W57N14280 DOERR WAY

CEDARBURG, WI

CEDARBURG BUSINESS CENTER



FOR SALE OR LEASE

OFFICE SPACE

204 UP TO 4,568 SQ. FT.

OWNER/USER
INVESTMENT OPPORTUNITY

LEASE RATE: $25.00-$40.00/SF GROSS
SALE PRICE: $3,195,000

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INVESTMENT HIGHLIGHTS

W57N14280 Doerr Way, Cedarburg

- Two income streams: Traditional office tenancy supplemented by a fully-leased lower level self-storage operation.
- Recently renovated: Substantial renovations completed in 2024, including updated office space and the addition of self-storage.
- Significant lease-up potential: Opportunity to increase income and value through the lease-up of remaining vacancies.
- Established tenant base: Existing tenants include healthcare, wellness, professional services, and other complementary businesses.
- Owner-user flexibility: Potential for an owner-occupant to establish a presence while benefiting from existing rental income, subject to available space and lease rights.
- Exceptional parking or additional development opportunity: 396 parking stalls on an 8.34-acre site.
- Long-term optionality: Large land parcel and C2 zoning provide potential flexibility for future uses, subject to municipal approval.

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PROPERTY SUMMARY

W57N14280 Doerr Way, Cedarburg

BUILDING SIZE	57,536 SF (36,177 RSF without storage facility space)
LOT SIZE	8.34 Acres
PARKING	396 Stalls (10.9 / 1,000 SF of office space only
YEAR BUILT	1983 (Renovated in 2024)
STORIES	2 (Plus lower level self-storage facility)
SIGNAGE	Monument signage
RENOVATIONS	Complete renovation to Class A office Added lower level self-storage facility
ZONING	C2
PARCEL ID	130400041004
PROPERTY TAXES	$55,987 (2025)
ASSESSED VALUE	$2,537,500

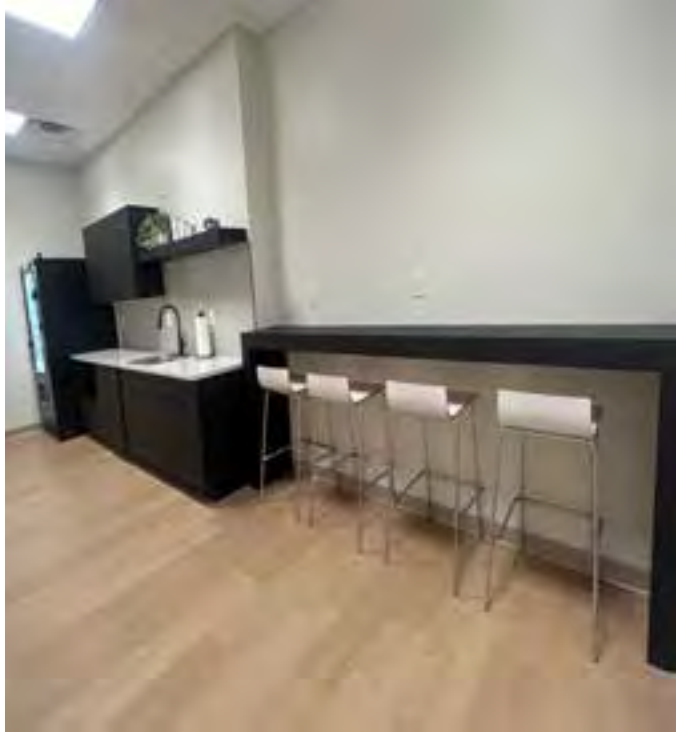
OWNER/USER INVESTMENT OPPORTUNITY

The property is an investment opportunity for either an owner/user looking to occupy a portion of the building, while also benefitting from existing tenant income, or for an investor looking for additional lease-up upside.

