



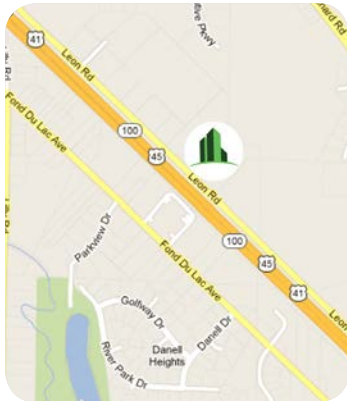
Commercial Realty Advisors, LLC
"Pragmatic Real Estate Solutions"

Leon Road Industrial Center For Lease



N83 W1326 Leon Road
Menomonee Falls, WI 53051

\$4.75 / NNN



Jennifer Green

414.403.3747

jen@cradvisorsmke.com

Ryan Persitza

414.531.4414

ryan@cradvisorsmke.com

Property Statistics

Building Size	63,960 SF
Unit Sizes Vacant	+/- 7,206 Warehouse +/- 1,006 Office +/- 600 Office Max Contiguous 8,812 SF
Clear Height	17'
CAM	\$1.44
Loading	Dock Doors (9'x10")
Construction	Brick and Block
Parking	120 spots
Lot Size	5.4 Acres
Year Built	1974
Current Use	Manufacturing Warehouse
Tax Key	MNFV0074999002

Fantastic location along the highway 41/45 frontage road.

The facade of the building offers excellent freeway exposure for businesses signage.

Easy freeway access via 41/45 at either Main St (East) or Hwy145.

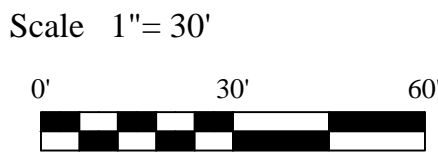
Ample parking in the front and back of the building.

ALTA / ACSM Land Title Survey

Surveyor:
Richard Simon, S-2698
Cornerstone Land Surveying, LLC
W160 N9842 Colonial Drive
Germantown WI 53022
(262) 424-5630

Owner:
PAUL M KOLOSSO
N88W16447 MAIN ST STE 100
MENOMONEE FALLS, WI 53051

- Legend:**
- Denotes Iron Pipe Found
 - Denotes Iron Rod Set
 - ⊕ Denotes Hydrant
 - ⊙ Denotes Water Valve
 - ⊞ Denotes Catch Basin
 - AE — AE — Denotes Access Easement
 - WMS — WMS — Denotes Watermain & Sewer Easement
 - EE — EE — Denotes Electric Easements (As described)
 - Denotes Manhole
 - ⊙ Denotes Street Light
 - ⊞ Denotes Utilities
 - ⊙ Denotes Utility Pole



Description:
"The Legal Description describes the same property as insured in the Title Commitment or any exceptions have been noted herein"
That part of the South 1/2 of Section 12, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin, dcpqf g' cpl T gætkd' culqmy u' Ego o gpepi cvj g Epgg' qh' Uævkp' 34' y gpeg P : : A7565SY 'cnp' yj g P q' y 'hpg' qh' y g Southwst 1/2 qh' ucl' Uævkp' 34' 34402' Uævkp' gpeg' LS: A78B3SY '74' Uævkp' gpeg' U69A5B6G' cnp' yj g P q' y g' hpg' qh' Uævkp' F tk' 88564' Uævkp' gpeg' P 2A: B5SY 'cpl T ctngr' yj g' Cnu' hpg' qh' ucl' Uævkp' y g' 1/2 of Section 12, 852.70 feet; thence P : : A764: SY 'cnp' yj g P q' y 'hpg' qh' y g' Uævkp' g' 1/2 of said Section 12, 18.22 feet to the point of commencement of this description.

