

Rental Rate:

\$5.00

PSF NET WAREHOUSE

\$9.00

PSF NET OFFICE

Contact us:

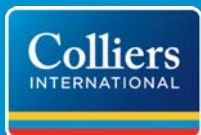
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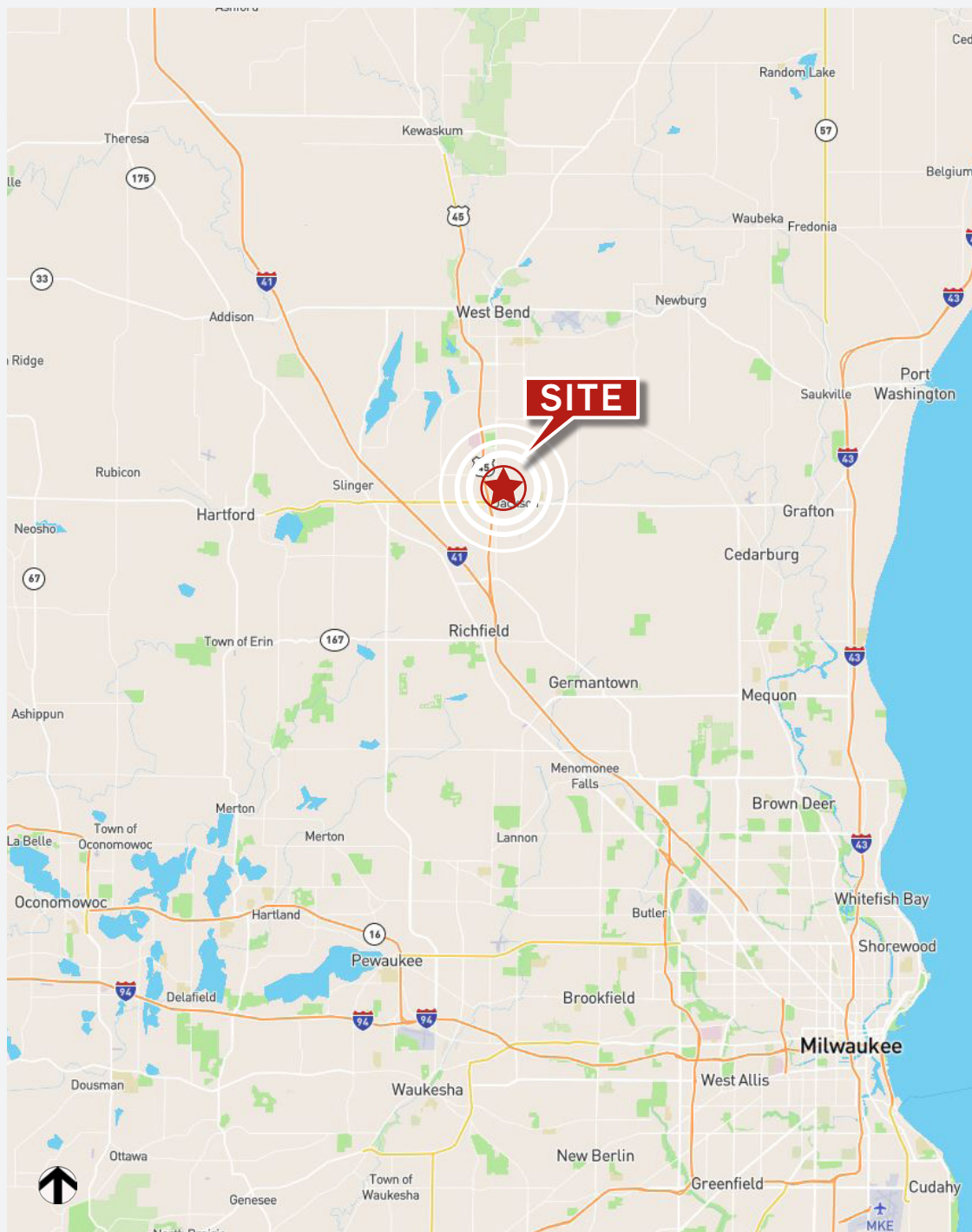
Colliers International | WI  
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Milwaukee, WI 53202  
P: +1 414 276 9500



