



## For Sale

## Single Tenant Industrial Building For Sale

*+/- 23,465 SF Single Tenant Food Grade Building with Freezer/Cooler*

3100 S 166th Street | New Berlin, WI 53151

Building Size	23,465 SF
Office Space	3,759 SF
Freezer Specs	+/- 4,300 SF at 0 degrees
Cooler Specs	+/- 1,250 SF at 36 degrees
Floor Drains	Yes - Multiple
Lot Size	2.08 AC
Parcel Number	NBC 1210018
Year Built	1986
Clear Height	22'
Loading	(2) Interior Loading Docks (2) Drive-In Doors
Zoning	M1 - Light Manufacturing
Fire Suppression	100%
Construction	Decorative Masonry
2025 Taxes	\$19,315.95 (\$0.82 / SF)
<b>Sale Price</b>	<b>Subject to Offer</b>

Contact us:

Bill Langhoff, SIOR, CCIM  
Executive Vice President  
+1 414 278 6863  
bill.langhoff@colliers.com

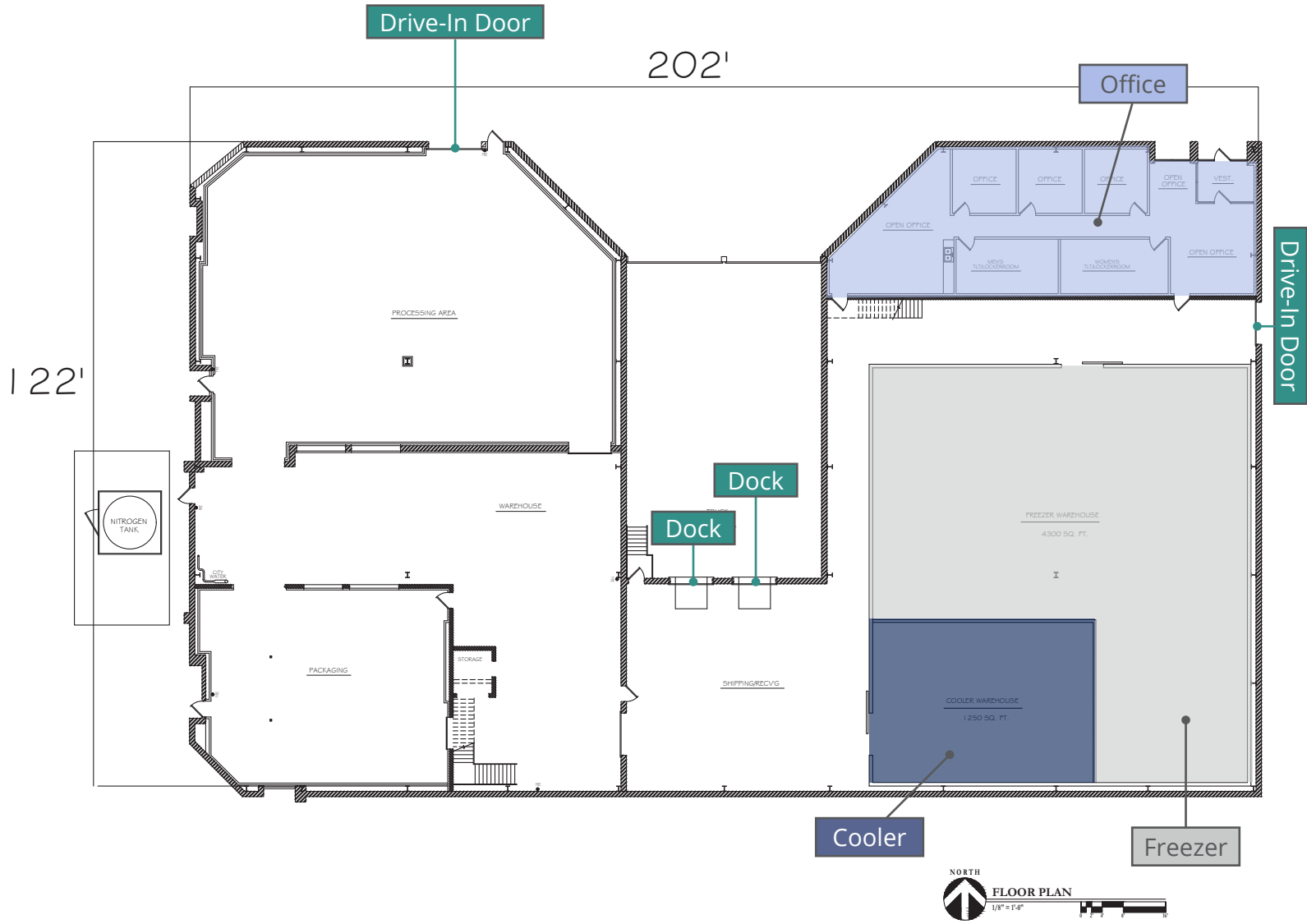
Joe Langhoff  
Vice President  
+1 414 278 6846  
joe.langhoff@colliers.com

**Colliers | Wisconsin**  
833 E Michigan Street, Suite 500  
Milwaukee, WI 53202  
P: +1 414 276 9500  
F: +1 414 276 9501

