

# 9041-9075 W. Heather Ave. · Milwaukee, WI

## For Sale / Lease

### Flex Building



#### Building Features

|                     |                                      |
|---------------------|--------------------------------------|
| Total Size:         | ±35,000 SF                           |
| Available Size:     | ±28,250 SF                           |
| Minimum Contiguous: | ±3,750 SF                            |
| Maximum Contiguous: | ±28,250 SF                           |
| Construction:       | Masonry                              |
| Year Built:         | 1987                                 |
| Sprinkler:          | Yes                                  |
| Zoning:             | IL-1                                 |
| Parking:            | ±120 spaces & striped                |
| HVAC:               | 100% Office & 90% Warehouse have A/C |
| Utilities:          | Municipal water & sewer              |

#### Warehouse/Manufacturing Features

|                      |                                 |
|----------------------|---------------------------------|
| Available Size:      | Up to ±28,250 SF, Build-to-Suit |
| Ceiling Height:      | ±14'                            |
| Drive-Ins Available: | Five (5)                        |
| Docks Available:     | One (1)                         |
| Power:               | 240 Amp & 3-Phase               |

#### Tax Information

|                |                        |
|----------------|------------------------|
| Parcel Size:   | ±3.893 acres           |
| Tax Key #:     | 0420101000             |
| RE Tax (2010): | \$23,698.67 (\$.68/SF) |

#### Price

|             |   |
|-------------|---|
| Sale:       | <b>\$1,600,000 (Price reduced)</b>  |
| Lease Rate: | \$4.25/SF, NNN - Warehouse<br>\$7.00/SF, NNN - Office<br>\$.90/SF - Estimated NNN |

## For Information:

**Stephen B. Provancher**  
**(262) 938-4440**  
[sprovancher@mlgcommercial.com](mailto:sprovancher@mlgcommercial.com)

- **High-image multi-tenant flex building**
- **Corner lot signage on 91st St. & Heather Ave.**
- **Easy access to I-43 and Hwy 45**
- **Existing income from tenant**
- **Newer back-up generator for uninterrupted power is negotiable**

**NAI MLG Commercial**

Commercial Real Estate Services Worldwide.

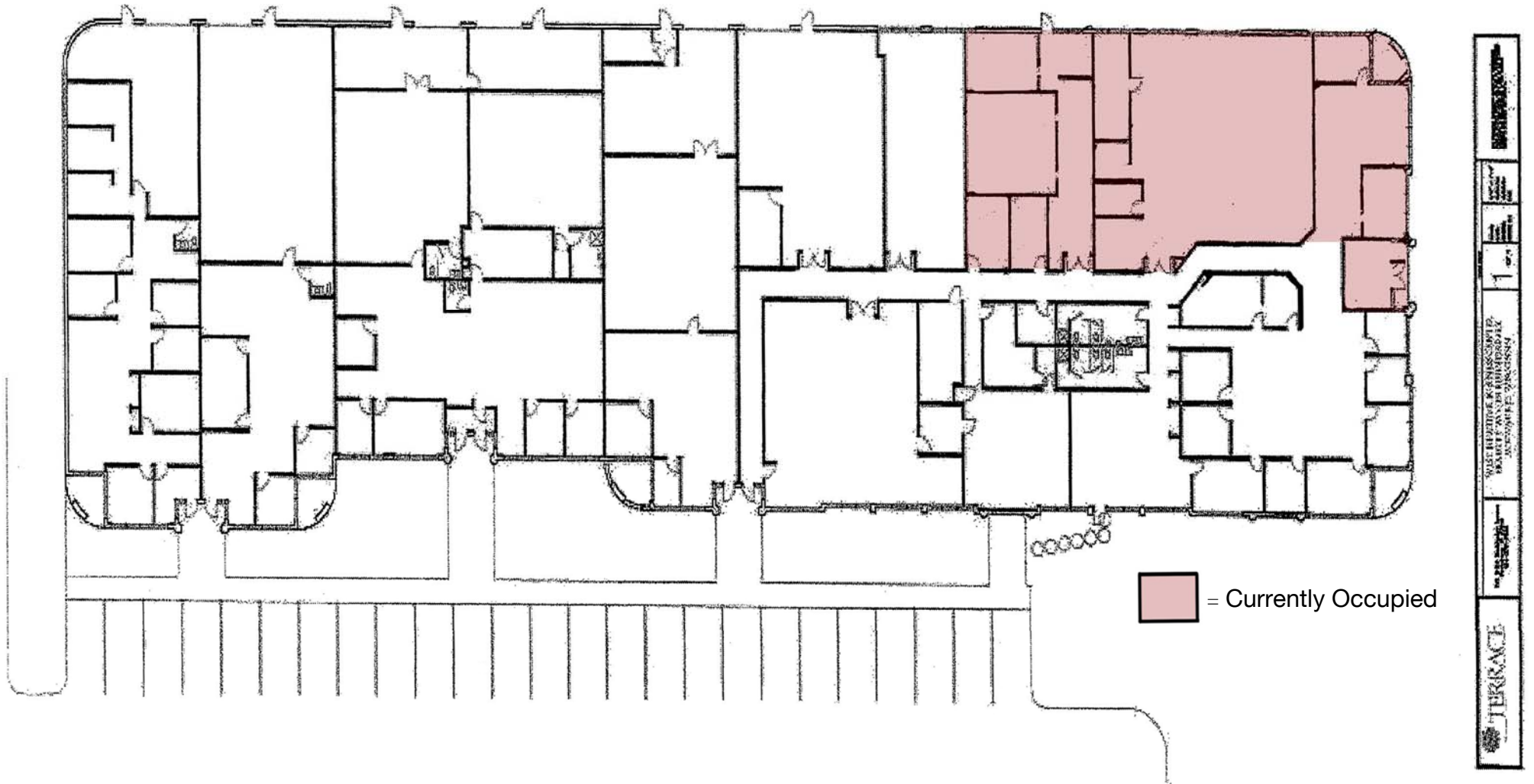
13400 Bishop's Lane • Suite 100  
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**(262) 797-9400** | (262) 797-8940 fax  
Offices also in Milwaukee, Appleton and Madison, WI

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

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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.



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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 **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.