## FOR LEASE

### W225 N16700-16722 Cedar Park Court, Jackson | WI

Versatile flex building with multiple office/warehouse configuration possibilities. Conveniently located just off of Highway 45, this 45,132 square foot building can accommodate one 10,150 SF user in an end cap unit or divisible into 2,843 SF and 7,307 SF units respectively.

**BUILDING SPECIFICATIONS**

Building Size	45,132 SF
Land Size	3.58 Acres
Construction	Combination Block/Glass
Year Built	1996
Zoning	Planned Development
Loading	Five (5) Exterior Docks Two (2) Drive-Ins
Clear Height	18'

\$5.00/SF NNN  
WAREHOUSE

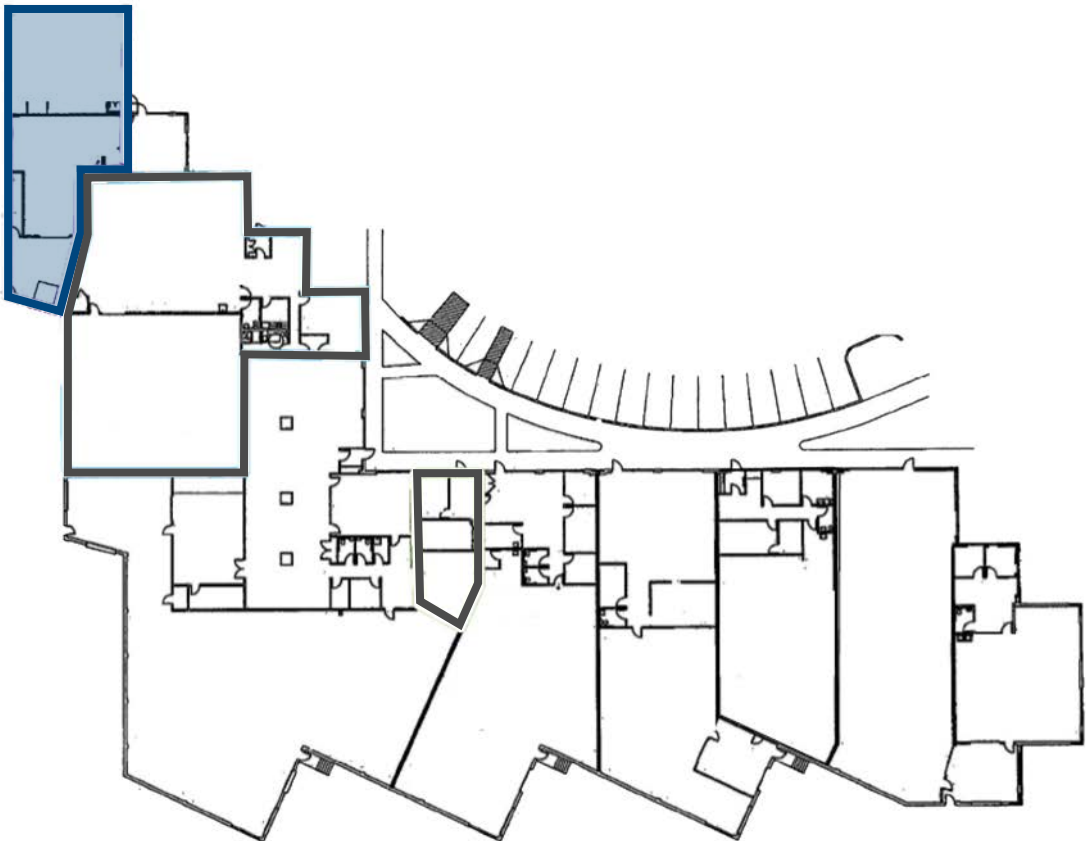
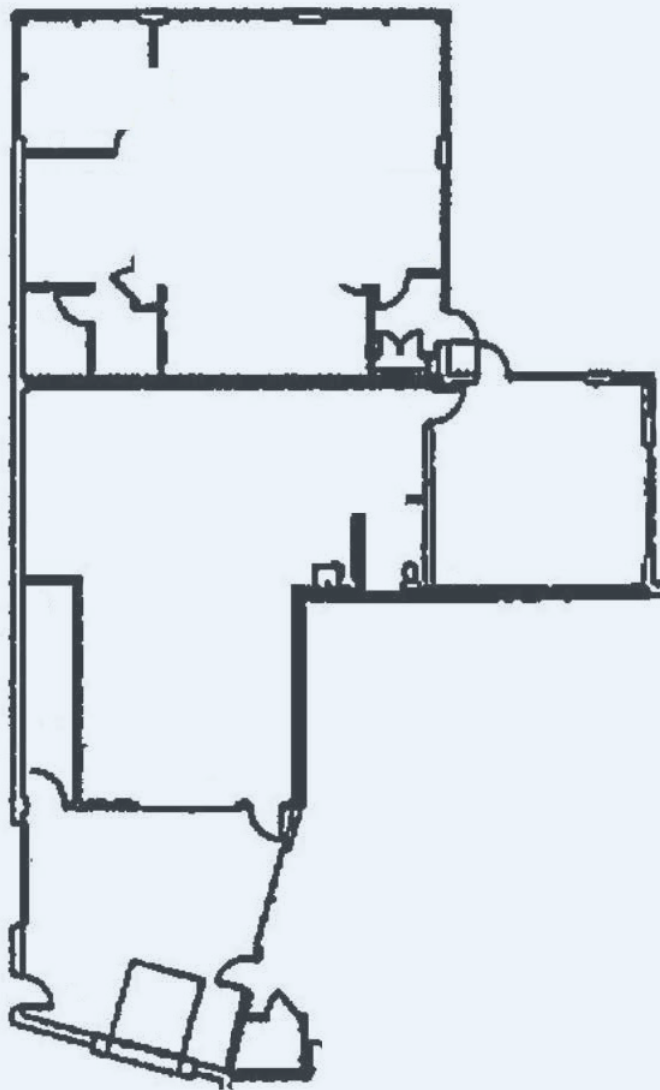
\$9.00/SF NNN  
OFFICE

