

## BUILDING FOR LEASE

# 16200 W GLENDALE DR NEW BERLIN WI 53151 IN THE NEW BERLIN INDUSTRIAL PARK



MATTHEW S RUPENA

414-254-3994

[mrupena@RupenaRealty.com](mailto:mrupena@RupenaRealty.com)



### PROPERTY FEATURES

- 13,300 SQ FT TOTAL BUILDING
- MASONRY CONSTRUCTION
- ZONING M2
- BUILT 1986
- PARKING 20 SPACES
- 1 DOCK DOOR
- 1 DRIVE IN DOOR
- 1.11 ACRES
- PROPERTY TAXES \$11,900



### PROPERTY HIGHLIGHTS

- 3 PHASE POWER, 240 AND 400 AMPS
- FULLY AIR CONDITIONED
- SPRINKLED THROUGHOUT
- 14' CLEAR HEIGHT
- AIR LINES THROUGHOUT
- HIGH END OFFICE FINISHES

**\$8.50 SQ FT NNN**

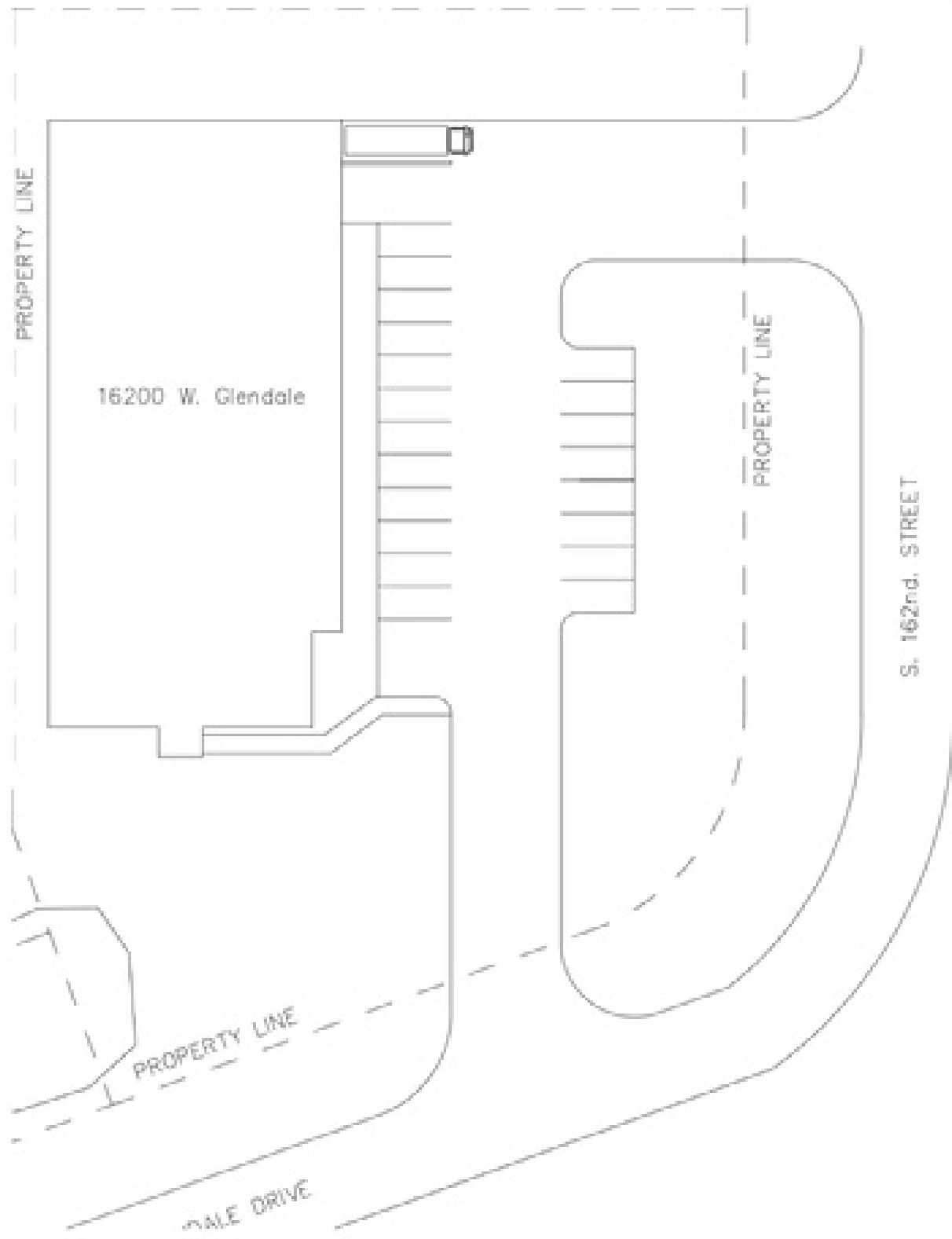
5000 sq ft of Quality office finishes as well as 8300 sq ft of warehouse or manufacturing space. Perfect location and design for mechanical contractor. Parking for 20 vehicles. 1 dock door and 1 drive in door. The building also has 3 phase 400 amp power available. Warehouse area also offers secure inside storage of combustible materials within a combustible proof storage room.

Easy access to freeway. Centrally located for Southeastern Wisconsin

The lease is for the entire building.

16200 W GLENDALE DR, NEW BERLIN WI 53151

16200 W GLENDALE DR, NEW BERLIN WI 53151



16200 W GLENDALE DR, NEW BERLIN WI 53151



RUPENA REALTY - WEST ALLSI WI 414-254-3994

WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road, Madison, WI 53704

Rupena Realty  
Effective July 1, 2016

## 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 2 following disclosure statement:

**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. A 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:

(a) The duty to provide brokerage services to you fairly and honestly.

(b) 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 within 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 (see lines 42-51).

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 of other parties (see lines 23-41).

(f) 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.

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 or 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 Wis. Stat. § 452.01(5g) (see lines 42-51).

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.

ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or 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

"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.

"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.

**NOTICE ABOUT SEX OFFENDER REGISTRY** 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://www.doc.wis.gov> or by telephone at 608-240-5830.

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. Drafted by Attorney Debra Peterson Conrad.

Rupena Realty, 11771 Green Lake Dr, West Allis, WI 53227 Phone: 414-254-3994 Fax: 414-254-3994 Produced with zipForm® by zipLogic, 15575 Fifteen Mile Road, Fraser, Michigan 48034 [www.zipLogic.com](http://www.zipLogic.com)