

# 5825 State Highway 11 Elkhorn, Wisconsin

**For Sale**

**Sale Price:**  
**\$920,000**

**Great Location**  
Within 500 miles of  
this site you find:

- ◆ 31 percent of the nation's population
- ◆ 30 percent of all U.S. business operations
- ◆ 30 percent of the nation's manufacturing companies
- ◆ 38 percent of all U.S. manufacturing volume
- ◆ 50 percent of the nation's top twenty metro manufacturing center



Point ONE Commercial  
Real Estate  
Gary Seidel, Broker  
Phone: 608-362-8598  
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2115 W. Collingswood Drive  
Suite 100  
Beloit, WI 53511  
Licensed in Illinois and  
Wisconsin

#### Notice

All information furnished regarding property for sale, rental or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy; thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the Broker herein.

**This 16+ acre site provides great access to transportation links to the Milwaukee & Chicago metropolitan areas. Over 57,000 sf of storage space, office and showroom are available.**

**Formerly a Wickes lumberyard, it provides ample outside storage. Contractors, Logistics companies, and other related enterprises will find this site attractive.**

**Rail is adjacent to the property, with the spur requiring activation and tracks are in place. Rail is served by WSOR.**

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**1 POINT ONE**  
Commercial Real Estate

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### Building Key

- 1) Main Showroom, Office and Storeroom—10,000 sf
  - 2) Outside cold storage—8,560 sf
  - 3) Storage: 13,500
  - 4) Outside Storage—14,800 plus 3,375 sf of covered storage area
  - 5) Cold Storage— 5,760 sf
  - 6) Covered Storage—8,100 sf
- These are estimates only and need verification

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## For Sale

**Description:** Retail Site/Distribution Site

**Address:** 5825 State Road 11, Elkhorn, WI 53121

**Building Type:** Retail, Former Lumber Yard

**Building Size:** See page 3, 57,900 total

**Lot Size:** 16.7 Acres +/-

**Heating System:** HVAC forced air (individual heating units in office)

**Electric:** 220Volt, Single Phase, 400 Amps (+/-)

**Zoned:** M-1, Light Industrial

**Distance to Freeway:** 4.9 Miles

**Rail:** Rail adjacent to lot (spur inactive), WSOR  
([www.wsorrailroad.com](http://www.wsorrailroad.com))

**Possession:** At Closing

**Sewer:** Septic

**Water:** Well

**Municipality:** Town of Delavan

**Real Estate Taxes:** \$15,807 (2007)

**Assessed Valuation:** \$897,100

**Traffic Count:** 5,500 average per day

**Distance to:  
Milwaukee:** 48

**Madison:** 61

**Chicago:** 91

**Rockford:** 47



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# 5825 State Highway 11 Elkhorn, Wisconsin

	Walworth County	Wisconsin
Population, 2006 estimate	101,007	5,556,506
Population, percent change, April 1, 2000 to July 1, 2006	9.8%	3.6%
Population, 2000	93,759	5,363,675
Persons under 5 years old, percent, 2006	5.8%	6.3%
Persons under 18 years old, percent, 2006	22.4%	23.6%
Persons 65 years old and over, percent, 2006	12.8%	13.0%
Female persons, percent, 2006	49.8%	50.3%
White persons, percent, 2006 (a)	97.3%	90.0%
Black persons, percent, 2006 (a)	0.8%	6.0%
American Indian and Alaska Native persons, percent, 2006 (a)	0.3%	0.9%
Asian persons, percent, 2006 (a)	0.9%	2.0%
Mean travel time to work (minutes), workers age 16+, 2000	24	20.8
Housing units, 2006	49,662	2,534,075
Homeownership rate, 2000	69.1%	68.4%
Housing units in multi-unit structures, percent, 2000	22.7%	26.2%
Median value of owner-occupied housing units, 2000	\$128,400	\$112,200
Households, 2000	34,522	2,084,544
Persons per household, 2000	2.57	2.5
Median household income, 2004	\$48,342	\$46,142
Per capita money income, 1999	\$21,229	\$21,271
Persons below poverty, percent, 2004	9.5%	10.9%
<b>Business QuickFacts</b>	<b>Walworth County</b>	<b>Wisconsin</b>
Private nonfarm establishments, 2005	2,730	145,159
Private nonfarm employment, 2005	36,052	2,449,114
Private nonfarm employment, percent change 2000-2005	1.6%	1.4%
Nonemployer establishments, 2005	6,582	322,014
Total number of firms, 2002	8,074	393,241
Manufacturers shipments, 2002 (\$1000)	2,319,170	124,664,004
Wholesale trade sales, 2002 (\$1000)	733,834	68,510,712
Retail sales, 2002 (\$1000)	815,244	59,978,700
Retail sales per capita, 2002	\$8,562	\$11,025
Accommodation and foodservices sales, 2002 (\$1000)	185,537	6,885,765
Building permits, 2006	589	27,329
Federal spending, 2004 (\$1000)	355,327	31,553,877
<b>Geography QuickFacts</b>	<b>Walworth County</b>	<b>Wisconsin</b>
Land area, 2000 (square miles)	555.31	54,310.10
Persons per square mile, 2000	168.9	98.8
FIPS Code	127	55

## Walworth County, Wisconsin Demographics 2006

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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 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 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 *(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. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

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.

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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Drafted by Attorney Debra Peterson Conrad