826 Vanderbraak Street
Green Bay, WI.

This location (Parcel #20-282) is home to long term tenant Badger Roll & Machine (Publicly traded as Xerium Technologies - XRM) with 7 1/2 years remaining on the lease (4/26). A portion of the office space is sub-leased to Family Services - NE WI.

The building consists of steel frame construction with concrete block, concrete tilt-up, metal exterior and a rubber membrane roof. It is equipped with nine overhead doors, a truck ramp, a truck well and eleven cranes of varying sizes between 1/2 ton to 40 tons (see list of Included Cranes attached). Wall/ceiling height varies from 26’ to 54’ in shop.

Other improvements include a wet sprinkler system, gas infrared heaters, ceiling suspended unit gas heaters, two new furnace/central air units, a large new rooftop package unit and features 3 phase multi-amp electrical. Additional parking lot across the street (828-830 Weise Street - Parcel #20-324) included with purchase.
For Sale
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Included Cranes
Shaw Load Lifter (H74656) Half Ton and (L4-97038) 5 Ton - Steel Bay
Demag Wire Rope (EZBP632G8HI3L4/1F10) 15 Ton - West Receiving Bay
Shaw Load Lifter (31.034) 10 Ton - Main Bay
Demag Wire Rope (253.054) 40 Ton - East Bay - South Hoist
Shaw (55-36275SHT) 15 Ton - East Bay - North Hoist
Quantity (2) Demag 25 Ton Overhead Cranes - Southwest Bay Over Grinder
Quantity (2) Demag 12 Ton Overhead Cranes - Southeast Bay Next to Grinder Bay
Demag 10 Ton Demag Bullard Room

(All cranes that existed in the Building on September 1, 2011 and all subsequent replacements of those cranes, but excluding all cranes specifically defined as excluded cranes under this lease.)
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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 NAI Pfefferle (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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 law.

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 or 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.

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.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below 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.

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.