\$2.57/SF  
TRIPLE NET EXPENSES

**PROPERTY HIGHLIGHTS**

- Easy access and visibility to Highway 45
- Clean, updated space
- Multiple suites for a variety of uses

FLOOR PLAN - OPTION ONE

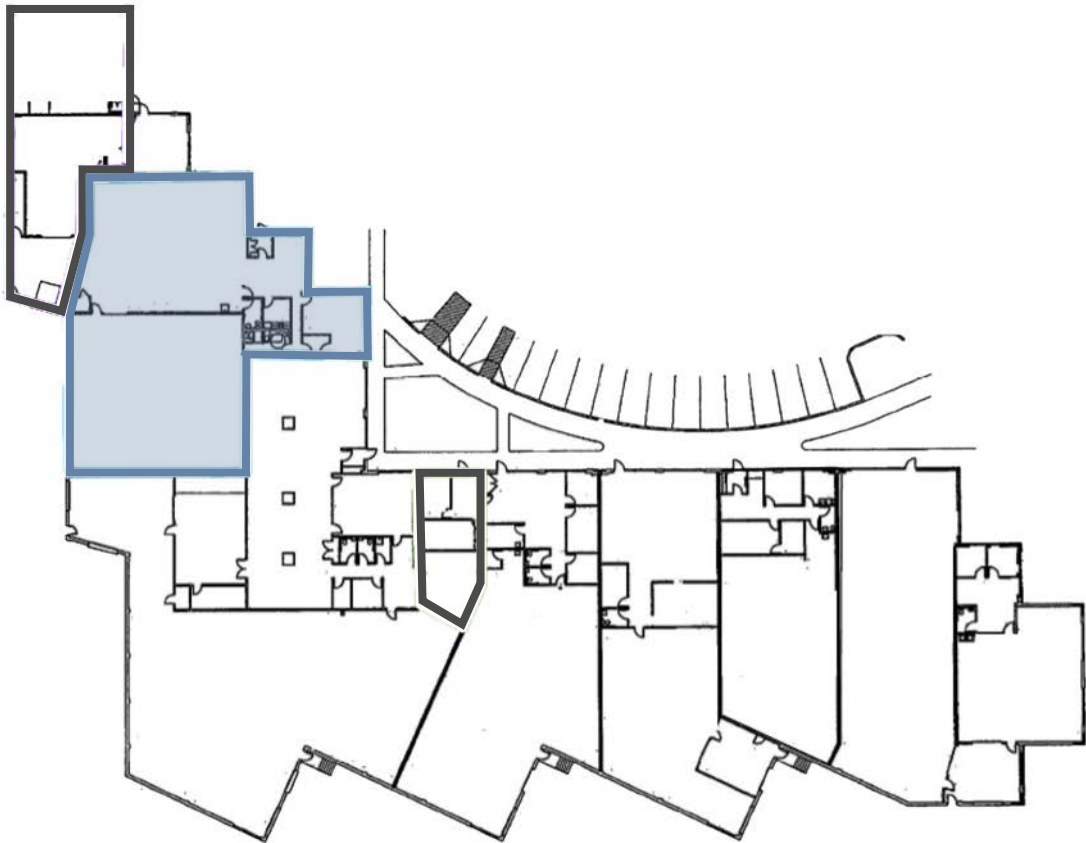
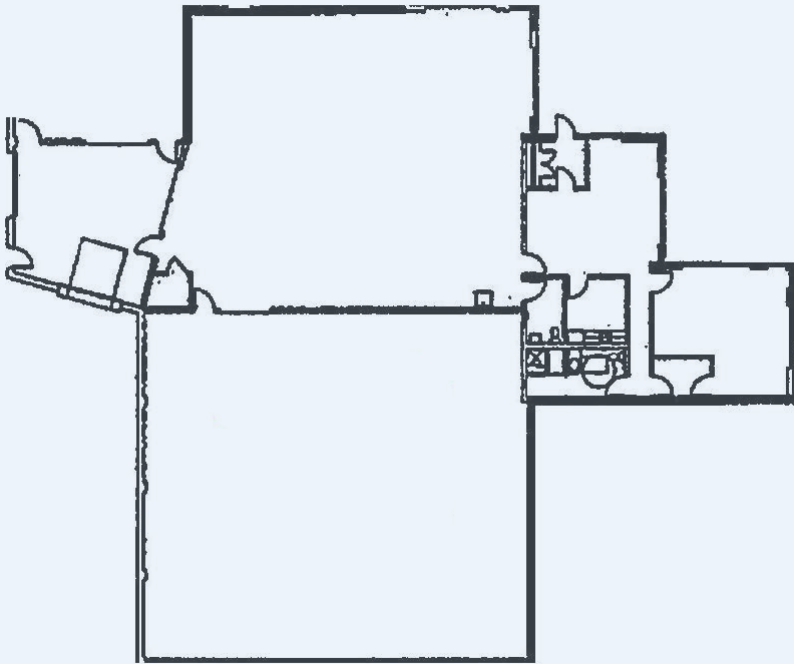


BUILDING SPECIFICATIONS

Address	W225 N16720 Cedar Park Court
Total Space	+/- 2,843 SF
Warehouse	+/- 1,399 SF
Office	+/- 1,444 SF
Loading	One (1) Drive-In (shared)



