



Brokerage

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Leasing

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Development

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Investment

Your Partner in Commercial Real Estate



[ \$1,850,000 ]

**Industrial Building For Sale**

Contact

**Pete Roland**

Phone: (920) 499-9000

Fax: (920) 884-9507

E-mail: [pete@baylakescommercial.com](mailto:pete@baylakescommercial.com)

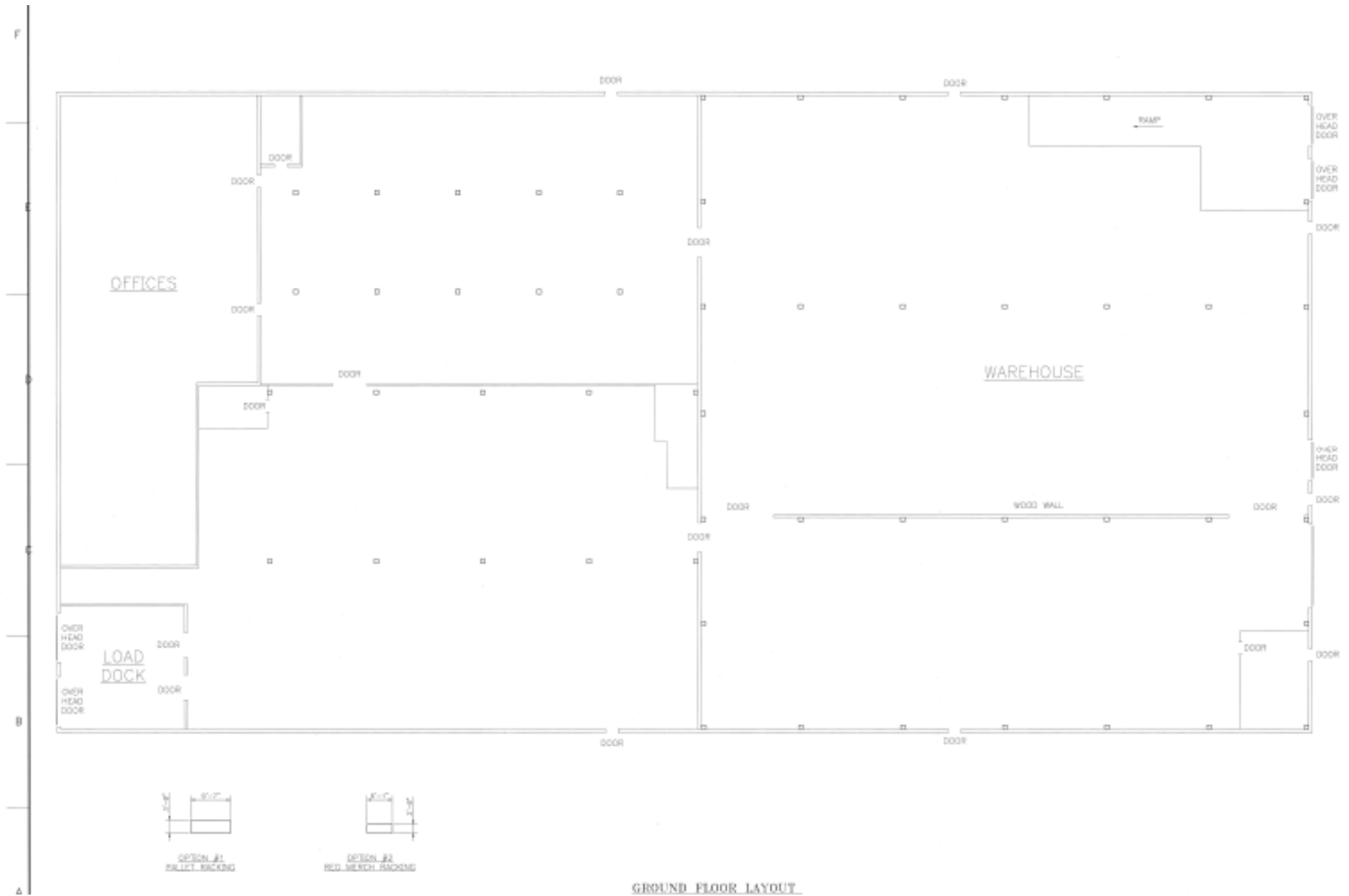
[www.baylakescommercial.com](http://www.baylakescommercial.com)

