Industrial Building For Sub-Lease

1945 Prairie Lane
Eau Claire, WI

- Located in the Gateway Business Park.
- 38,888 sf building with 36,193 sf warehouse and 2,695 sf office.
- Ten loading docks,
- One dock with door to material handling height.
- Eight drive in doors.
- Fenced lot to access all doors and truck parking.
- 86 employee/visitor parking stalls.
- Built in 2005 and expanded in 2012.
- Property is in excellent condition.
- Great location with easy access to Hwys. 12, 312, 53, 29 and I-94.
- Current lease expires 8/31/22.
- Price reduced - $5.25/sf NNN

Contact:
Al Taft
or
Don Myers

1324 W. Clairemont Ave. St. 4
Eau Claire, WI 54701-6191

Phone: 715-839-1234
Fax: 715-839-6889
Email: altaft@aftrealestate.com
Website: aftrealestate.com

A·F·T
Real Estate, Inc.

Information contained herein has been obtained from sources deemed to be reliable but not guaranteed. AFT Real Estate disclaims any liability for errors.

10/25/2016

10/25/2016

10/25/2016

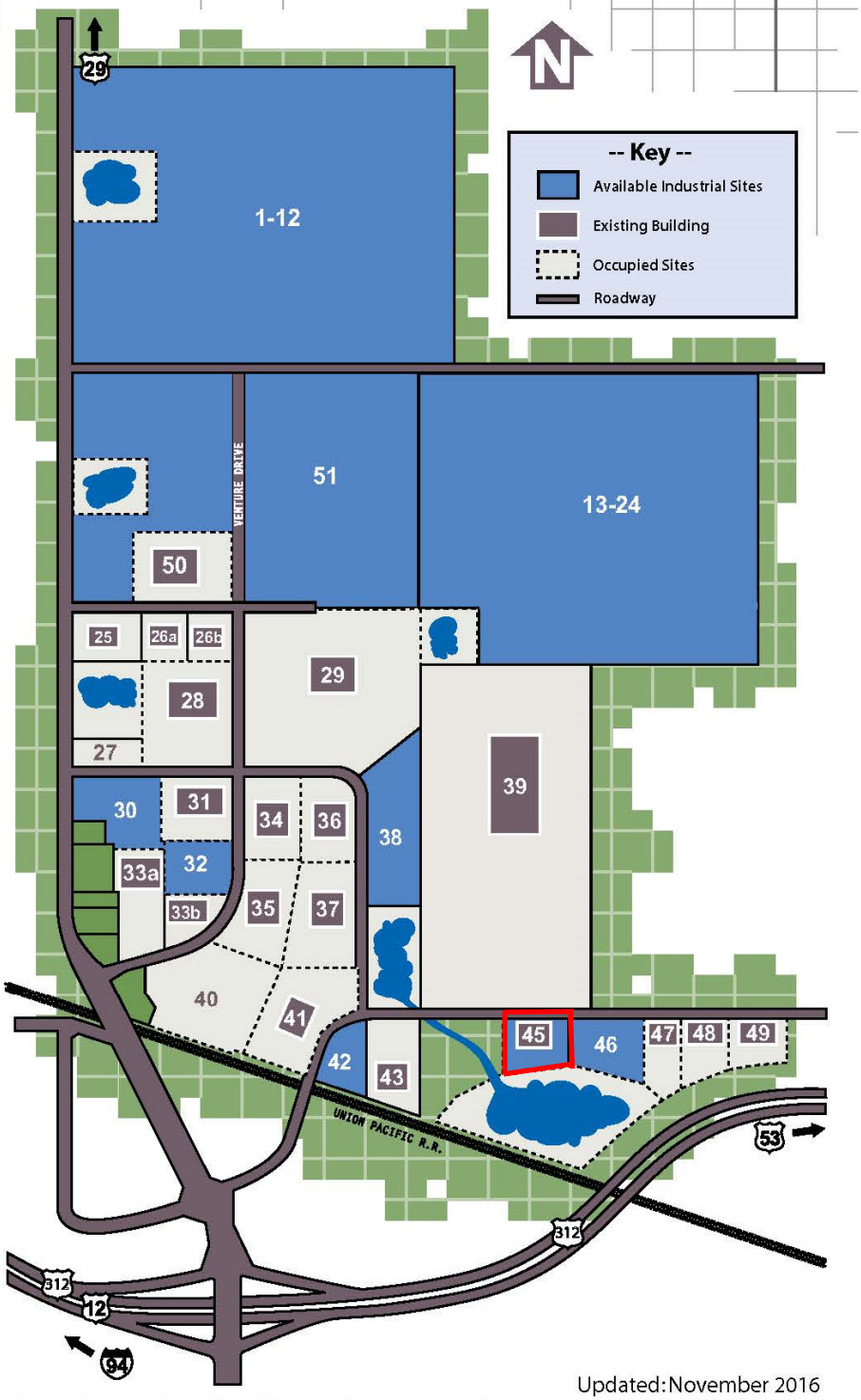
10/25/2016

GATEWAY Business Park

Eau Claire, *Wisconsin*

Price per Acre: $35,000

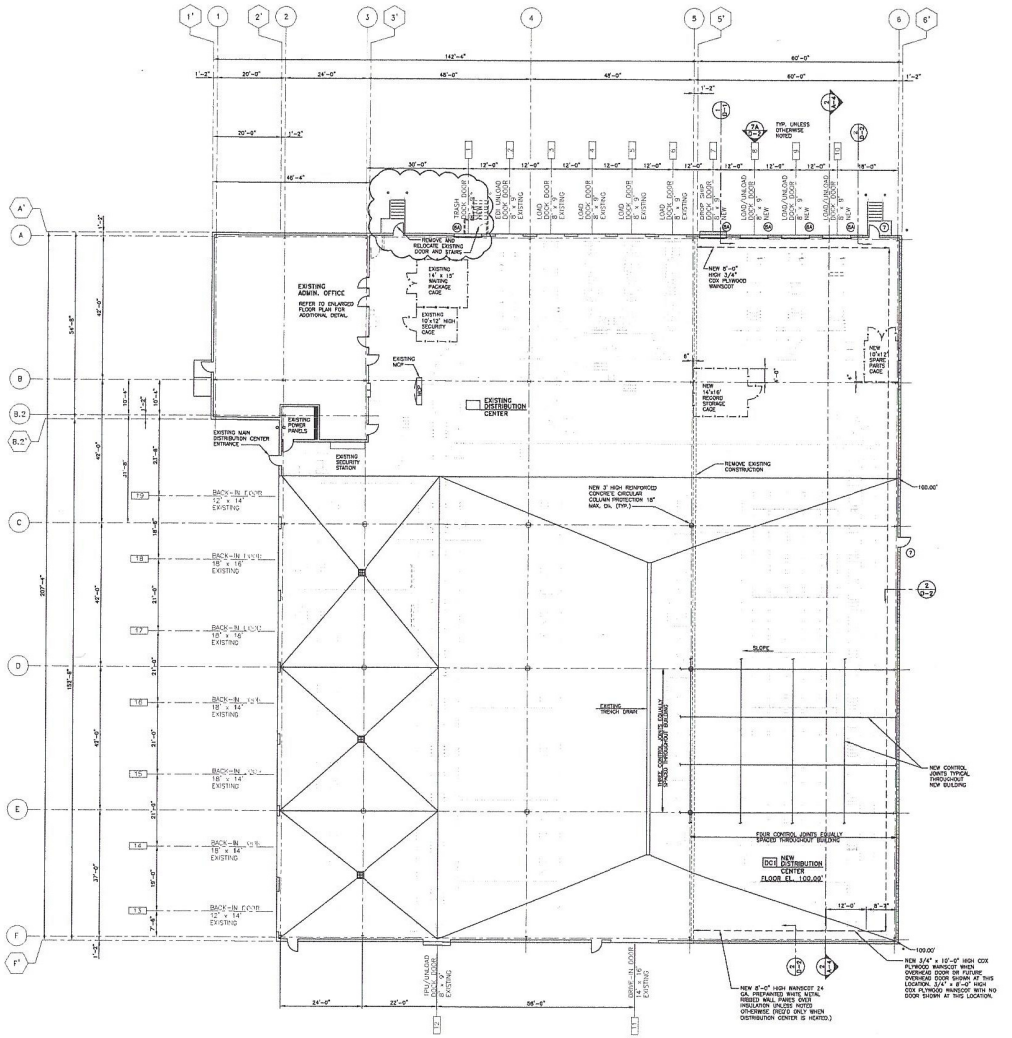
Lot#	Status	Acres
1-12	Available	141.0
13-24	Available	124.0
25	Kurz Industrial Sol.	4.5
26a	Dunham	2.3
26b	Badger State	2.3
27	A & J Mobility	2.8
28	Eby-Brown	10.2
29	Nestle USA	38.4
30	Available	8.5
31	MN Wire & Cable	4.7
32	Available	3.4
33a	SpeeDee Delivery	4.9
33b	Blue Maple Tech	1.0
34	FedEx	9.0
35	FedEx	8.0
36	FedEx	8.0
37	FedEx	7.0
38	Available	10.0
39	Dynamic Fitness & Strength	80.0
39	Net Health Shops LLC	
39	Net Pet Shops LLC	
40	CVTC Expansion	15.8
41	CVTC Gateway	9.7
42	Available	2.8
43	Ornamental Stone	4.8
45	FedEx - Available For Lease	5.3
46	Available	6.4
47	Airgas	4.9
48	Stansfield Vending	4.0
49	EO Johnson	4.0
50	Central Storage	8.0
51	Available	93.0