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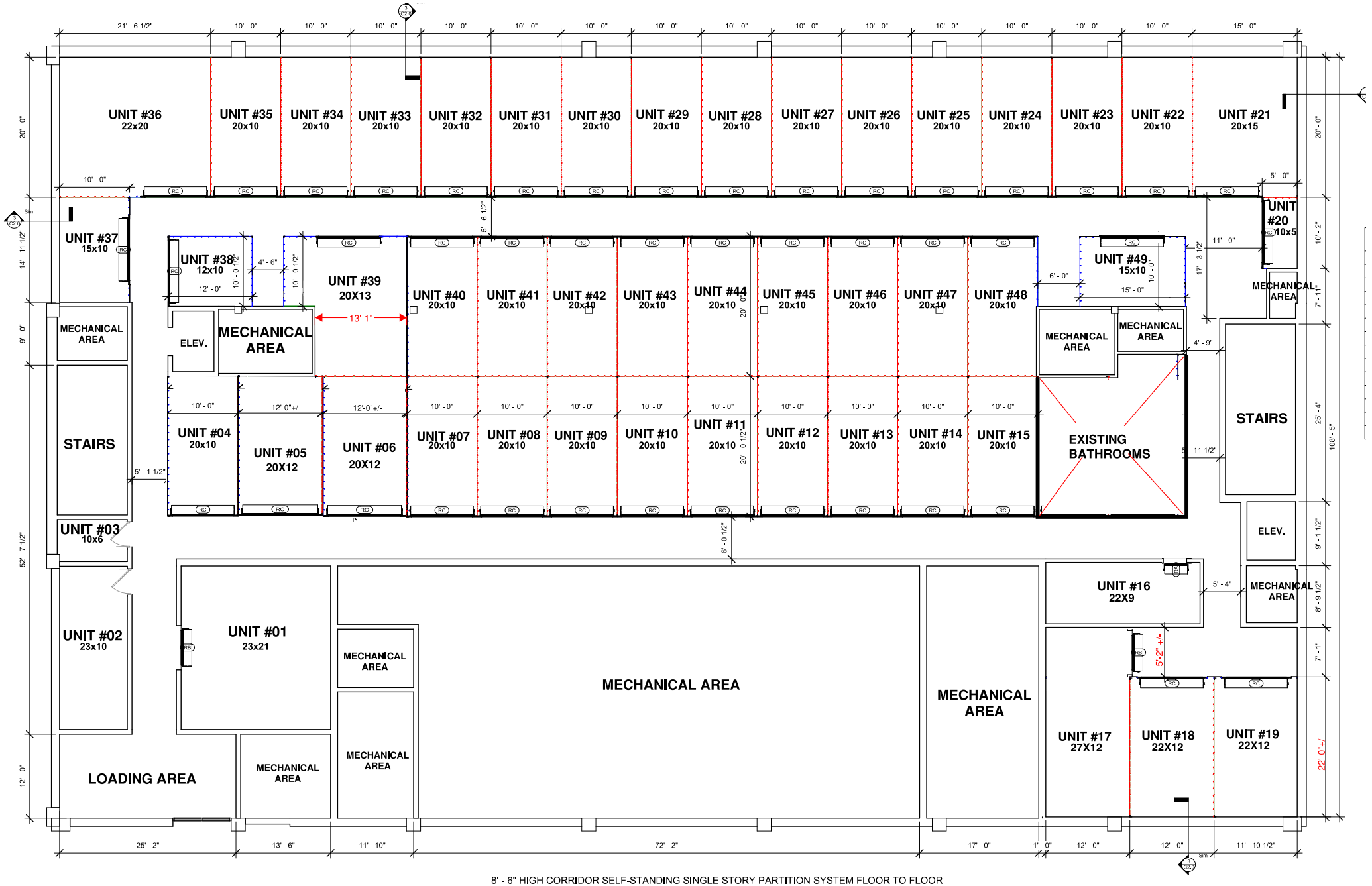






