MACHINE SHOP - USE STRIP FLOURESCENCE LIGHTS TO MATCH EXIST. FACILITIES

PAINT NOTE:
 EXTERIOR MASONRY - ELASTOMERIC TO MATCH EXIST. BLDG.
 INTERIOR MASONRY - LATEX TO MATCH EXIST. BLDG.
 ROOF STRUCTURAL & STEEL DECK - DO NOT PAINT

PROPOSED ADDITION

8" THICK CONCRETE FLOOR
 W/ #8 @ 10" @ 10" W/M.M. OVER
 8 MIL. VAPOUR BARRIER
 FIN.FL. EL. 100'-0" (ARCH. REF.)

FLOOR PLAN

SCALE 1/8" = 1'-0"



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PROJECT
DYNASEAL INC.

3801 S. MEMORIAL DR.
 RACINE, WI.

REVISION DATES
 STATE SUBMITTAL - 2-18-97

DATE
 2-18-97

DRAWN BY CHECK BY
 RHW R.P.Y.

SHEET TITLE
 FLOOR PLAN

SHEET NUMBER
A3

PROJECT NO.
 88-1293



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WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

BROKER DISCLOSURE TO 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 55-63)**.
- 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 55-63)**.
- 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.

44 **List Home/Cell Numbers:**

45 _____

45 **SEX OFFENDER REGISTRY**

46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*

47 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working

50 _____ Sales Associate ▲ _____ Firm Name ▲

51 as: **(Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent)** **STRIKE ONE**.

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 _____

54 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

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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NAI MLG Commercial 13400 Bishop's Ln Ste 100, Brookfield WI 53005-6237 Phone (262) 797-9400
Drafted by Attorney Richard J. Staff Fax (262) 797-8940

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.