Updated: November 2016

For more information, contact: City of Eau Claire, Economic Development Director, 715-839-4914

Site
60th St
T
Jeffers Rd
N Crossing
EE
312
Truax Blvd
3rd St
N Hastings Way
Olson Dr
Birch St
Q
W Cameron St
E
S Hastings Way
Keith St
Stark St
C
Curvue Rd
Crescent Ave
Short St
Craig Rd
37
Stein Blvd
E Hamilton Ave
93
12
Grover Rd
F
Rudolph Rd
Fairfax St
Damon St
53
A
Golf Rd
B
94
© 2016 Google
Google Earth
1998
Imagery Date: 4/21/2014 44°49'01.26" N 91°30'24.32" W elev 801 ft eye alt 46418 ft



1 BUILDING PLAN
SCALE: 1/16"=1'-0"

LEGEND
- DOOR NUMBER
- (A) COLUMN NUMBER
- (1) SHEET LINE NUMBER
- FENCE

NOTES:
1. PERIMETER WALLS & FOUNDATIONS AT GRADE AREAS SHALL BE 8" ABOVE NOMINAL FIN. FL. ELEVATIONS REFER 2/D-2.
2. CONVEYOR EQUIPMENT TO BE FURNISHED AND INSTALLED BY TENANT.
3. DISTRIBUTION AREA (AND VEHICLE MAINTENANCE GARAGE, IF ANY) WILL BE HEATED.
4. REFER TO ELEVATIONS TO VERIFY DOOR INSTALLATION THIS PHASE.
5. VERIFY EXISTING DOOR NUMBERING AND BUILDING CONDITIONS WITH FXG.

NOT FOR CONSTRUCTION
This is a progress drawing intended for information only, and shall not be used for construction purposes. The Construction Documents, prepared by other shall address all applicable local, state, and federal codes and regulations. For FXG leased facilities the Construction Documents shall be the responsibility of the Architect/Engineer of Record.

Rev.	Date	Revised Items	Dr	D.E.
A	07-22-11	SHOW EXISTING AND RELOCATED MAN DOOR AND STAIRS IN CORRECT LOCATION.	JDM	

Project No.

