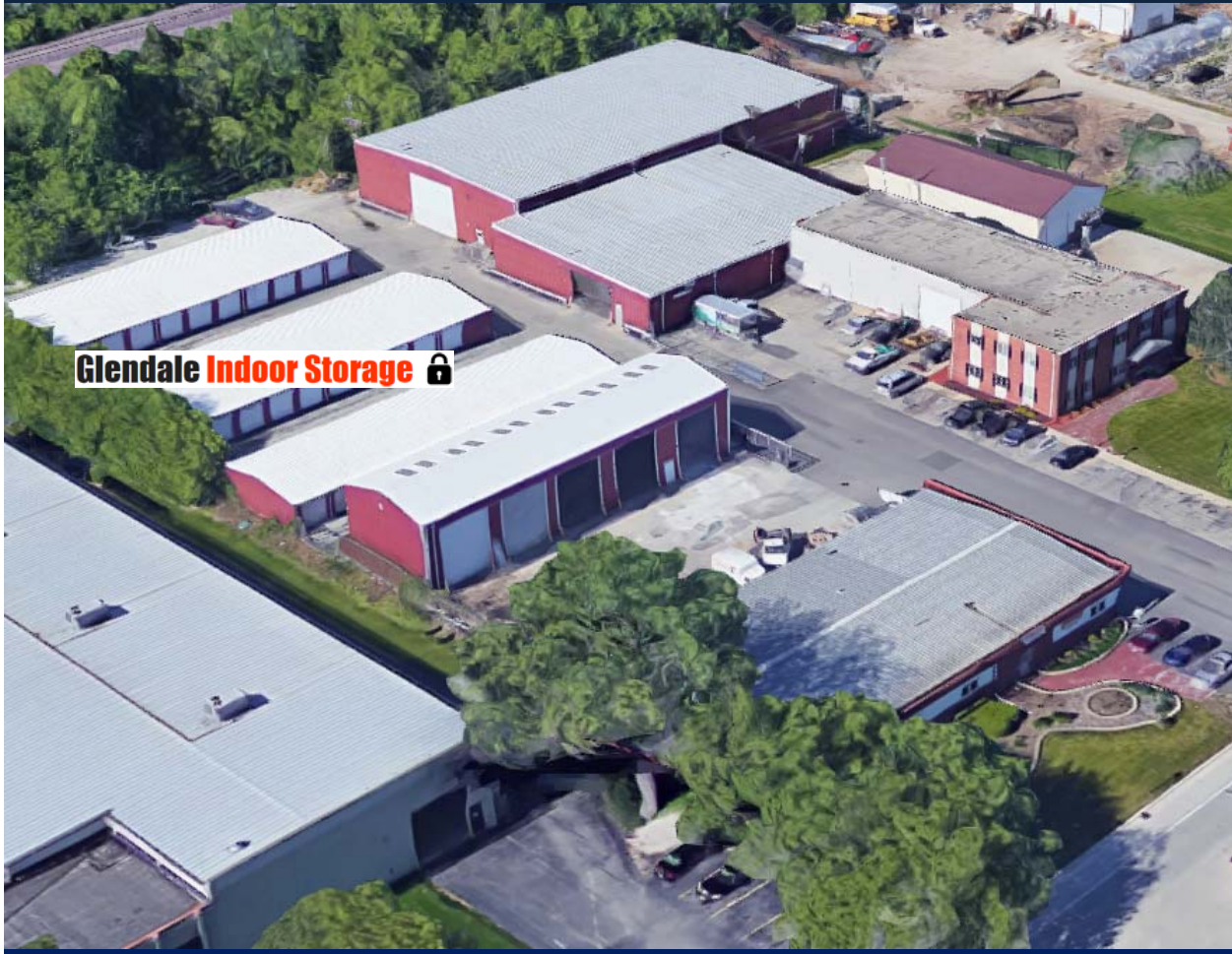


# FOR SALE OR LEASE

FLEXIBLE OFFICE & INDUSTRIAL SUITES AVAILABLE

2345-2401 W. MILL ROAD, GLENDALE, WISCONSIN 53209

## Glendale Indoor Storage



### The Offering

Glendale Indoor Storage consists of an eight building portfolio totaling approximately 48,056 sq. ft. on 2.50 acres. The portfolio features 68 self-storage units, as well as a flexible mix of office and industrial suites, ranging from a 300 sq. ft. single office suite up to a contiguous 19,000 sq. ft. industrial space. The self-storage units range from 100-200 square feet, all of which feature an exterior drive-in door.

