FOR SALE

Priced at $1,450,000

864 West Street Watertown, WI 53094

OCONOMOWOC REALTY LLC



Versatile Industrial Building

30,000 SF & 17 Acre Lot

Property Highlights

- Easy access to Hwy 16 or 26
- Office & warehouse space
- Two, spacious levels

Oconomowoc Office
156 E. Wisconsin Ave
Oconomowoc, WI 53066
www.oconomowocrealty.com

For information, please contact:
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Learn More Online

Property Highlights

Building Total SQFT	30,000 sqft (est, 23,000 upper & 7,000 lower)
Office Space	1,550 sqft
Site Size	17.196 Acres (Per Jefferson County GIS)
Zoning	General Industrial
Clear Height	16 - 23' Eve Heights
Docks/Loading	3 - 1 main @ 8' x 10', 2 lower @ 8' x 8'
Overhead Doors	1 - 12 x 12
Heating	Gas Unit Heaters
Power	400 AMP 120 V
Lighting	LED
Floors	2
Parking	On-site Gravel Parking
Construction	Masonry/Steel + Metal Roof
Sewer/Water	Municipal
Taxes (2025)	$11,548.05

all information believed to be accurate & reliable, but subject to change



Interior Photos & Features

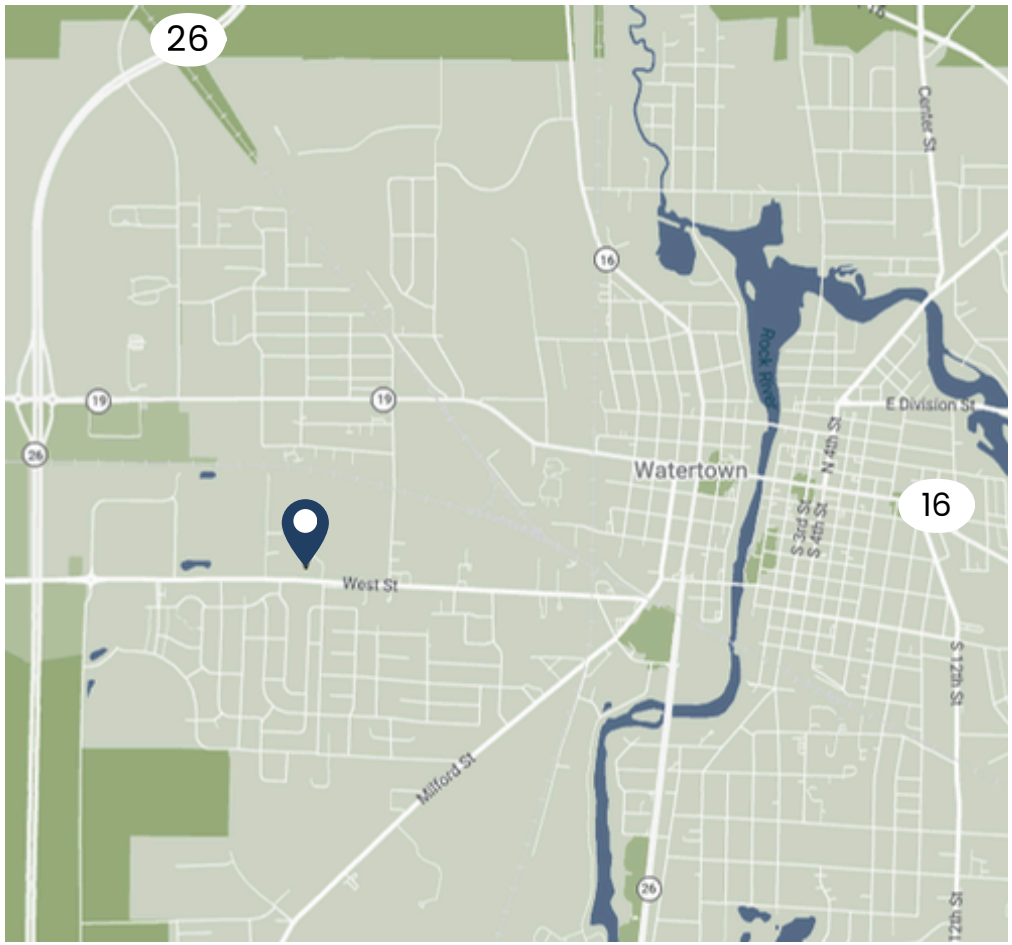







- 1,550 sqft office area with reception, private offices, fireplace, acoustical tile ceilings, heating & A/C
- 12 'x 12' overhead door
- 1 Dock door on main level (8' x 10') and 2 to lower (8' x 8')
- 16-23' eve heights
- Compressed air system (functionality unknown)
- 3 rest rooms (2 office, 1 shop)

