

Rock Lake Storage - Lake Mills, WI

Business and Land For Sale

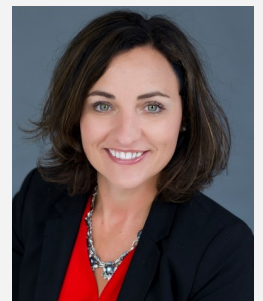


Great opportunity to purchase a clean, established, well-managed Self Storage Unit Facility with excellent rental history. 229 Storage Units, Office and 40 x 44 Warehouse. Fenced property, security cameras and the storage units feature power doors, and personal access codes. Sale includes an additional 4 acre lot (Zoned Industrial with Storage as an approved conditional use) for potential expansion. Great location close to I-94 between Madison and Milwaukee.

\$2,800,000

CENTURY 21
Affiliated

Laura Flood
Realtor, ABR, CRS, e-PRO, GRI, CNE
920.988.9767 Text/Cell
Laura@LaurasRealEstateGroup.com



Rock Lake Storage—Lake Mills

Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to by _____ (“Buyer”) regarding the property at 650 Owen St, and 675 Industrial Dr all in Lake Mills, WI 53551 (Collectively known as Rock Lake Storage) (the “Property”).

The buyer has requested additional information for the purpose of evaluating a possible acquisition of the property (“Information”). The Seller shall deliver the Information for Buyer’s limited use in connection with evaluation of the Property for purchase and for no other purpose. Buyer hereby enters into this Confidentiality Agreement and covenants and agree to Seller as follows:

1. Buyer represents to Seller that it shall not, without the prior written consent of the Seller, disclose to any other person or entity the Information or any oral or written communications concerning the Property.
2. The obligation of confidentiality pursuant to this Agreement shall continue in perpetuity. This Agreement supersedes any and all prior or contemporaneous agreements, whether written or oral.
3. This Agreement applies to all Information received which is not available to the general public. Buyer understands that all information shall be treated as confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm. In the event of any breach of this Agreement, Seller shall be entitled to any and all remedies available under the law.
4. Buyer shall not contact directly any persons concerning the Property, other than the Sellers’ agent without Seller’s written approval. Such persons include, without limitation: tenants, tenant’s employees, tenant’s suppliers, etc. A breach of this provision will be deemed to be a direct breach of this Agreement.
5. Seller nor it’s Agent make any representations or warranties, express or implied, as to the accuracy or completeness or any Information provided. Buyer assumes full and complete responsibility for receipt and verification of all Information and waives any potential recourse against Seller, subject to a future listing agreement between Seller and Buyer.
6. Buyer shall not, without prior written consent or approval of Seller, be entitled to assign this Agreement or any rights hereunder to any person or entity without Seller’s prior written authorization.
7. If Buyer is a corporation, partnership, LLC or other type of legal entity, the individual(s) signing this Agreement on its behalf will take all precautions to limit the distribution of the Information only to those persons within the entity who must know the Information, and who are specifically aware of this Agreement and agree to honor and enforce it.
8. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin and shall be binding upon and enforceable by the parties hereto as well as their respective heirs, personal representatives, successors and assigns.

Signature and Acknowledgement by Buyer:

