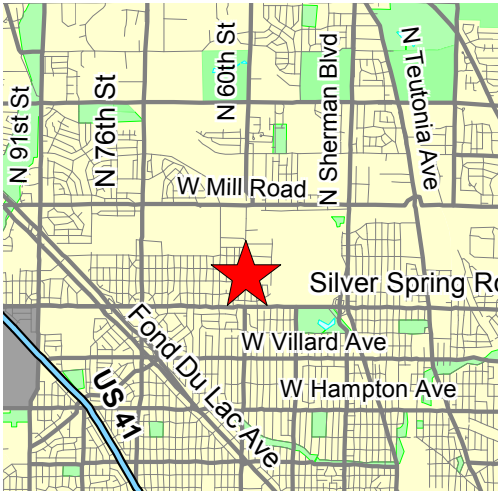


5880 N. 60th Street · Milwaukee, WI

For Sale/Lease



Building Features

| | |
|---------------|--|
| Size: | +/-70,900 SF |
| Minimum SF: | +/-28,000 SF |
| Construction: | Masonry & Metal |
| Built: | 1959, 1977, 1985, 1989 & 1998 |
| Zoning: | IL-1 |
| Power: | 3-Phase, 480 Volts/3,600 AMPS To be verified by Buyer |
| Sprinkler: | Wet System - Manufacturing only |
| Utilities: | Municipal Sewer & Water |

Warehouse/Manufacturing Features

| | |
|---------------|--------------------------------|
| Size: | +/-58,400 SF |
| Clear Height: | 14' - 21' |
| Docks Doors: | Five (with Levelers) |
| Drive-Ins: | One (12' X 10') |
| Lighting: | Strip Florescent |
| HVAC: | Gas Unit Heaters & Full AC |
| Compressors: | Two (75 HP -1989 & 150HP-1998) |

Office Features

| | |
|-------|---------------------|
| Size: | +/-12,500 SF |
| HVAC: | Gas Forced Air & AC |

Parcel Size

+/-4.05 Acres

Tax Information

| | |
|----------------|-------------|
| Tax Key #: | 1739994110 |
| RE Tax (2009): | \$24,524.04 |

Price

| | |
|-------------|----------------------------------|
| Sale: | \$700,000 - <i>Price Reduced</i> |
| Lease Rate: | \$3.25/SF, NNN |

For Information:

Stephen B. Provancher

(262) 938-4440

sprovancher@mlgcommercial.com

Tuck Maxon

(262) 938-4434

tmaxon@mlgcommercial.com

- Recently updated power and roof
- Entire building is air conditioned
- Outdoor storage allowed
- Two newer compressors included
- New Market & Jobs Creation Tax Credits/
Financing Incentives Available

NAI MLG Commercial

Commercial Real Estate Services Worldwide.