FedEx Ground
FACILITIES & MATERIAL HANDLING SYSTEMS
1000 FedEx Drive
Moon Township, PA 15108
412/269-1000

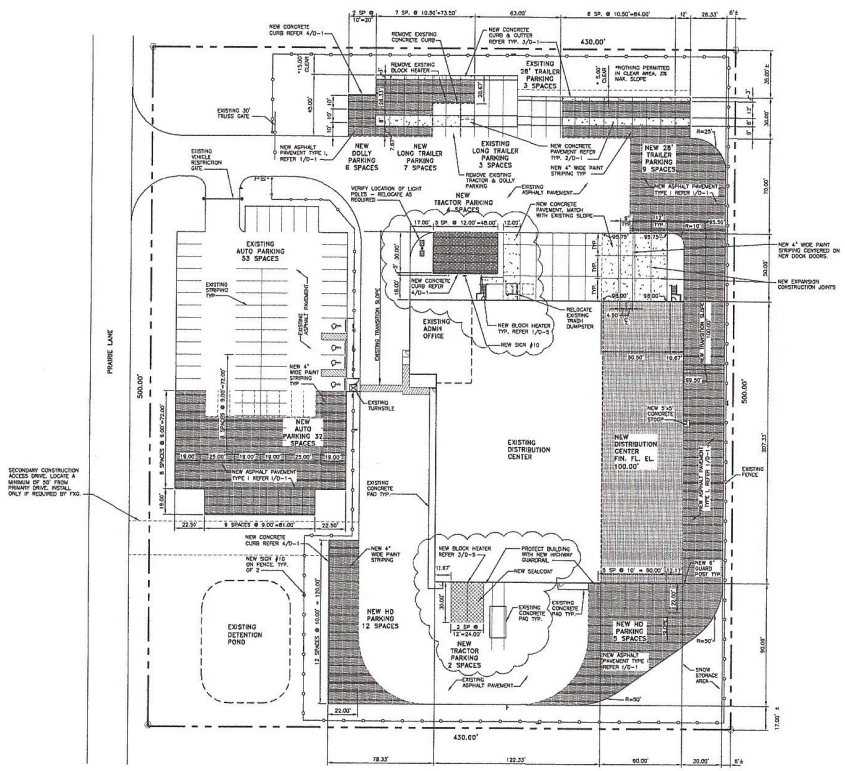
CO-LOCATION

This drawing is the Proprietary Property of FEDEX GROUND PACKAGE SYSTEM, Inc. and must not be used in any way other circumstance except in connection with our work.

Location: EAU CLAIRE | State or Province: WI
Project: CY12 EXPANSION
Title: BUILDING PLAN
Scale: 1/16"=1'-0" | Drawn By: JDM | Checked By: JBK
Date Drawn: 06/17/11 | Design Dept: | Master File No: 547M041
Address: 1945 PRAIRIE LANE EAU CLAIRE, WI 54703

Sheet No: A-1
Drawing Number: 547-F-044 | Revision: A

EAU CLAIRE, WI (MANUAL EXPANSION)(FXG VANS = 26)(FHD WAVE/VANS = 10/20 - 10/26)(2,250 PPH INBOUND, 1,450 PPH OUTBOUND)



NORTH

1 SITE PLAN
SCALE: 1"=40'-0"

SECURITY DASHBOARD

BASED ON SECURITY MATRIX DATED: 10/25/09

		EXISTING	PROPOSED	NOT REQUIRE	N/A	ALTERNATIVE SECURITY MEASURE(S)
1	PERIMETER FENCING	●				
2	FENCELINE TURNSTILE AND GATE	●				
3	PARKING SEPARATION (AUTO/TRAILER)	●				
4	ALARMED PERSONNEL DOORS	●				
5	MOTORIZED ENTRY GATE	●				
6	SECURITY CAMERAS*		●			
7	SECURITY BUILDING				●	
8	SECURITY STATION	●				
9	ACCESS CONTROL*	●				
10	BUILDING SECURITY ALARM*	●				
11	MOTORIZED "DRIVE-IN" DOORS	●				
12	FOLDING GATES	●				
13	HIGH SECURITY CAGE	●				
14	TOUCH PAD DOOR LOCKS	●				
15	SECURITY EQUIPMENT / COMPUTER ROOM	●				
16	SECURITY OFFICE				●	
17	VEHICLE RESTRICTION GATE	●				
18	METAL DETECTORS*	●				

*INCLUDED IN FACILITY BUDGET, PROVIDED AND INSTALLED BY FMS.