The property is currently owned and managed by a private investor, whose primary business, Power Wash Store, is also located on-site. With the primary business going through a rapid growth phase, management of the storage business has taken a backseat, both in terms of maintenance and modernizing. Despite the storage units falling below 70% occupancy, the property presently generates over \$170,000 in gross annual income.

With the owner's primary business evolving and growing at the current pace, the property no longer fits his long term needs. The upcoming vacancy represents a significant value-add opportunity for either an owner-user or investor. As the space becomes available, it can either be converted to additional (climate-controlled) storage units or marketed to new tenants as move-in ready spaces, appealing to a wide range of industrial and office users.

### EXCLUSIVELY LISTED BY:

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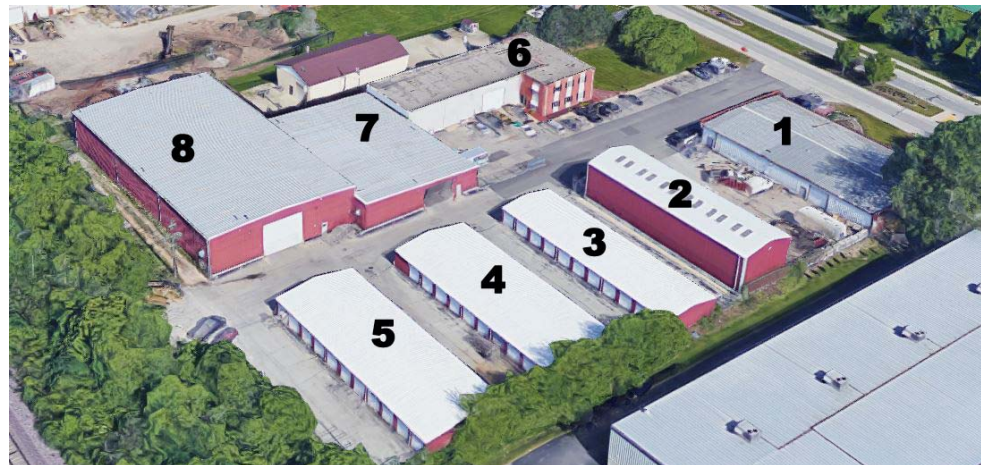


# PROPERTY SPECIFICATIONS

2345-2401 W. MILL ROAD, GLENDALE, WISCONSIN 53209



Building	Address	Type	SF (Shop/Office)
1	2345 - 1	Flex/Industrial	6,660 (4,660/2,000)
2	2345 - 2	Industrial	3,060 (3,060/0)
3,4,5		Self Storage (68 units)	12,256
6	2401 - FS1	Office	300 (0/300)
6	2401 - FD1	Office	600 (0/600)
6	2401 - FS2	Office	300 (0/300)
6	2401 - FD2	Office	600 (0/600)
6	2401 - BD1	Office	600 (0/600)
6	2401 - BD2	Office	600 (0/600)
6	2401 - B6	Flex/Industrial	4,080 (3,080/1,000)
7	2401 - 7	Industrial	7,000 (7,000/0)
8	2401 - 8	Industrial	12,000 (12,000/0)
Total Sq. Ft.			48,056



## Property Description

Number of Buildings	8
Total Rentable Square Feet	48,056 Sq. Ft.
Lot Size	2.50 Acres

## Investment Snapshot

Asking Price	\$1,690,000 (\$35.17/SF)
Annual Gross Rent (Current)	\$174,300
Annual Gross Rent (Pro Forma)	\$255,240