Signature: _____

Company: _____

Email: _____

Address: _____

Agent Name: _____

Printed Name: _____

Title: _____

Telephone: _____

City, State, Zip: _____

Agent Telephone: _____

Rock Lake Storage—Lake Mills

NO WARRANTIES OR REPRESENTATIONS

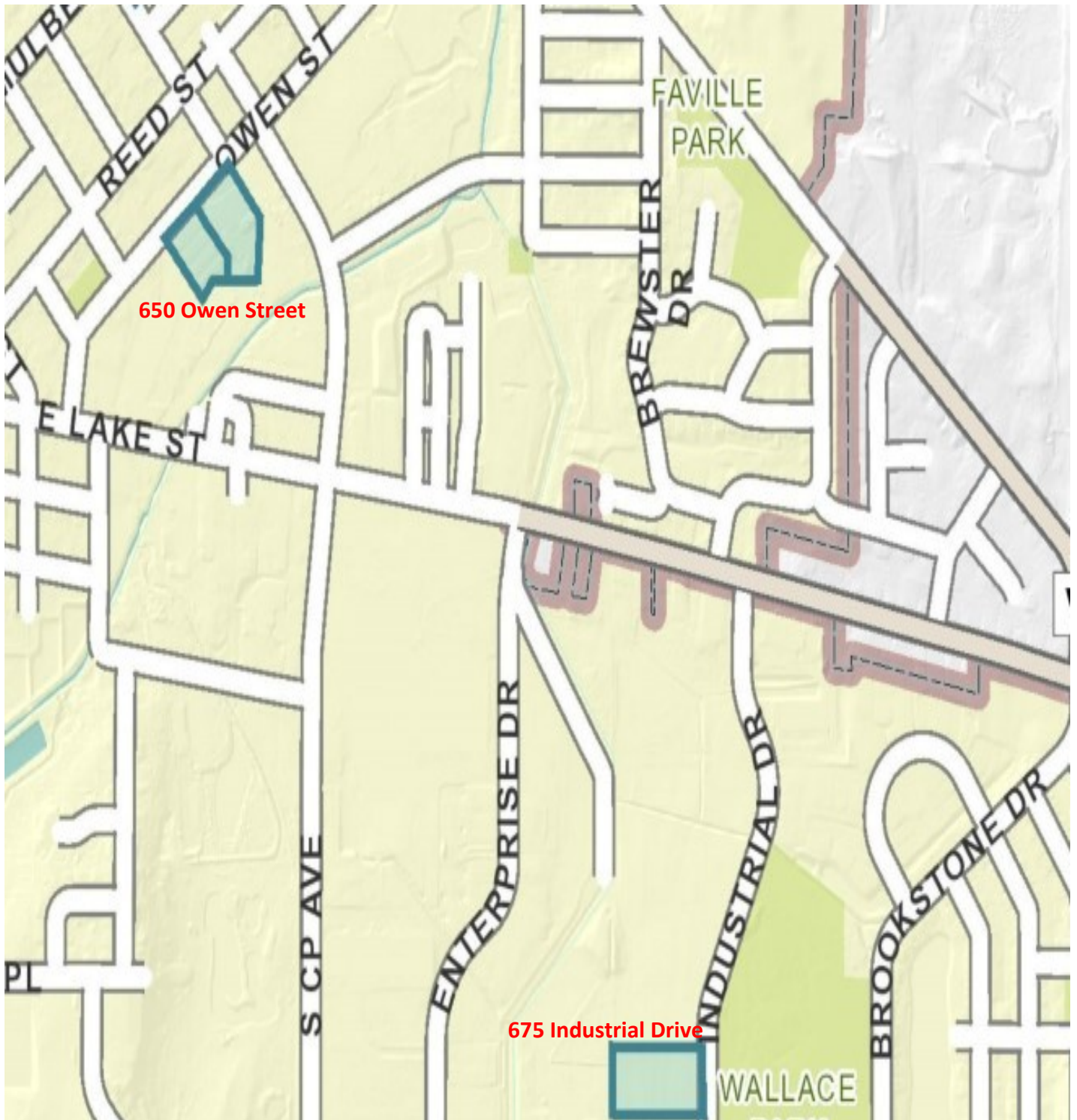
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, financial estimates, and other projections are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject properties prior to submitting offers. However, all property tours must be arranged with the listing agent, Laura Staude Flood at (920) 699-8121. Please do not contact the owner or onsite tenants without prior approval.