Map & Location



2.5 miles to Hwy 26
4 miles to Hwy 16
11 miles to I-94

12 Miles
to Johnson Creek

13 Miles
to Lake Mills

14 Miles
to Waterloo

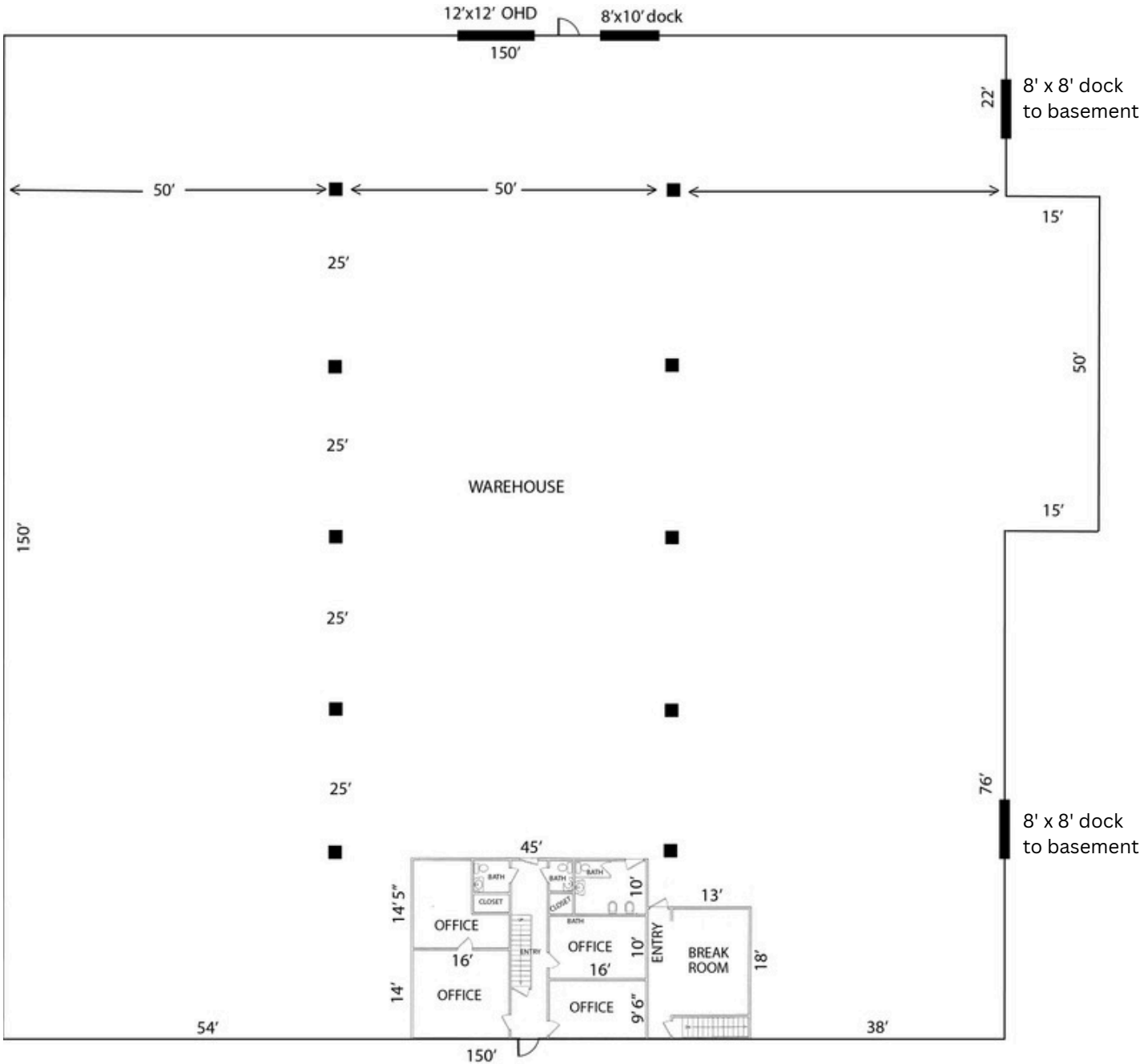
15 Miles
to Oconomowoc

40 Miles
to Madison

56 Miles
to Milwaukee

143 Miles
to Chicago

Floor Plan



FLOOR PLAN
864 WEST STREET, WATERTOWN WI

GIS Map



300 150 0 300 Feet

1 inch=300feet

Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

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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 lines 42-51).

(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 (see lines 23-41).

(f) The duty to safeguard trust funds and 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 lines 42-51). 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 (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

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.

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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