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# AVAILABLE SUITES

2345-2401 W. MILL ROAD, GLENDALE, WISCONSIN 53209



Building	Address	Type	SF (Shop/Office)	Clear Ht.	Drive-In's (width x ht)	Asking Lease Rate	Features
1	2345 - 1	Industrial	6,660 (4,660/2,000)	12' - 14'	3 (1-12'x12'; 2-12'x10')	\$6.00/SF, Mod. Gross	heavy power, radiant heat, fenced outside storage
2	2345 - 2	Industrial	3,060 (3,060/0)	20'	5 (14'x18')	\$5.00/SF, Mod. Gross	built for salt storage, insulated but no heat/bathroom
6	2401 - FS2	Office	300 (0/300)	-	-	\$450/month, Gross	single office, bathroom, 2 <sup>nd</sup> floor
6	2401 - FD2	Office	600 (0/600)	-	-	\$600/month, Gross	double office, bathroom, 2 <sup>nd</sup> floor
7	2401 - 7	Industrial	7,000 (7,000/0)	14'	1 (14'x12')	\$6.00/SF, Mod. Gross	air exchange, floor drains, no columns, bathroom
8	2401 - 8	Industrial	12,000 (12,000/0)	20'	1(14'x16')	\$6.00/SF, Mod. Gross	air exchange, trench/floor drains, service pits, no columns, bathroom

# IMAGE GALLERY

2345-2401 W. Mill Road, Glendale, Wisconsin 53209

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Outside Storage (Buildings 1 & 2)



Building 7 – Interior



Building 8 - Interior



Mini-Storage (Buildings 3-5)



Double Office (Building 6)



Building 6 - Exterior

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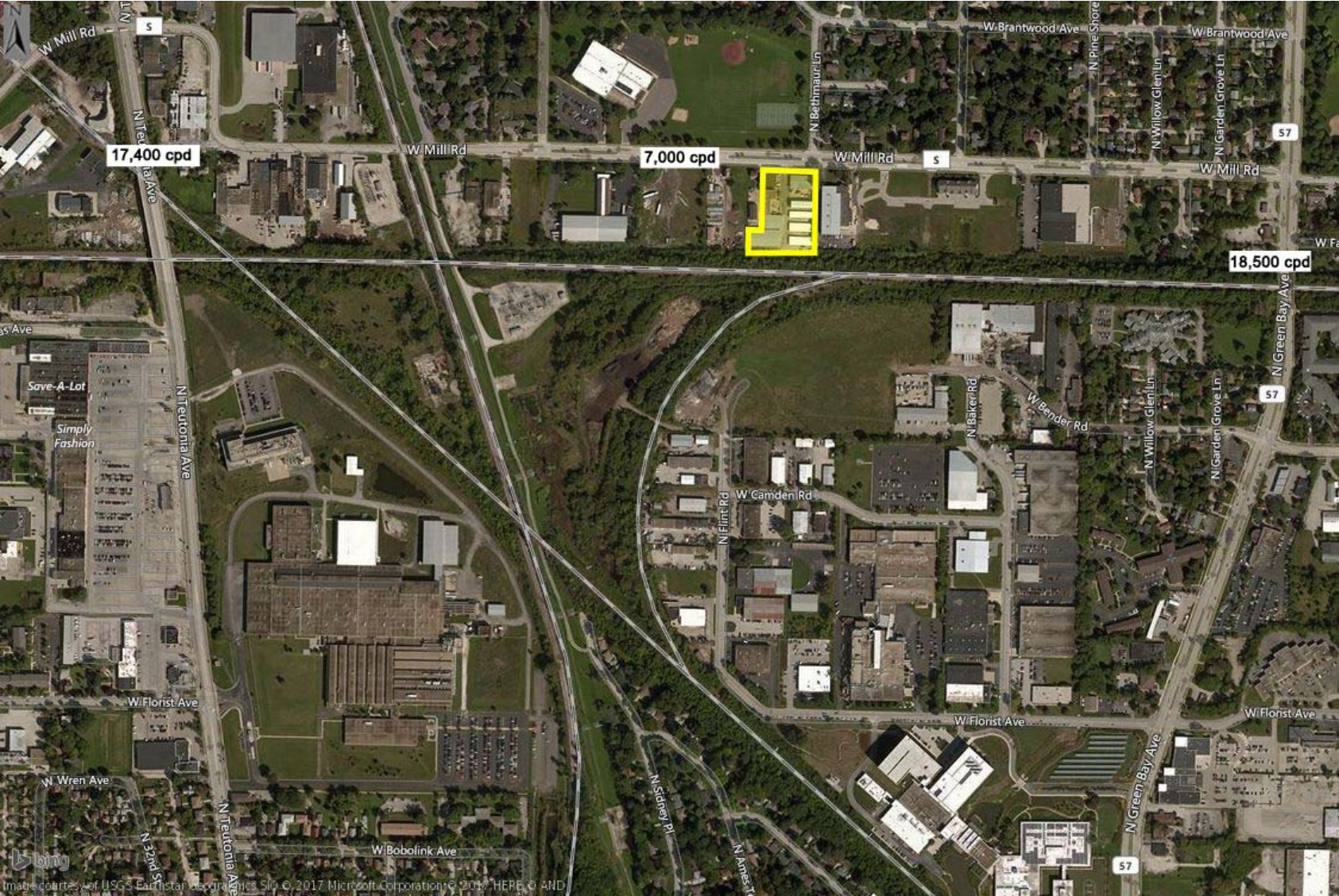
# RENT ROLL