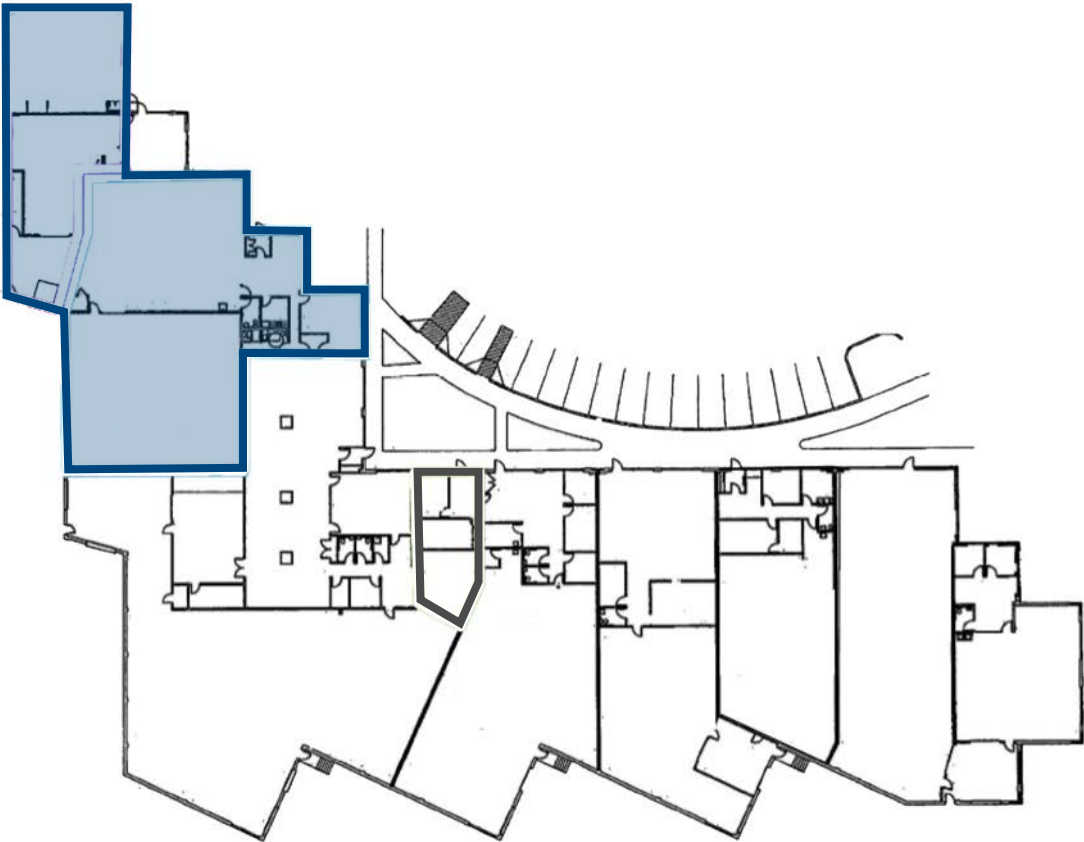
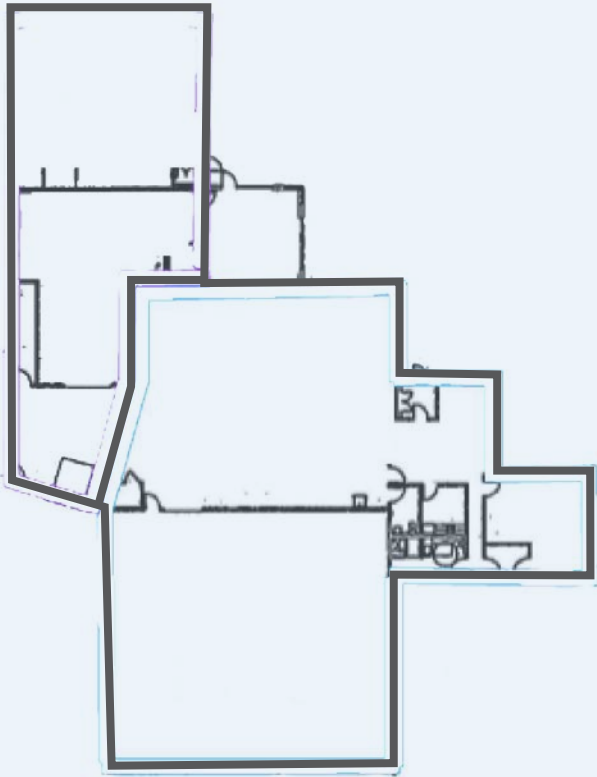
FLOOR PLAN - OPTION TWO