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

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

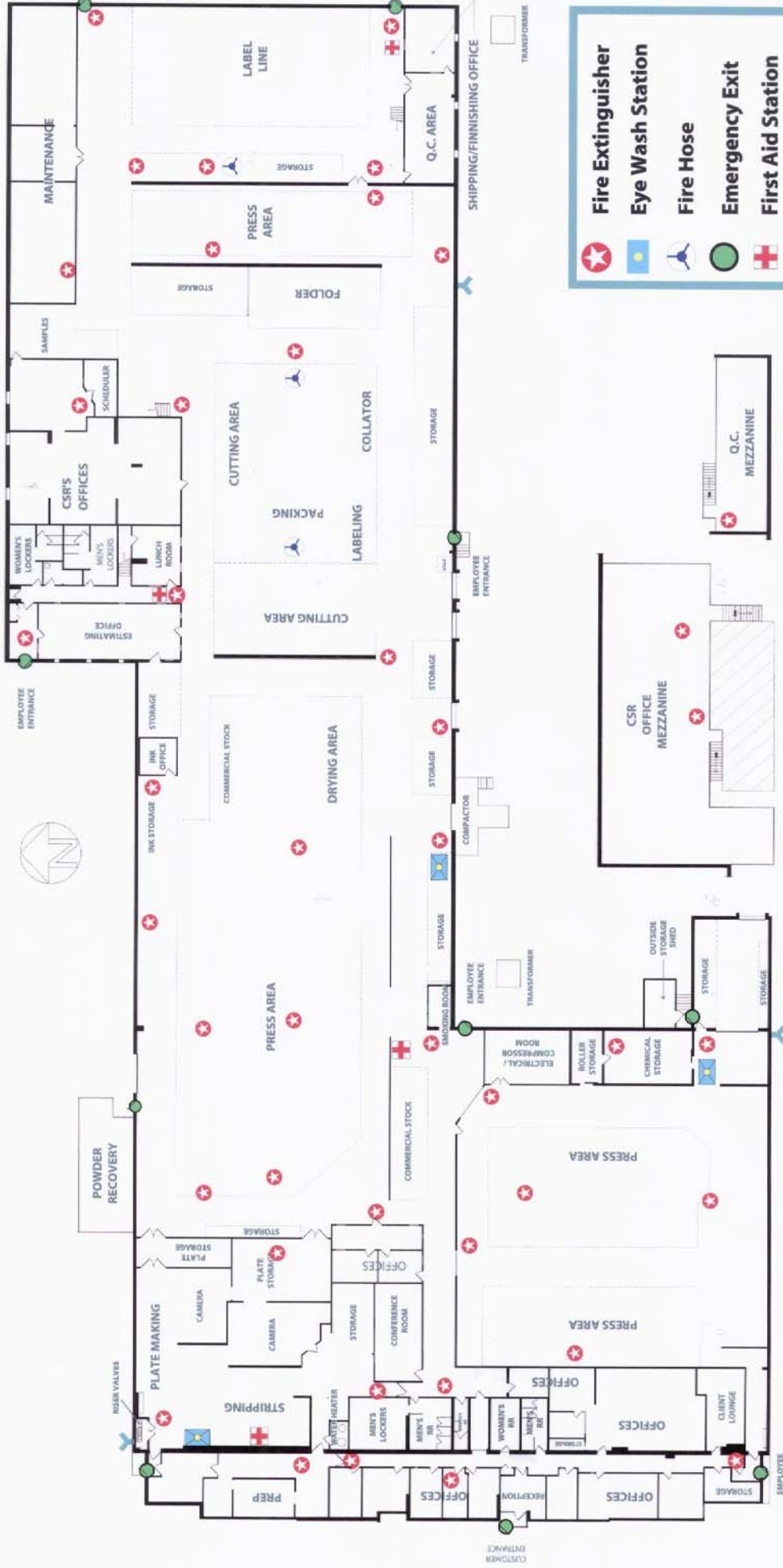
Offices also in Milwaukee, Appleton and Madison, WI

www.mlgcommercial.com

19446 & 20060

The Leader In Commercial Real Estate.

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.



Kubin Nicholson Corp. 60th Street Facility Floorplan

NAI MLG Commercial
Commercial Real Estate Services Worldwide.

19446 & 20060

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

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The Leader In Commercial Real Estate.