2345-2401 W. MILL ROAD, GLENDALE, WISCONSIN 53209

Building	Address	Type	SF (Shop/Office)	Tenant	Lease Type	Current	Pro Forma
1	2345 - 1	Flex/Industrial	6,660 (4,660/2,000)	Power Wash Store	Mod. Gross	\$ 2,000.00	\$ 2,775.00
2	2345 - 2	Industrial	3,060 (3,060/0)	Power Wash Store	Mod. Gross	\$ 1,000.00	\$ 1,020.00
3, 4, 5		Self Storage	12,256	68 storage units	Gross	\$ 3,500.00	\$ 5,500.00
6	2401 - FS1	Office	300 (0/300)	RBI Plumbing	Gross	\$ 375.00	\$ 375.00
6	2401 - FD1	Office	600 (0/600)	Novatech	Gross	\$ 430.00	\$ 430.00
6	2401 - FS2	Office	300 (0/300)	Vacant	-	\$ -	\$ 300.00
6	2401 - FD2	Office	600 (0/600)	Vacant	-	\$ -	\$ 450.00
6	2401 - BD1	Office	600 (0/600)	Lawn Maintenance	Gross	\$ 300.00	\$ 300.00
6	2401 - BD2	Office	600 (0/600)	Lawn Maintenance	Gross	\$ 300.00	\$ 300.00
6	2401 - B6	Flex/Industrial	4,080 (3,080/1,000)	Outdoor Accents	Mod. Gross	\$ 1,620.00	\$ 1,620.00
7	2401 - 7	Industrial	7,000 (7,000/0)	Vacant	Mod. Gross	\$ -	\$ 3,000.00
8	2401 - 8	Industrial	12,000 (12,000/0)	MobiClean/Midwest Maintenance	Mod. Gross	\$ 5,000.00	\$ 5,200.00
		Total Sq. Ft.	48,056		Monthly Rent	\$ 14,525.00	\$ 21,270.00
					Annual Rent	\$ 174,300.00	\$ 255,240.00
Blue indicates owner is open to leasing back space							
Red indicates space is currently for rent							

# AERIAL & TRAFFIC COUNTS

2345-2401 W. MILL ROAD, GLENDALE, WISCONSIN 53209



# DEMOGRAPHICS

2345-2401 W. MILL ROAD, GLENDALE, WISCONSIN 53209

Population	1 Mile	3 Miles	5 Miles
2022 Projection	8,258	102,425	297,892
2017 Estimate	8,227	101,615	296,906
2010 Census	8,155	98,557	294,946
Growth 2015-2020	0.38%	0.80%	0.33%
Growth 2010-2015	0.88%	3.10%	0.66%
Households			
2022 Projection	3,439	39,205	112,815
2017 Estimate	3,433	38,970	112,670
2010 Census	3,433	38,176	113,100
Growth 2017-2022	0.17%	0.60%	0.13%
Growth 2010-2017	0.00%	2.08%	-0.38%
Owner Occupied	2,227	22,132	58,378
Renter Occupied	1,206	16,838	54,292
2017 Households by HH Income	34,33	38,971	112,673
<\$25,000	893	11,456	35,908
\$25,000 - \$50,000	823	9,927	29,380
\$50,000 - \$75,000	622	6,801	18,813
\$75,000 - \$100,000	397	3,654	10,783
\$100,000 - \$125,000	278	2,394	6,290
\$125,000 - \$150,000	207	1,590	4,076
\$150,000 - \$200,000	91	1,366	3,217
\$200,000+	122	1,783	4,206
2016 Average Household Income	\$66,824	\$64,991	\$60,226
2016 Median Household Income	\$50,019	\$43,675	\$41,171

**BROKER DISCLOSURE TO NON-RESIDENTIAL 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 47-55).
- 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 47-55).
  - 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. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.