ALTERNATIVE SECURITY MEASURES REVIEWED BY: XXX
DATE: X

LEGEND

- NEW BUILDING
- NEW CONCRETE PAD
- NEW ASPHALT PAVEMENT TYPE I
- NEW ASPHALT PAVEMENT TYPE II
- NEW ASPHALT PAVEMENT (WITH SEALCOAT)
- NEW SEALCOAT
- EXISTING FENCE

GENERAL NOTES

1. VERIFY DISTANCE REQUIRED FOR LOCAL SETBACKS, STORM WATER MANAGEMENT REQUIREMENTS AND TOPOGRAPHICAL ADJUSTMENTS.
2. VERIFY ACCESSIBLE PARKING SPACES AS REQUIRED BY ORDINANCE.
3. ALL TOPOGRAPHIC AND BUILDING CONTROL ELEVATIONS SHOWN ON THESE DRAWINGS ARE "GENERIC" AND ARE PROVIDED ONLY TO INDICATE SURFACE RELATIONSHIPS REQUIRED. ACTUAL ELEVATIONS WILL BE DETERMINED BY THE CONDITIONS IN THE FIELD.
4. INSTALL PARKING BLOCKS IN AUTO PARKING LOT ONLY IF REQUIRED BY CODE.
5. VERIFY EXISTING BUILDING AND YARD CONDITIONS WITH FXG.

STATION EXPANSION REQUIREMENTS TABULATION

BASED UPON FACILITY REQUIREMENTS DATED: 05-03-11

ITEM	EXISTING	PROPOSED REQ'D.	PROPOSED PROV.	FULL EXPAN. REQ'D.	FULL EXPAN. PROV.
ACREAGE					
TOTAL	4.94				4.94
BUILDING (S.F. AREA)					
DISTRIB. CENTER / P & G	23,835		X		38,193
GENERAL OFFICE	2,695		X		2,695
TOTAL	26,530		X		36,888
PARKING (SPACES)					
AUTOMOBILES TOTAL	53	64	65	84	85
STANDARD	48	61	61	80	81
HANDICAP	5	3	4	4	4
OUTBOUND (SINGLE POST)	0	0	0	0	0
OUTBOUND (LONG TRAILER)	3	10	10	10	10
L / T TRACTOR	2	5	5	6	6
DOLLY STORAGE	2	5	6	6	6
HD VAN STAGING	0	4	17	6	17

DRAWING INDEX

SHEET NO.	TITLE
C-1	SITE PLAN
A-1	BUILDING PLAN
A-2	OFFICE FLOOR PLAN
A-3	SCHEDULES
A-4	ELEVATIONS
E-1	DETAILS
E-2	DETAILS
E-3	DETAILS
E-4	DETAILS
E-5	DETAILS
E-1	ELECTRICAL PLAN

SITE SIGN SCHEDULE

NOTES:
1. THE SIGNAGE REQUIRED IS NOTED ON THE PLANS ONLY AND WILL BE FURNISHED AND INSTALLED BY THE G.C.
2. CONTRACTOR SHALL PROVIDE 2" DIA. GALV. PIPE SIGN POSTS AS REQUIRED
3. "#" SIGN ON POST
4. MINIMUM FXG REQUIREMENT. COORDINATE SIGNAGE INSTALLATION ACCORDING TO STATE SPECIFIC REQUIREMENTS AND LOCAL REQUIREMENTS WITH THE AUTHORITIES HAVING JURISDICTION.

