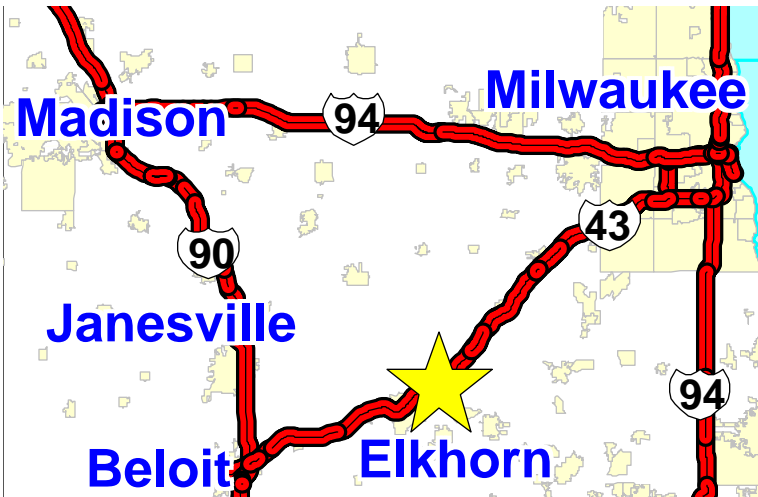


# 540 E. Centralia Street · Elkhorn, WI

## For Sale or Lease

### Industrial/Warehouse Building With Tenant

**Price Reduced**



#### Property Features

Size:	±39,557 SF, divisible to ±9,000 SF
Construction:	Metal
Zoned:	Industrial
Year Built:	1981, expanded 1989 & 1991
Sprinkler:	No
Parking:	70+ spaces, partially paved

#### Warehouse /Manufacturing Features

Ceiling Height:	±14' original, plus 16' addition
Truck Docks:	(2) 8 X 10, one with leveler
Drive-In Doors:	(2) 8 X 10; (1) 10 X 12
Power:	(2) 600 amp, 240V/120V, 3-phase (TBV by Elkhorn Light & Water)
HVAC:	Forced air
Misc.:	±6" Concrete floor Sodium vapor lighting

#### Office Features

Size:	±3,256 SF
HVAC:	Forced air

#### Tax Information

Parcel Size:	±2.240 Acres
RE Tax (2010):	\$18,387.36
Tax Key #:	YVSE00009

#### Pricing

Sale Price:	Price Reduced to \$1,150,000 (was \$1,400,000)
Lease Rate:	\$3.50/SF, NNN

## For Information:

**Vytau Barcas**

**(262) 938-4428**

[vbarcas@mlgcommercial.com](mailto:vbarcas@mlgcommercial.com)

**John Henderson, SIOR**

Designated Member  
Society of Industrial & Office Realtors

**(262) 938-4430**

[jhenderson@mlgcommercial.com](mailto:jhenderson@mlgcommercial.com)

- **Tenant Income**
- **Approximately 39,557 Square Feet**
- **Fully Air Conditioned**
- **Located off Hwy 43 and in close proximity to Hwy 90 (Janesville/Madison) and I-94 (Milwaukee)**

**NAI MLG Commercial**

Commercial Real Estate Services Worldwide.

13400 Bishop's Lane • Suite 100

Brookfield, WI 53005

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

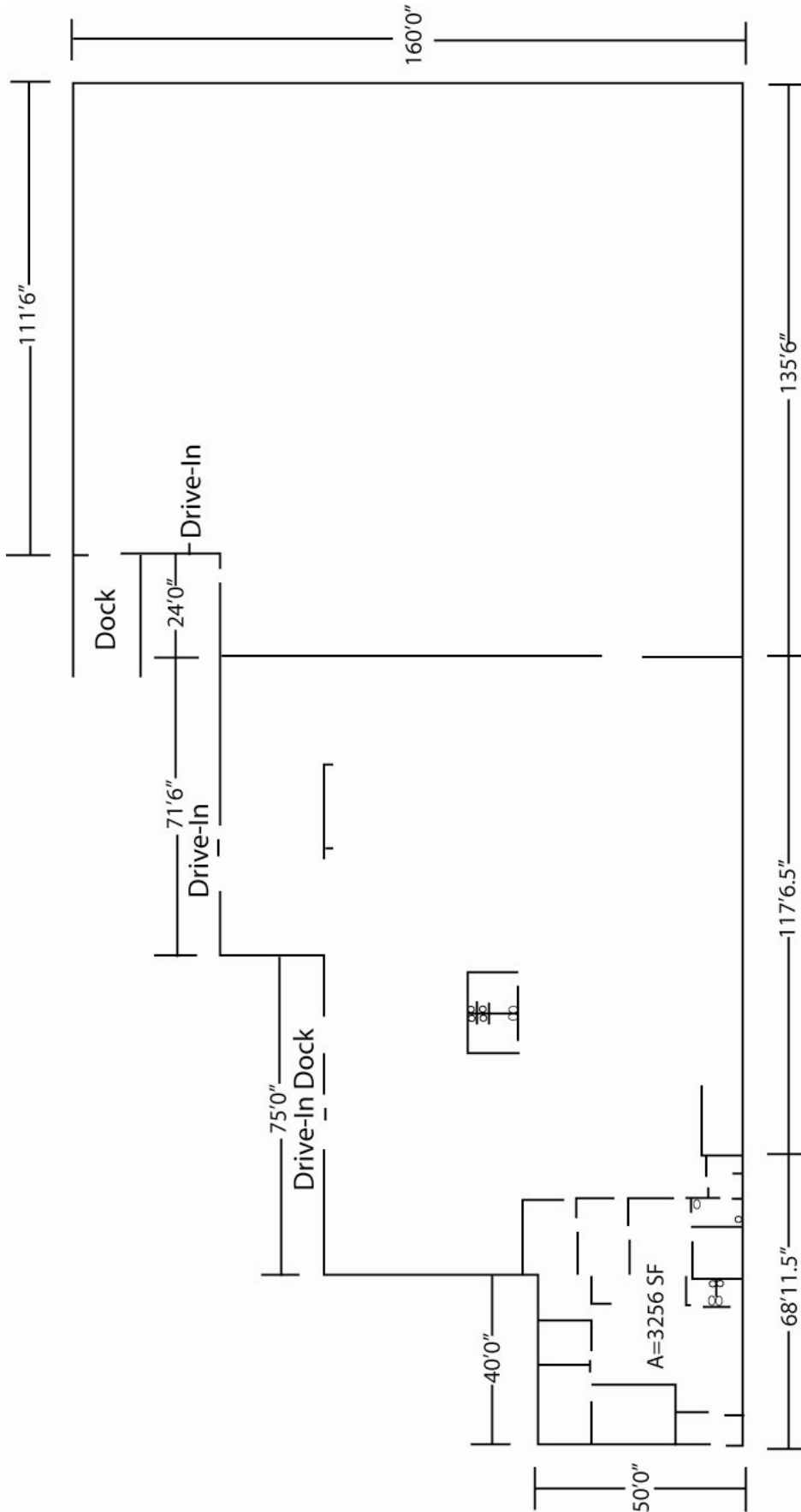
Offices also in Milwaukee, Appleton and Madison, WI

[www.mlgcommercial.com](http://www.mlgcommercial.com)

19944/32526

**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.



# NAI MLG Commercial

Commercial Real Estate Services Worldwide.

19944/32526

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

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.

**The Leader In Commercial Real Estate.**

**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.  
Copyright 2006 by Wisconsin REALTORS® Association  
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.