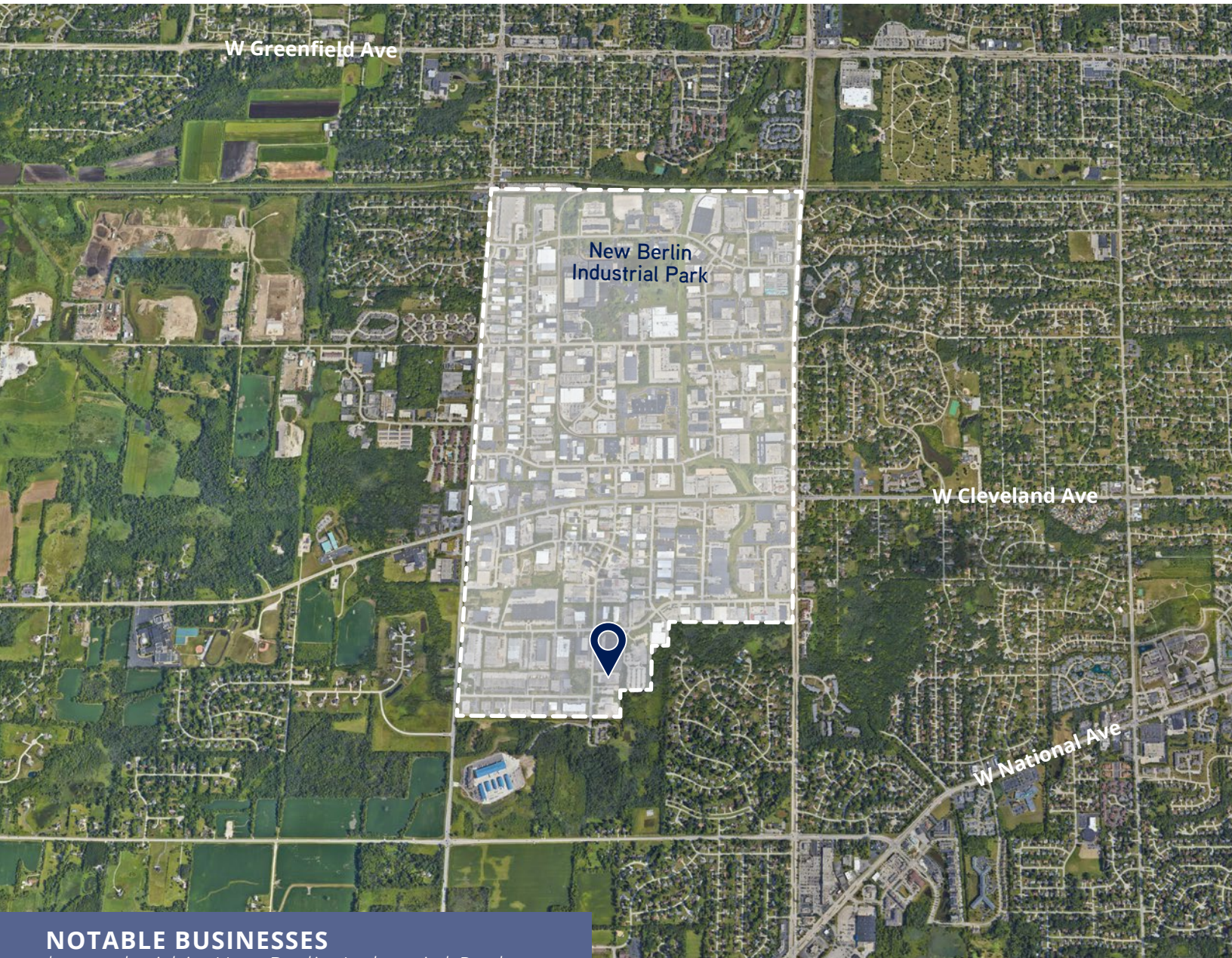
Site Overview



Floor Plan



## Area Overview



## NOTABLE BUSINESSES

*located within New Berlin Industrial Park*


A-O Handy  
A.Q. Matic  
ABB Training  
American Bolt Corporation  
Aptive Pest Control  
Artemax  
Batzner Pest Control  
Christopher Replacement Windows of Milwaukee  
Conrad Schmitt Studios Inc.  
Ecoshield Pest Solutions  
Element New Berlin  
Extra Space Storage  
FedEx Ground

Granite Plus  
Guardian Home Improvements  
Hader-Seitz  
Integrity Landscape Services  
Infinity Exteriors  
ITW Appliance Components  
Keller Williams Realty - Milwaukee Southwest  
Mr. Holland's Home Services  
NAPA Auto Parts  
Novonesis  
Norris  
Orkin  
Radius Packaging

SR Concrete Coatings  
Schroeder Solutions  
Speedy Metals  
Spincraft  
StorageMart  
The Big Backyard Indoor Playground  
TSR Concrete Coatings  
Two Men and a Truck Moving  
Wenthe-Davidson  
White Cap  
Wristband Express

## Drive Times from Bunsen Drive

 Downtown Milwaukee  
23 Minutes, 14 Miles

 Mitchell International Airport  
23 Minutes, 15.8 Miles



## Contact Us

**Bill Langhoff, SIOR, CCIM**  
Executive Vice President  
+1 414 278 6863  
bill.langhoff@colliers.com

**Joe Langhoff**  
Vice President  
+1 414 278 6846 (direct)  
joe.langhoff@colliers.com

Colliers | Wisconsin | 833 E Michigan Street, Suite 500 | Milwaukee, WI 53202 | P: +1 414 276 9500 F: +1 414 276 9501

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# 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.

Copyright 2016 by Wisconsin REALTORS Association.