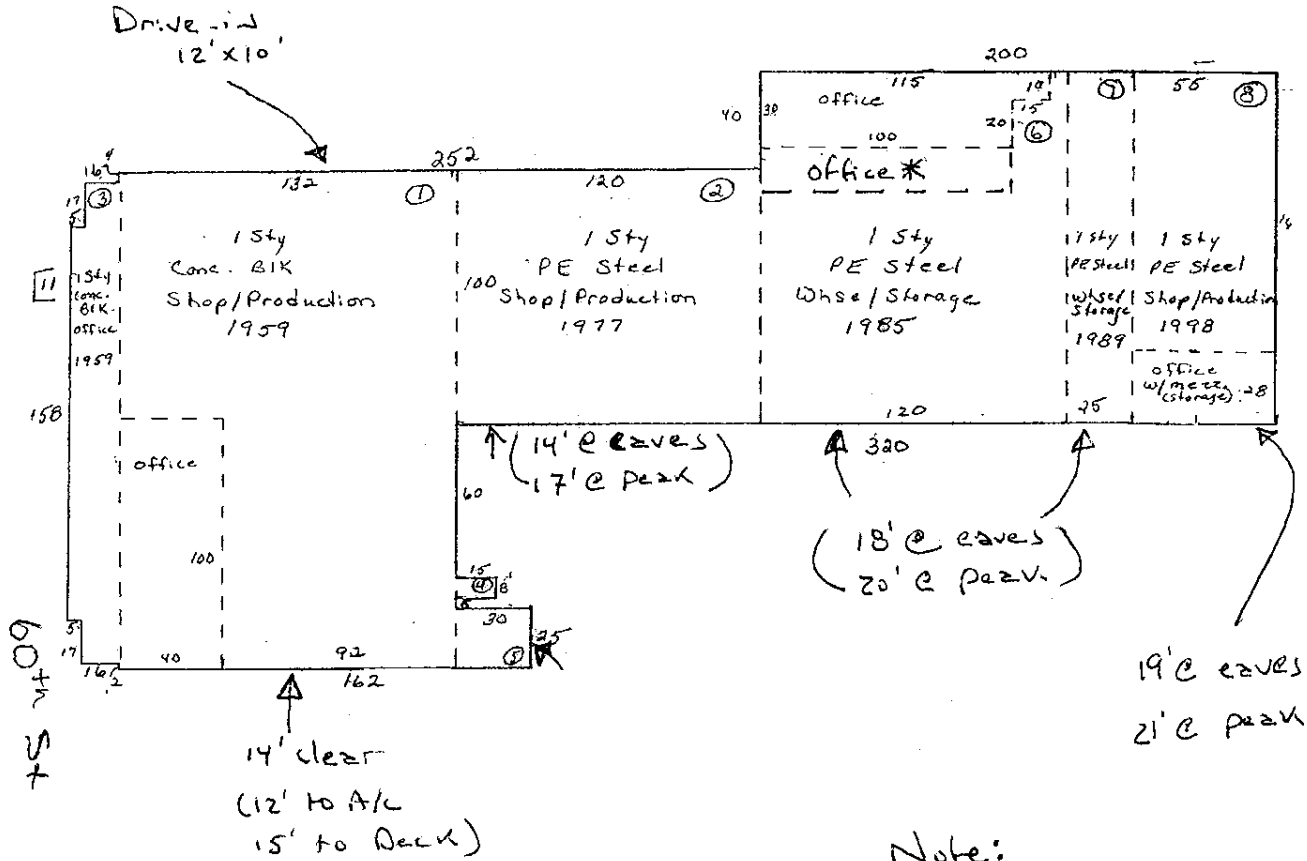
BUILDING SKETCH

Manufacturing Name Rees, Margaret
5888 N 60th St. Kubin, Nicholson
 PAS Name M. Hendricks

Computer Number 77-40-951-R-001740

Appraisal Date 11-27-01

Scale: 1" = 60 Ft.



Note:

All Dimensions are approximate, to be verified by Buyer

Computations and Other Pertinent Data

| | | | |
|---------|------------------------|---------------|-------------|
| Area: ① | 132 x 198 = | 26,136 | 8.25' Mezz. |
| ② | 120 x 100 = | 12,000 | |
| ③ | (6 x 158) + (16 x 198) | 3,862 | |
| ④ | 15 x 8 = | 120 | |
| ⑤ | 30 x 25 = | 750 | |
| ⑥ | 120 x 140 = | 16,800 | |
| ⑦ | 25 x 140 = | 3,500 | |
| ⑧ | 55 x 140 = | 7,700 | |
| | | <u>70,868</u> | |

Off. Ce.: (5 x 158) + (16 x 198) = 3,862
 (100 x 30) + (15 x 10) = 3,150*
 55 x 28 = 1,540
 1870
 12,637

* May Not include correct office SF in CSR

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) ▲

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.