

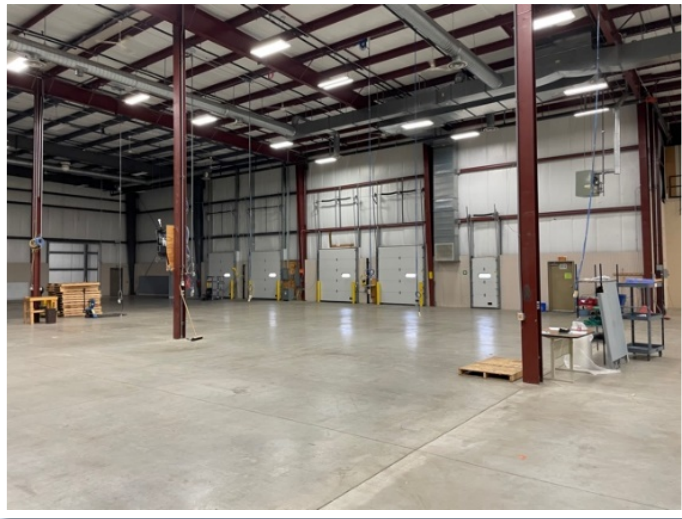
FOR SALE



BOERKE

333 BEICHL AVE, BEAVER DAM, WI

89,824 SF INDUSTRIAL



J. Cody Ziegler
Real Estate Advisor
T +1 (414) 269-2539
M +1 (262) 844-5027
cziegler@boerke.com

Robert O Fulford II
Real Estate Advisor
T +1 (608) 716-3090
M +1 (214) 732-4169
rfulford@boerke.com

Tarek Saleh
Real Estate Advisor
T +1 (608) 716-3090
M +1 (608) 347-6192
tsaleh@boerke.com

PROPERTY OVERVIEW



BOERKE

333 BEICHL AVE, BEAVER DAM, WI

DETAILS

BUILDING SIZE:	89,824 SF
OFFICE / SHOWROOM SF:	24,500 SF Approx.
YEAR BUILT:	1995
DOCKS:	5 (8'x10') w/ levelers
SHORT DOCKS:	2
DRIVE INS:	2 (12'x12 and 22'x14')
CLEAR HEIGHT:	15' - 27' 8" Clear
POWER:	800 Amp 480/277V 3 Phase
SPRINKLER:	Class III Wet System
PARKING:	Ample
HVAC:	Air Conditioned Throughout
LIGHTING:	LED
SITE SIZE:	8.185 AC
ZONING:	G2 - Commercial