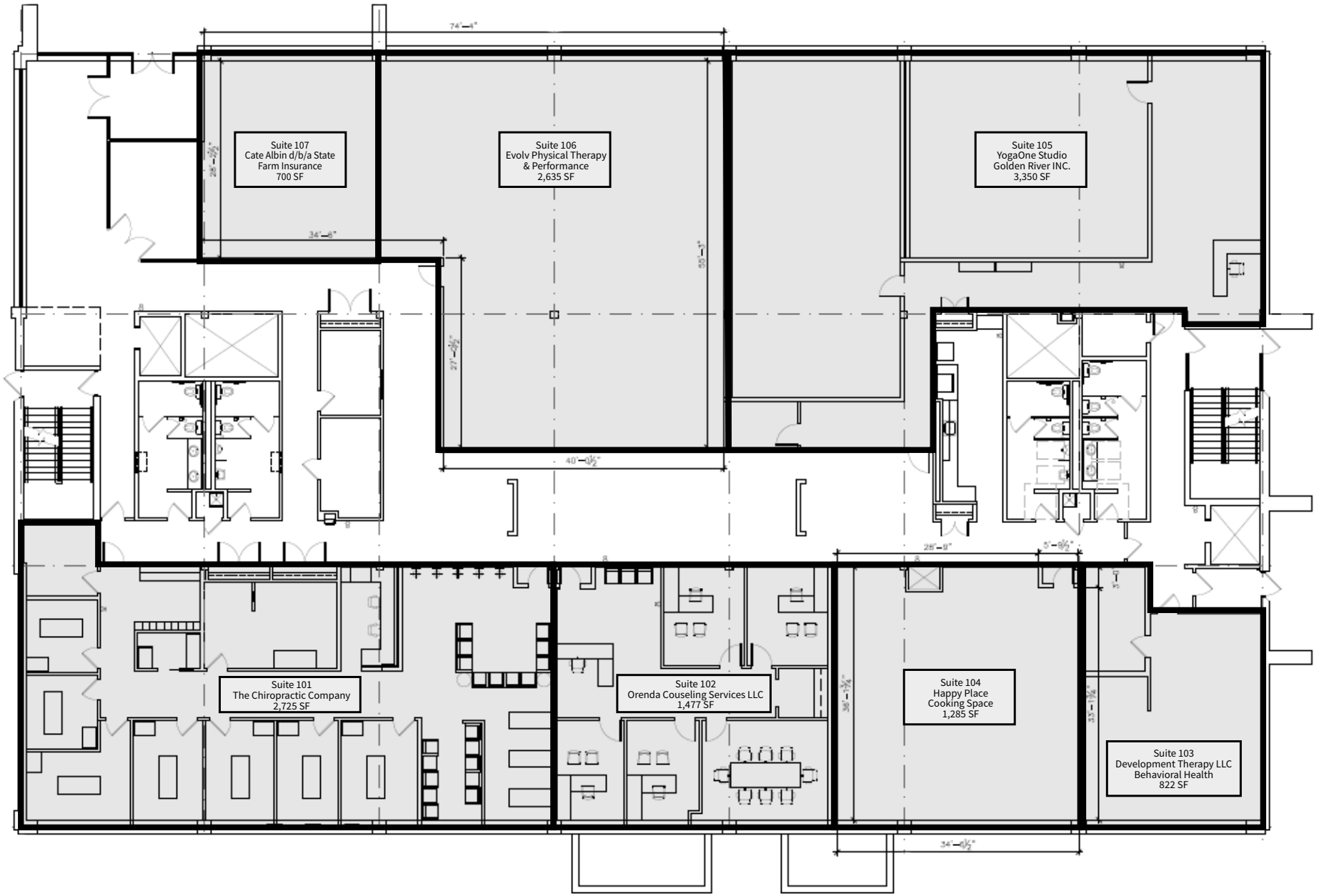


FLOOR PLAN
LOWER LEVEL



8' - 6" HIGH CORRIDOR SELF-STANDING SINGLE STORY PARTITION SYSTEM FLOOR TO FLOOR

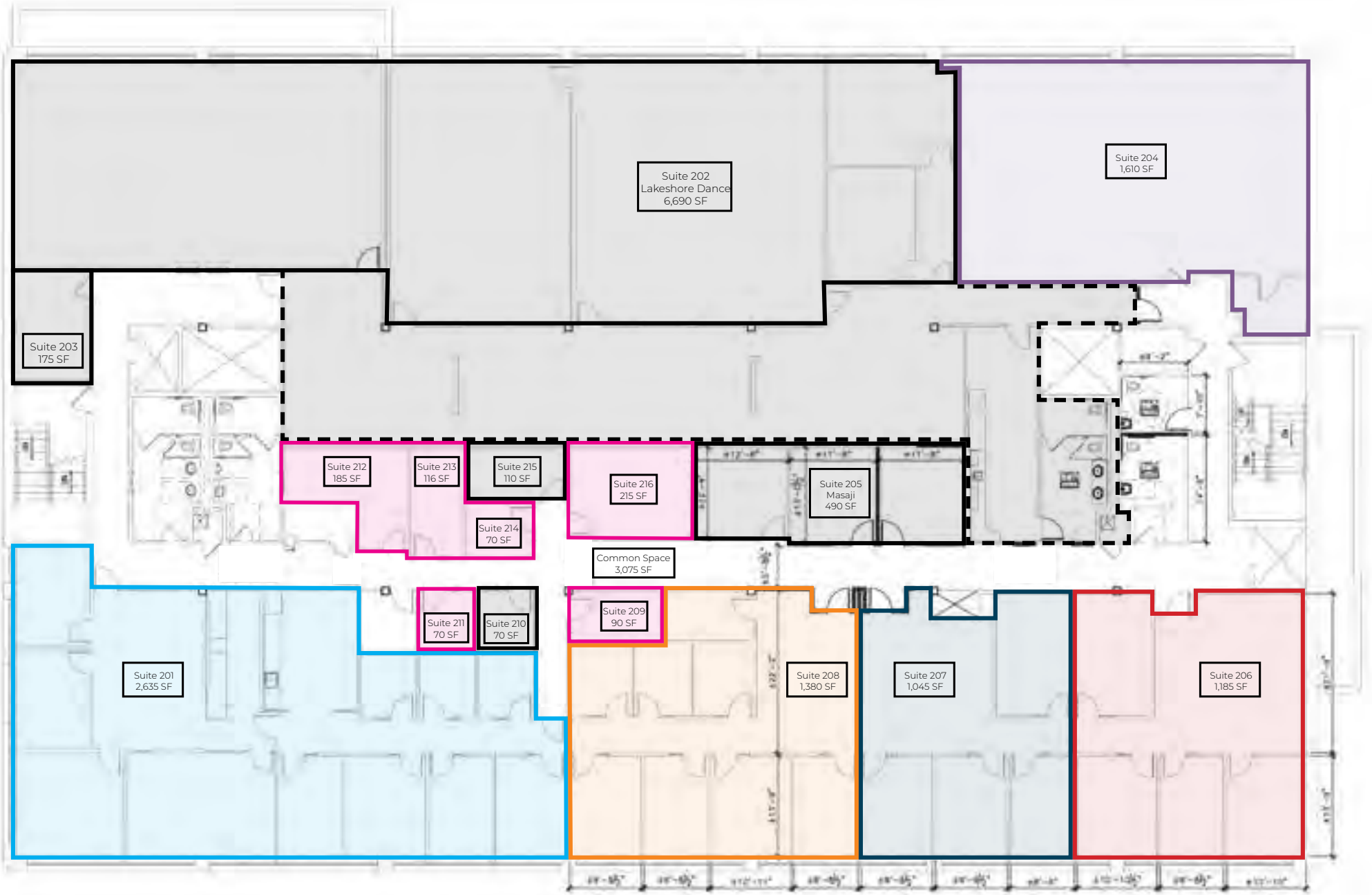
FLOOR PLAN
FIRST FLOOR



FLOOR PLAN
SECOND FLOOR

AVAILABLE SPACE

SUITE	201	204	206	207	208	209	211	212	213	214	216
AVAILABLE SF	2,635 SF	1,610 SF	1,185 SF	1,045 SF	1,380 SF	90 SF	70 SF	185 SF	116 SF	70 SF	215 SF



TENANT OVERVIEW

OFFICE TENANTS

Suite	Tenant	Size (SF)
101	The Chiropractic Company	2,725
102	Orenda Counseling Services LLC	1,477
103	Development Therapy LLC	822
104	Happy Place Cooking Space	1,285
105	YogaOne Studio	3,350
106	Evolv Physical Therapy	2,635
107	State Farm Insurance	700
201	Vacant	2,635
202	Lake Shore Dance	4,354
203	Crown Electrical LLC	175
204	Vacant	1,610
205	Masaji Therapeutic Bodyworks	490
206	Vacant	1,185
207	Vacant	1,045
208	Vacant	1,380
209	Vacant	90
210	ISM Group	65
211	Vacant	70
212	Vacant	185
213	Vacant	116
214	Vacant	70
215	CyberNex Technologies	110
216	Vacant	215

Full rent roll and financials are available with a fully-executed NDA

TENANT OVERVIEW

SELF-STORAGE TENANTS

Unit	Unit Dimensions	Size (SF)	Door Type
1	23x22	506	Rollup
2	9x22	198	Swing
3	7x9	63	Swing
4	13x20	260	Rollup
5	10x20	200	Rollup
6	10x20	200	Rollup
7	10x20	200	Rollup
8	10x20	200	Rollup
9	30x10	100	Rollup
10	10x20	200	Rollup
11	10x20	200	Rollup
12	10x20	200	Rollup
13	13x20	260	Rollup
14	12x21	252	Rollup
15	10x20	200	Rollup
16	22x9	198	Rollup
17	11x25	275	Rollup
18	12x21	252	Rollup
19	12x21	252	Rollup
20	10x5	50	Rollup
21	20x15	300	Rollup
22	13x20	260	Rollup
23	10x20	200	Rollup
24	13x20	260	Rollup
25	10x20	200	Rollup