BUILDING SPECIFICATIONS

Address	W225 N16718 Cedar Park Court
Total Space	+/- 7,307 SF
Warehouse	+/- 5,903 SF
Office	+/- 1,404 SF
Loading	One (1) Drive-In (shared) One (1) Loading Dock

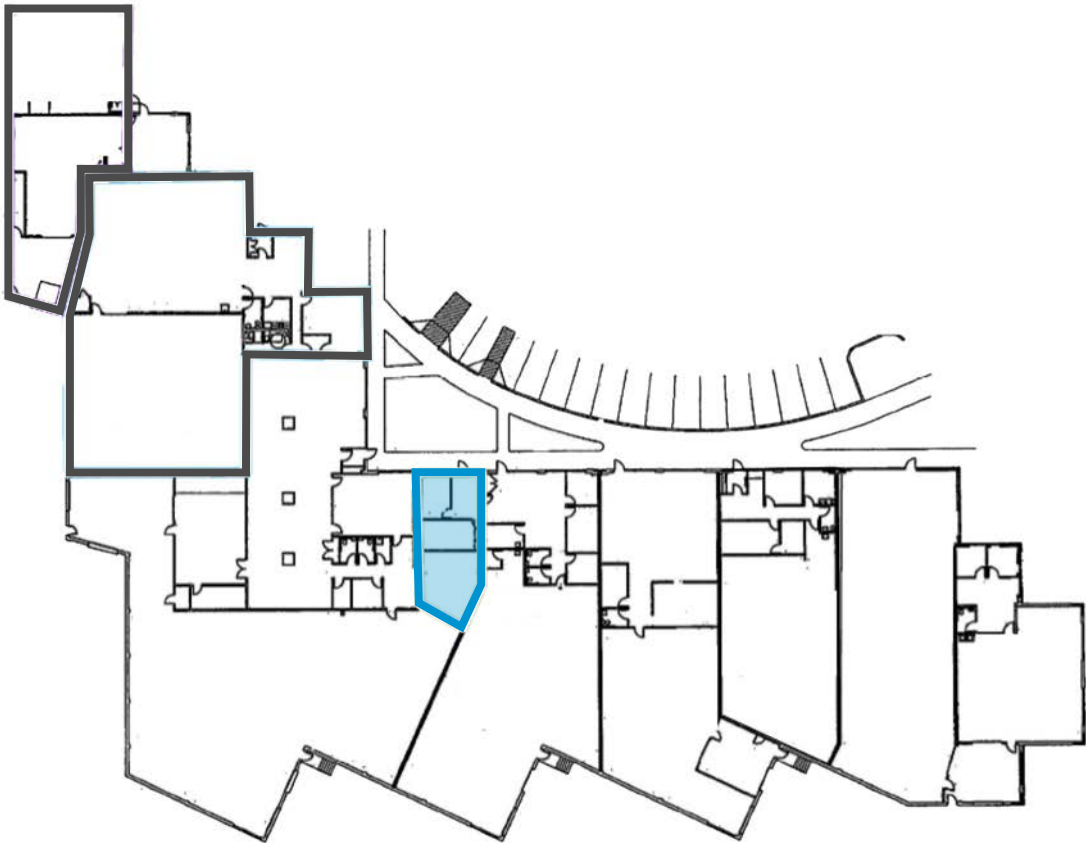
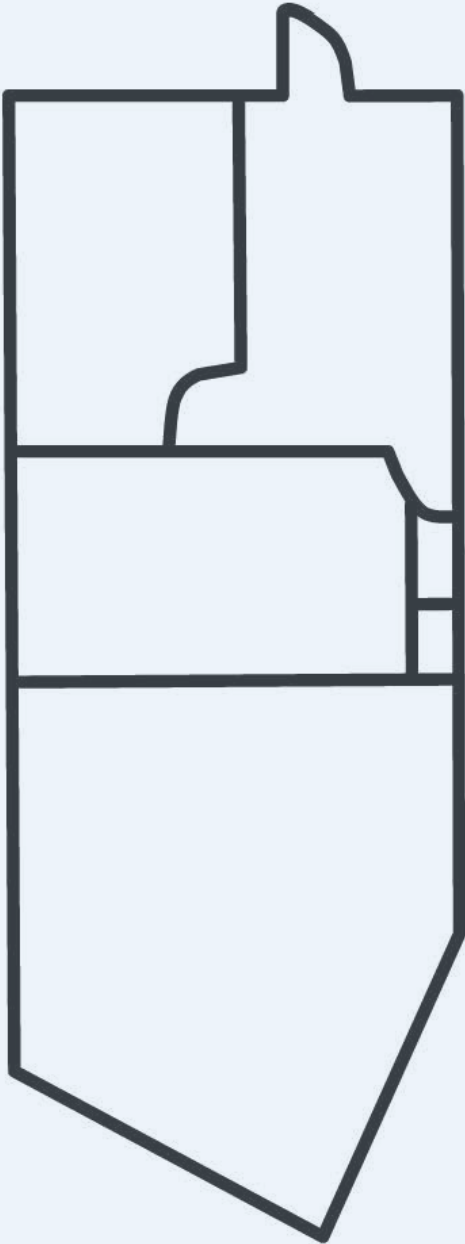
FLOOR PLAN - OPTION THREE COMBINED