ECONOMICS

TAX KEYS:	12143423000
TAXES:	\$84,089.01 (2019)
SALE PRICE:	\$3,395,000

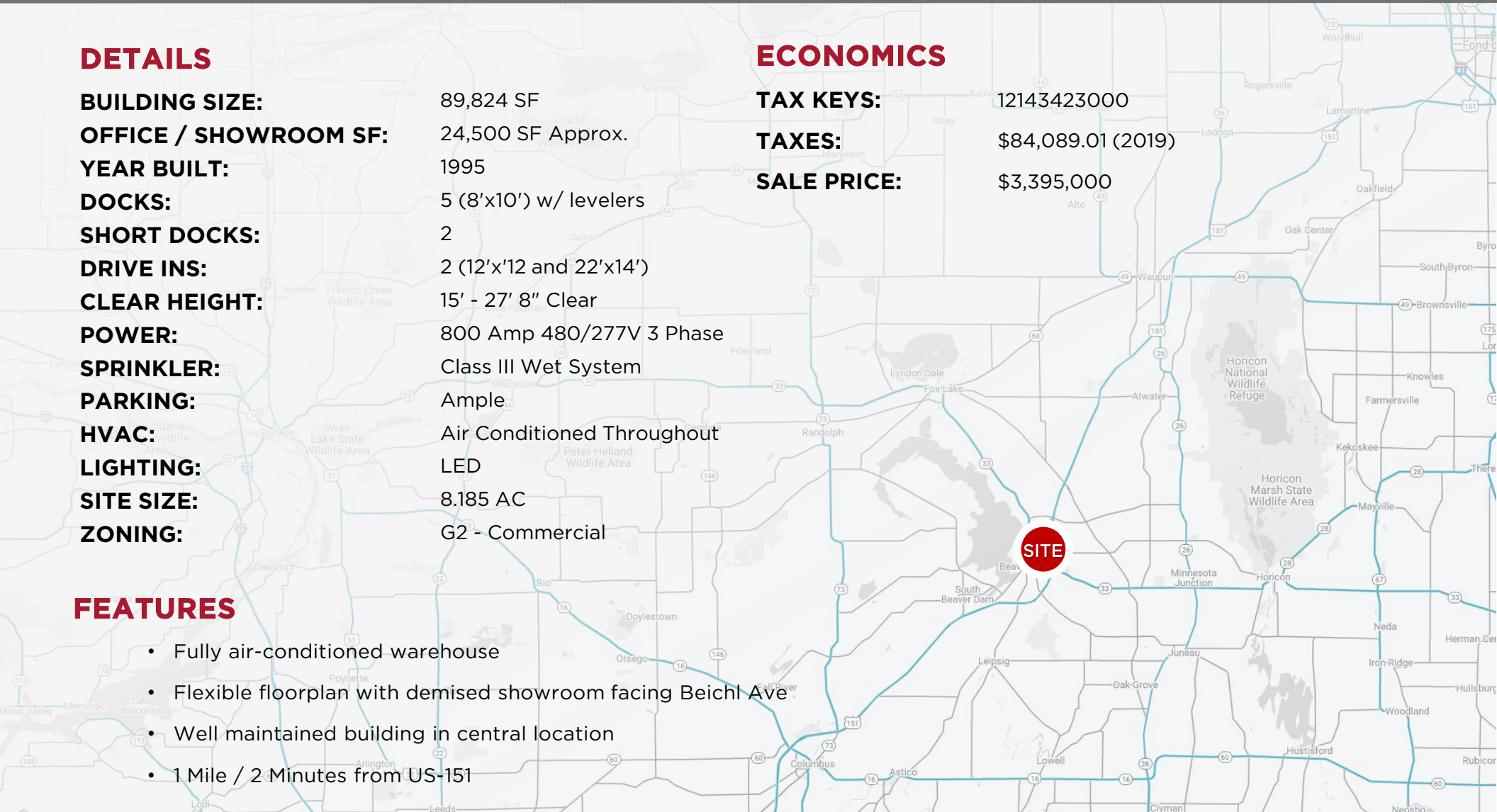
FEATURES

- Fully air-conditioned warehouse
- Flexible floorplan with demised showroom facing Beichl Ave
- Well maintained building in central location
- 1 Mile / 2 Minutes from US-151

J. Cody Ziegler
Real Estate Advisor
T +1 (414) 269-2539
M +1 (262) 844-5027
cziegler@boerke.com

Robert O Fulford II
Real Estate Advisor
T +1 (608) 716-3090
M +1 (214) 732-4169
rfulford@boerke.com

Tarek Saleh
Real Estate Advisor
T +1 (608) 716-3090
M +1 (608) 347-6192
tsaleh@boerke.com



SITE PLAN

333 BEICHL AVE, BEAVER DAM, WI

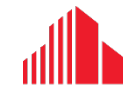


J. Cody Ziegler
Real Estate Advisor
T +1 (414) 269-2539
M +1 (262) 844-5027
cziegler@boerke.com

Robert O Fulford II
Real Estate Advisor
T +1 (608) 716-3090
M +1 (214) 732-4169
rfulford@boerke.com

Tarek Saleh
Real Estate Advisor
T +1 (608) 716-3090
M +1 (608) 347-6192
tsaleh@boerke.com