Title Work completed by First American Title Insurance Company
Commitment# NCS-582862-MKE
Dated December 1st, 2012

- Exceptions**
- 1) None Found - Not Plottable
 - 2) None Found - Not Plottable
 - 3) None Found - Not Plottable
 - 4) None Found - Not Plottable
 - 5) None Found - Not Plottable
 - 6) Not Plottable
 - 7) Not Plottable
 - 8) As shown on Map
 - 9) Not Plottable
 - 10) As shown on Map
 - 11) As shown on Map
 - 12) Not Plottable
 - 13) Not Plottable
 - 14) As shown on Map
 - 15) As shown on Map
 - 16) As shown on Map
 - 17) Not Plottable
 - 18) As shown on Map
 - 19) As shown on Map
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 - 22) Not Plottable
 - 23) As shown on Map
 - 24) Not Plottable
 - 25) Not Plottable
 - 26) Not Plottable
 - 27) Not Plottable
 - 28) Not Plottable
 - 29) Not Plottable
 - 30) Not Plottable
 - 31) Not Plottable

Permanent and Perpetual easement for municipal sanitary sewer and watermain purposes as described in Document# 772137, Volume 1208, Page 508, Exception (15)

Parcel 1 Certified Survey Map #6273
Document #6273
Recorded September 18th, 1990
SANDWICH PROPERTIES LLP
C/O W SPECHT & J SHEPPARD
N83W13400 LEON RD
MENOMONEE FALLS, WI 53051

Unplatted Lands
RITE-HITE HOLDING CORPORATION
8900 N ARBON DR
BROWN DEER, WI 53209

West 1/4 Corner of Section 12-8-20

Center of Section 12-8-20
Concrete Monument w/ Brass Cap

East 1/4 Corner of Section 12-8-20

North Line of the Southwest 1/4 of Section 12-8-20

North Line of the Southeast 1/4 of Section 12-8-20

12' Electric Easement as shown on Document# 881198, Reel 078, Page 481, Exception (16)

12' Electric Easement as shown on Document# 891250 Reel 091, Page 670, Exception (18)

Utility Box

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- Notes:**
- 1) Wetlands have been drawn as shown on current Wisconsin Department of Natural Resources Wetland Inventory maps
 - 2) Lease Parcel and 20' Utility and Ingress / Egress Easement as described on Document# 2474093, 2474094, 3061062, 3874305, 2515186, and 3604980
 - 3) Bearings are referenced to the East Line of the Southwest 1/4 of Section 34; /42; Dgctkpi P 22A: B5SY 'Y læqpu' Uævkp' Ræpg' Eqqt' lpc'g' U' lgo . South Zone (NAD 1927)

All Zoning Information listed on this Map has been provided to Surveyor
Source: Village of Menomonee Falls
Address: W156 N8480 Pilgrim Road
Menomonee Falls, WI 53051
Person Contacted: Sue Rogahn
Date Contacted: November 15th, 2012
Phone Number: (262) 532-4270
Email Address: cd@menomonee-falls.org

Address
N83 W13220 Leon Road
Menomonee Falls, WI 53051

Zoning: I-1 Light Industrial District
Permitted Use: Light Industrial, as set forth in Village of Menomonee Falls Zoning Code
Minimum Lot Area: 1 Acre
Minimum Lot Frontage: No Minimum Lot Frontage stated in Village Code
Minimum Lot Width: 150 Feet
Minimum Building Setbacks:
Front: 30' Minimum
Side: 30' Minimum
Rear: 30' Minimum
Maximum Building Height: 60 feet
Parking: Regular - 113, Handicap - 3, Total - 116

Flood Zone Designation
Said property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 55133C0112F, with a date of identification of November 19th, 2008, for Community #550483, in Waukesha County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said property is situated.

To: Paul M. Kolosso, RAIT PARTNERSHIP, L.P., and its successors and/or assigns, and First American Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, 20(a), and 21 of Table A thereof.

The field work was completed on 11-27-12.

Parcel 1 Certified Survey Map #9471
Document #2885150
Recorded November 25th, 2002
ARANDALL CORP
P O BOX 405
MENOMONEE FALLS, WI 53052-0405

Boundary Road

South 1/2 Corner of Section 12-8-20

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 (§§ 47-56).
- 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 (§§ 22-38).
- 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 47-56).
- 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 36-38). 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 608-240-6890.

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