**Bay Lakes Commercial**  
211 N Broadway Suite 215  
Green Bay, WI 54303

1819 St George Street | Green Bay | WI

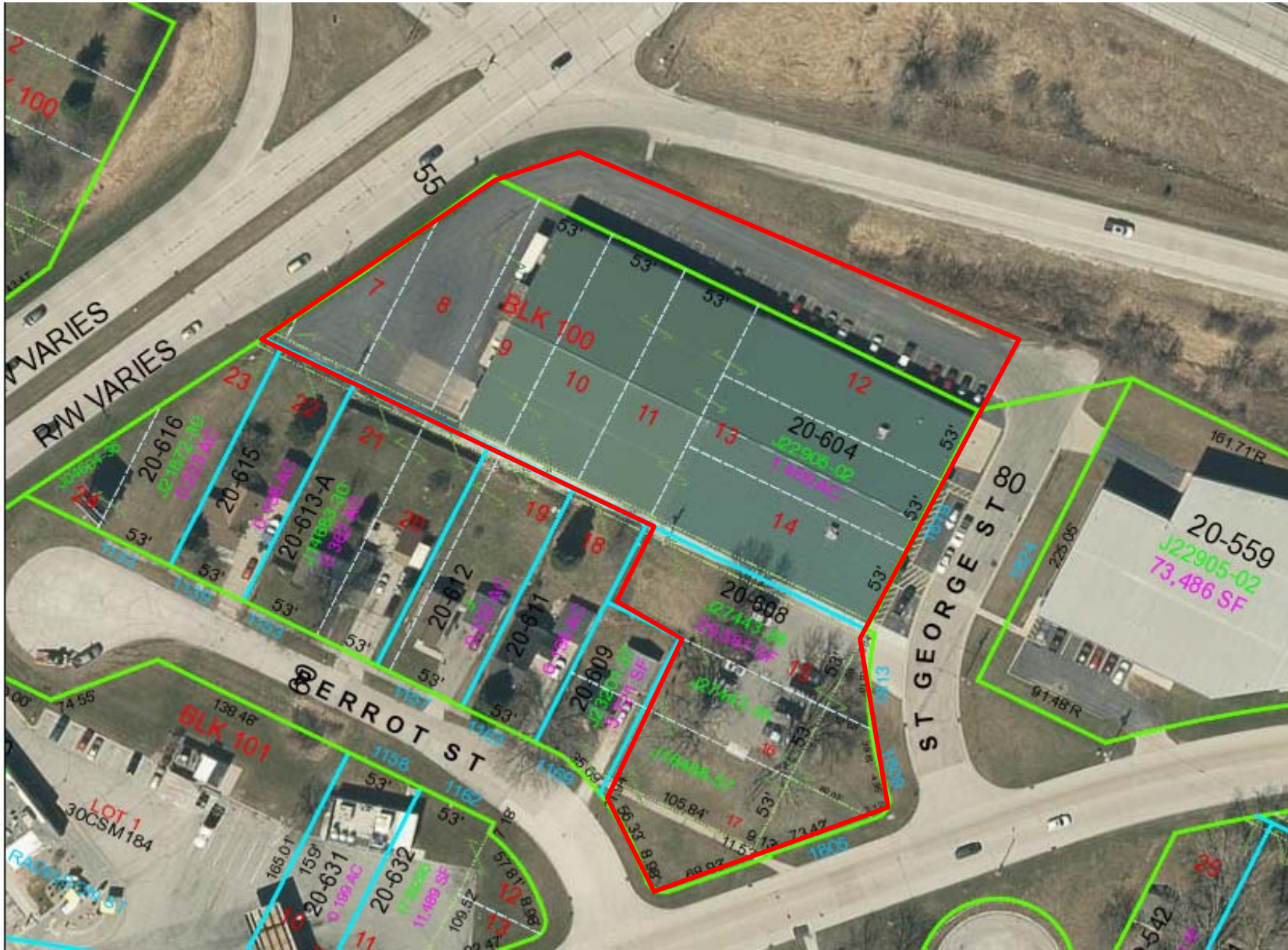
- Building: 44,552 sq. ft.
- Site: 2.15 acres
- Parcel: 20-604 & 20-608
- Taxes: \$17,497
- Zoning: Light Industrial

Industrial building for sale with great access and visibility to I-43. Property offers 4 load docks, two at grade doors, 3 phase power and office space. Property is located in the floodplain



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**BROKER DISCLOSURE TO 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 55-63).
  - 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 55-63).
  - 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.

44 **List Home/Cell Numbers:**

45 **SEX OFFENDER REGISTRY**

- 46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
47 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*  
48 **BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND**  
49 **THAT** Peter Roland and Bay Lakes Commercial Realtors LLC are working  
50 Sales Associate Firm Name ▲

51 **as: (Owner's/Listing Broker's Agent) (Buyer's/Seller's Agent or Buyer's-Broker's Agent) STRIKE ONE**

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

54 **DEFINITION OF MATERIAL ADVERSE FACTS**

- 55 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  
56 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
57 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
58 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  
59 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
60 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information  
61 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  
62 agreement made concerning the transaction.
- 63