Unit	Unit Dimensions	Size (SF)	Door Type
26	13x20	260	Rollup
27	13x20	260	Rollup
28	13x20	260	Rollup
29	13x20	260	Rollup
30	13x20	260	Rollup
31	13x20	260	Rollup
32	13x20	260	Rollup
33	13x20	260	Rollup
34	13x20	260	Rollup
35	13x20	260	Rollup
36	21x20	420	Rollup
37	15x10	150	Rollup
38	12x10	120	Rollup
39	12x20	240	Rollup
40	10x20	200	Rollup
41	10x20	200	Rollup
42	10x10	100	Rollup
43	10x20	200	Rollup
44	10x20	200	Rollup
45	10x20	200	Rollup
46	10x20	200	Rollup
47	10x10	100	Rollup
48	10x20	200	Rollup
49	15x10	150	Rollup

SELF-STORAGE FACILITY OVERVIEW

NUMBER OF UNITS	49
TOTAL RENTABLE STORAGE SF	10,766
CURRENT STORAGE OCCUPANCY	100%
MONTHLY RENTAL INCOME	$7,737
AVG. RENT PER OCCUPIED UNIT	$157.89/month

The self-storage facility is climate-controlled, secured and is accessible to tenants 24/7





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DEMOGRAPHICS
BASED ON 10 MINUTE DRIVE

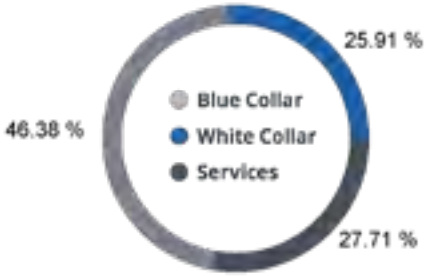
CITY, STATE
Cedarburg, WI

POPULATION
20,164

AVG. HH SIZE
2.42

MEDIAN HH INCOME
$76,286

HOME OWNERSHIP


EMPLOYMENT


55.73 % Employed

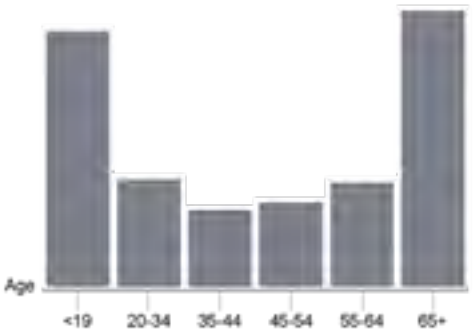
1.29 % Unemployed

EDUCATION
High School Grad:	21.15 %
Some College:	23.76 %
Associates:	7.22 %
Bachelors:	46.68 %

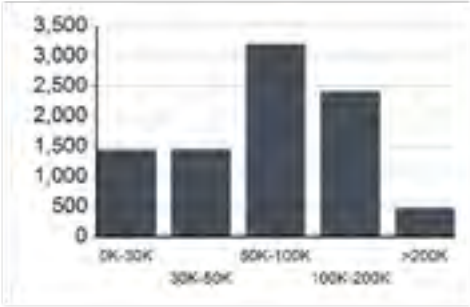
GENDER & AGE
48.09 %



51.91 %



RACE & ETHNICITY
White:	94.73 %
Asian:	1.48 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	1.71 %
Hispanic:	1.76 %
Two or More Races:	0.32 %