Rock Lake Storage—Lake Mills

Map of Included Parcels



Rock Lake Storage—Lake Mills

ADDENDUM A

<u>Property</u>	<u>Square Ft</u>	<u>Tax ID</u>	<u>Acreage</u>	<u>Taxes</u>
650 Owen Street:				
Building 1 – 28 Units	6360 sq ft	246-0713-1243-081	2.023 Acres	\$14,978.49
Building 2 – 28 Units	6560 sq ft			
Building 3 – 28 Units	6560 sq ft			
Building 4 – 12 Units	4620 sq ft			
Building 5 – 20 Units, Office & 40X44 Warehouse	9600 sq ft	246-0713-1243-105	2.805 Acres	\$29,055.97
Building 6 – 42 Units	9600 sq ft			
Building 7 – 42 Units	9600 sq ft			
Building 8 – 28 Units	7560 sq ft			
675 Industrial Dr – Vacant Lot		246-0714-1831-004	4.000 Acres	\$20.68
TOTAL			8.828 Acres	\$44,055.14

Rock Lake Storage—Lake Mills

Metro MLS # 1645514 SCWMLS # 1861796

<u>Address</u>	<u>Parcel ID</u>	<u>Acres</u>	<u>Taxes</u>
650 Owen Street—Building 1-4	246-0713-1243-081	2.023	\$14,978.49
650 Owen Street—Building 5-8	246-0713-1243-105	2.805	\$29,055.97
675 Industrial Drive	246-0714-1831-004	4.00	\$20.68
	TOTALS	8.828	\$44,055.14

Rock Lake Storage—Lake Mills

ADDENDUM B

Items included with 650 Owen:

- Computer/Monitor/Desk(s)
- Management Software (Syrasoft Management Software)
- 42" TV
- 3 Office Desk Chairs
- 2 Gun Safes
- 3 Black Chairs for Waiting Area
- 2 Tall Stools
- Table/Counter by Window Front
- Open Sign
- Outdoor Signage (4)
- 2 Fish Tanks/Office
- Pictures/Artwork
- Light Fixtures
- 2 Ladders
- Black Mini Fridge
- 2 Counter Units
- 2 File Cabinets
- 19 Security Cameras, Hard Drive, Wi-Fi System
- Rock Lake Storage Phone Number
- Rock Lake Storage Website
- Rock Lake Storage Client List

Rock Lake Storage—Lake Mills

Property

Size and Notes

650 Owen Street

229 Storage Units
Open Warehouse
Office Space / Restroom

Various Sizes 10 x 10 –24 x 40
40 x 44
See Addendum B for Included Items

675 Industrial Drive

4 Acre Vacant Lot in Lake Mills Business Park

650 Owen Street—Lake Mills



Features:

Power Doors, Personal Access Codes, Interior Lights, Security Cameras, Fenced Property, Pond-Licensed Fish Farm

<u>Parcel ID</u>	<u>Acres</u>	<u>Taxes</u>
246-0713-1243-081	2.023	\$14,978.49
246-0713-1243-105	2.805	\$29,055.97
TOTAL	4.828 Acres	\$44,034.46

<u>Building</u>	<u>Units</u>	<u>Square Ft</u>
Building 1	28 Units	6,360 sq ft
Building 2	28 Units	6,560 sq ft
Building 3	28 Units	6,560 sq ft
Building 4	12 Units	4,620 sq ft
Building 5	20 Units, Office, 40x44 Warehouse	9,600 sq ft
Building 6	42 Units	9,600 sq ft
Building 7	42 Units	9,600 sq ft
Building 8	28 Units	7,560 sq ft
	229 Units	60,460 sq ft