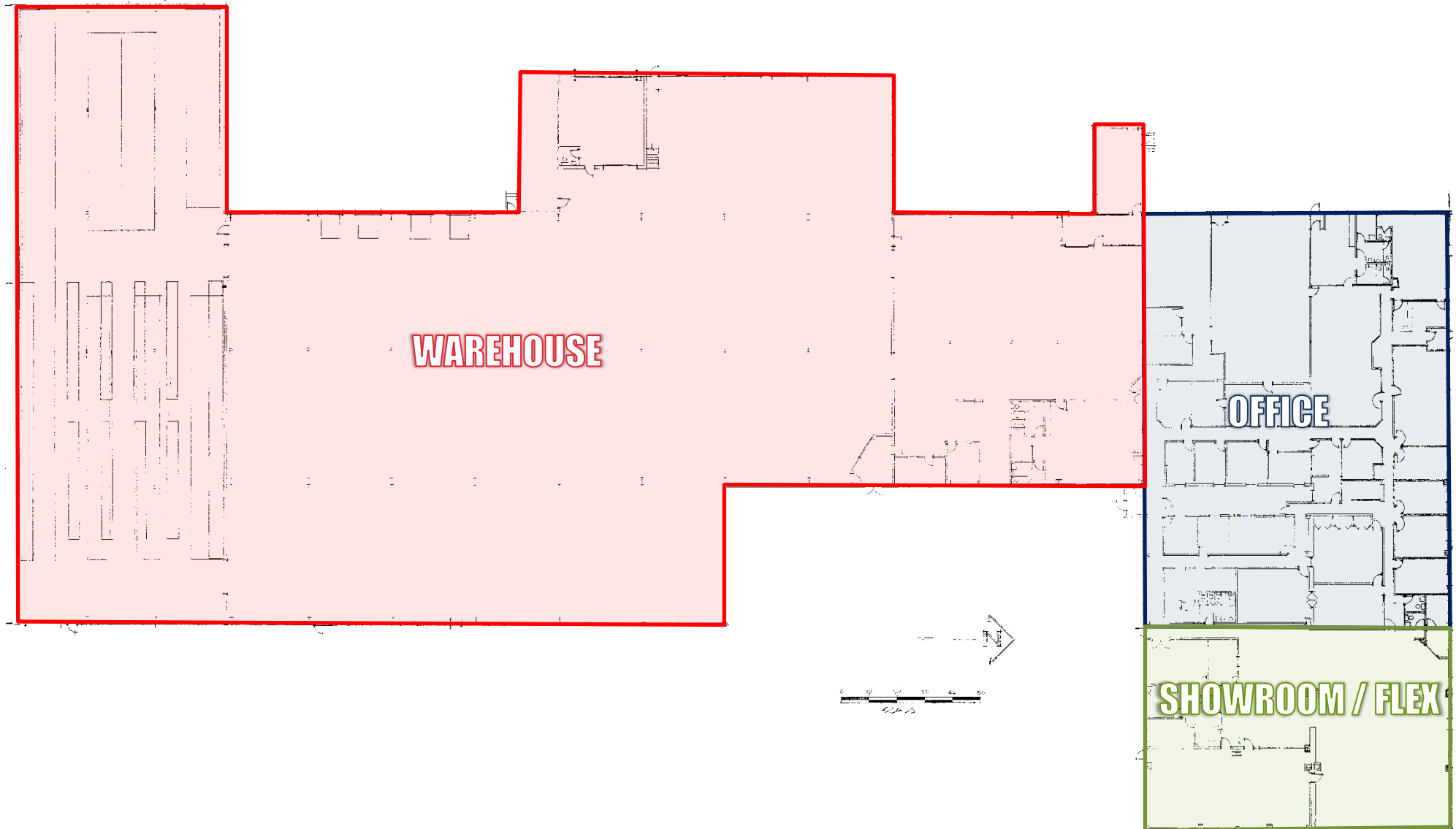
FLOOR PLAN



CUSHMAN &
WAKEFIELD

BOERKE

333 BEICHL AVE, BEAVER DAM, WI



J. Cody Ziegler
Real Estate Advisor
T +1 (414) 269-2539
M +1 (262) 844-5027
cziegler@boerke.com

Robert O Fulford II
Real Estate Advisor
T +1 (608) 716-3090
M +1 (214) 732-4169
rfulford@boerke.com

Tarek Saleh
Real Estate Advisor
T +1 (608) 716-3090
M +1 (608) 347-6192
tsaleh@boerke.com

SITE IMAGES

333 BEICHL AVE, BEAVER DAM, WI



J. Cody Ziegler
Real Estate Advisor
T +1 (414) 269-2539
M +1 (262) 844-5027
cziegler@boerke.com

Robert O Fulford II
Real Estate Advisor
T +1 (608) 716-3090
M +1 (214) 732-4169
rfulford@boerke.com

Tarek Saleh
Real Estate Advisor
T +1 (608) 716-3090
M +1 (608) 347-6192
tsaleh@boerke.com

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:

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.
- (c) 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.
- (d) 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 Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 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 "Definition of Material Adverse Facts" below).
 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. 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

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.

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.wi.gov> or by telephone at 608-240-5830.