BUILDING SPECIFICATIONS

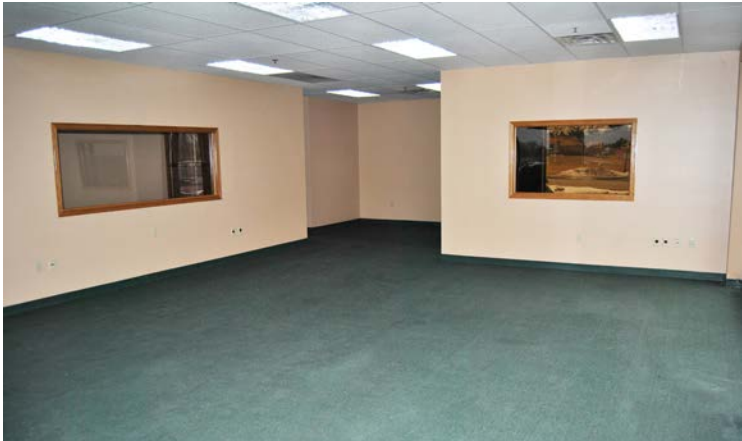
Address	W225 N16718-20 Cedar Park Court
Total Space	+/- 10,150 SF
Loading	One (1) Drive-In One (1) Loading Dock

FLOOR PLAN - OPTION FOUR



BUILDING SPECIFICATIONS

Address	W225 N16710 Cedar Park Court
Total Space	+/- 1,289 SF







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**BROKER DISCLOSURE TO NON-RESIDENTIAL 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 with 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 47-55**).

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 47-55**).

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 **DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS: THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**  
40

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 **SEX OFFENDER REGISTRY** List Home/Cell Numbers: \_\_\_\_\_

44

45 **Notice:** You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 **DEFINITION OF MATERIAL ADVERSE FACTS** Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5630.

47

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information  
54 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  
55 agreement made concerning the transaction.