SIGN #	DESCRIPTION	QTY.
1	NOTICE – NO ADMITTANCE UNAUTHORIZED – 24" x 36" UNAUTHORIZED PERSONS OR PRIVATE VEHICLES NOT ALLOWED ON THIS PROPERTY. VIOLATORS WILL BE PROSECUTED. REF. TAPCO PART NO. 373-01091	0
2	NO TRESPASSING – 18" x 12" REF. TAPCO PART NO. 373-04409 (FOR PERIMETER FENCE) INSTALL AT 100'-0" INTERVALS	AS REQ'D
3	ALL VISITORS MUST REPORT TO OFFICE – 18" x 18" REF. TAPCO PART NO. 373-00844	0
4	STOP SIGN – STANDARD 24" x 24" REF. TAPCO PART NO. 373-01632	0
5	SPEED LIMIT 10 MPH – 24" x 18" REF. TAPCO PART NO. 373-04720	0
6	ADA ACCESSIBILITY SIGN – 18" x 12" REF. TAPCO PART NO. 373-0008105-8 PC ALUMINUM W/VINYL GRAPHIC (SEE NOTE #3)	0
7	VAN ACCESSIBILITY SIGN – 9" x 12" REF. TAPCO PART NO. 373-04828 (SEE NOTE #3)	AS REQ'D PER LOCAL CODE
8	MOTORCYCLE PARKING ONLY SIGN – 18" x 12" REF. TAPCO PART NO. 373-02909	0
9	FACILITY ADDRESS SIGN – 36"H x 80"W x 72" GAH (MIN.) REF. BLANK PART NO. 04110 COORDINATE WITH AUTHORITY HAVING JURISDICTION	0
10	NO ENGINE IDLING SIGN – 20" x 24" REF. TAPCO PART NO. 100092	3

NOT FOR CONSTRUCTION
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Rev.	Date	Revised Items	By	Ck'd
B	07-22-11	SHOW CORRECT LOCATION OF EXISTING AND RELOCATED MAN DOOR AND NEW TRASH DOOR DOOR. ADD CONCRETE FOR TRASH DOOR. RELOCATE ONE NEW TRACTOR PARKING SPOT FROM EAST SIDE OF BUILDING TO WEST SIDE. UPDATE LEGEND SHOWING SEALCOAT.	JM	
A	07-05-11	ADD GAS TRACTOR PARKING SPOT WITH BLOCK HEATER ON WEST SIDE OF BUILDING. UPDATE REQUIREMENTS.	JM	

Project No. NONE

FedEx Ground
FACILITIES & MATERIAL HANDLING SYSTEMS
1000 FedEx Drive
Moon Township, PA 15108
412/269-1000

CO-LOCATION

This drawing is the Proprietary Property of FEDEX GROUND PACKAGE SYSTEM, Inc. and must not be used in any other connection except in connection with our work.

Location: EAU CLAIRE
State or Province: WI
CY12 Project: EXPANSION
Title: SITE PLAN
Scale: 1"=40'-0"
Drawn By: JOM
Checked By: JBK
Date Drawn: 06/17/11
Design Eng:
Manager:
File No:
Address: 1945 PRAIRIE LANE
EAU CLAIRE, WI 54703

Sheet No: C-1
Drawing Number: 547-Y-043
Revision: B

WISCONSIN REALTORS® ASSOCIATION
Southeastern Wisconsin
Commercial Association of REALTORS®

DISCLOSURE OF REAL ESTATE AGENCY - C

THIS DISCLOSURE IS BEING PROVIDED BY AFT Real Estate, Inc. and
Firm Name▲
Allen F. Taft/Donald J. Myers WHO ARE WORKING AS: ☒ Owner's Agent ☐ Buyer's/Tenant's Agent
Sales Associate▲

Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties, the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including both clients and customers), a broker shall do all of the following:

(a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
(b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
(c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
(d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the party.
(e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a reasonable time of the party's request, unless disclosure of the information is prohibited by law.
(f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
(g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

DUTIES TO A CLIENT

Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing brokerage services to his or her client shall do all of the following:

(a) Loyally represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
(b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other information, the disclosure of which is prohibited by law.
(c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement, that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
2) ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION" SECTION BELOW AND RETURN TO BROKER.

CONFIDENTIAL INFORMATION: _____

Notice: 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.widocoffenders.org or by phone at 877-234-0085.

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Drafted by: Attorney Richard J. Staff
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