650 Owen Street—Lake Mills

Plat Map



650 Owen Street—Lake Mills

Aerial Overview Map



650 Owen Street—Lake Mills



675 Industrial Drive—Lake Mills



Parcel ID

246-0714-1831-004

Acres

4.0

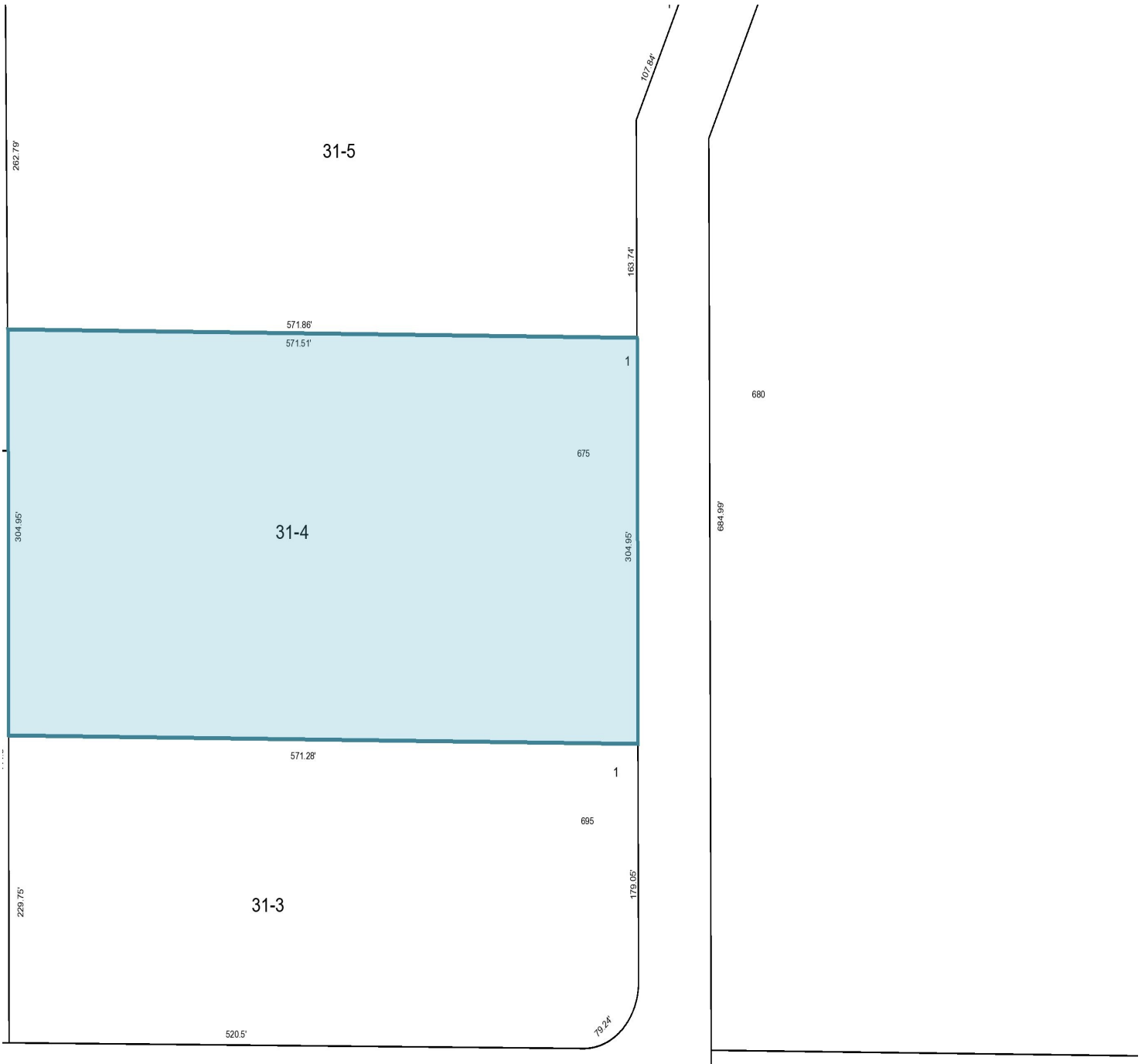
Taxes

\$20.68

4.0 Acre level lot located in Lake Mills Industrial/Business Park. Zoned Planned Industrial with many allowable uses. Great location next to an established daycare facility and across from a new city park. Close to I-94 and just off of County Road B for easy highway access. Could be used for future expansion of storage facilities or other business.

675 Industrial Drive—Lake Mills

Plat Map



675 Industrial Drive—Lake Mills

Aerial Overview Map



675 Industrial Drive—Lake Mills