INCOME BY HOUSEHOLD


HH SPENDING


Source: Moody's

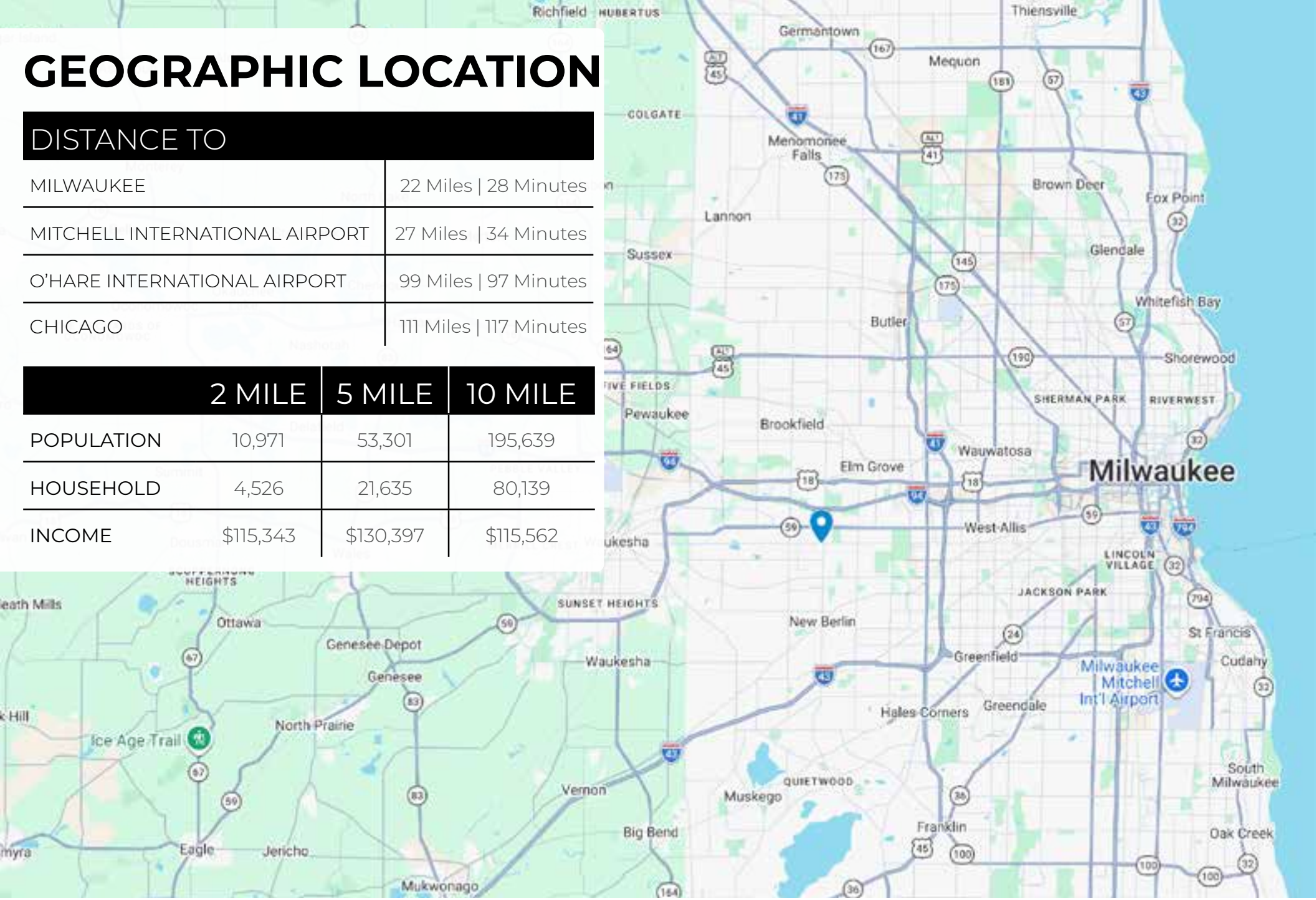
SITE PLAN
PARKING AND ACCESS



GEOGRAPHIC LOCATION

DISTANCE TO	
MILWAUKEE	22 Miles | 28 Minutes
MITCHELL INTERNATIONAL AIRPORT	27 Miles | 34 Minutes
O'HARE INTERNATIONAL AIRPORT	99 Miles | 97 Minutes
CHICAGO	111 Miles | 117 Minutes

	2 MILE	5 MILE	10 MILE
POPULATION	10,971	53,301	195,639
HOUSEHOLD	4,526	21,635	80,139
INCOME	$115,343	$130,397	$115,562



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STATE OF WISCONSIN | DISCLOSURE TO 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 Definition of Material Adverse Facts below).
- (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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. 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 “Definition of Material Adverse Facts” below).
  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. 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 my be disclosed by the Firm and its Agents):* _____
_____
(Insert information you authorize to be disclosed, such as financial qualification information.)

THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE SERVICES TO A BUYER OR TENANT.

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.