

FOR SALE OR LEASE > INDUSTRIAL SPACE

1100 Milwaukee Avenue-WH

South Milwaukee, WI



Building Details

- > Building Size: 86,391 SF
- > Office Size: +/- 3,325 SF
- > Year Built: Substantially Built in 2007
- > Zoning: Manufacturing
- > Clear Height: 32' Clear—Crane Bay
36' Clear—Warehouse Bay
- > Cranes: 15^{1/2} Ton (20' Under Hook)
10 Ton on Mezzanine
- > Loading Docks: 4 Exterior, 1 Interior
- > Drive-in Doors: 10
- > Power: TBV—Heavy Manufacturing

Property Description

- > 86,391 SF crane building available for lease substantially built in 2007. Clear height ranges from 32' - 36', loading docks, 10 drive-in doors, 3,325 SF of office and one 15^{1/2} crane and one 10 ton crane on a mezzanine.
- > Large outside space available for parking or outside storage.

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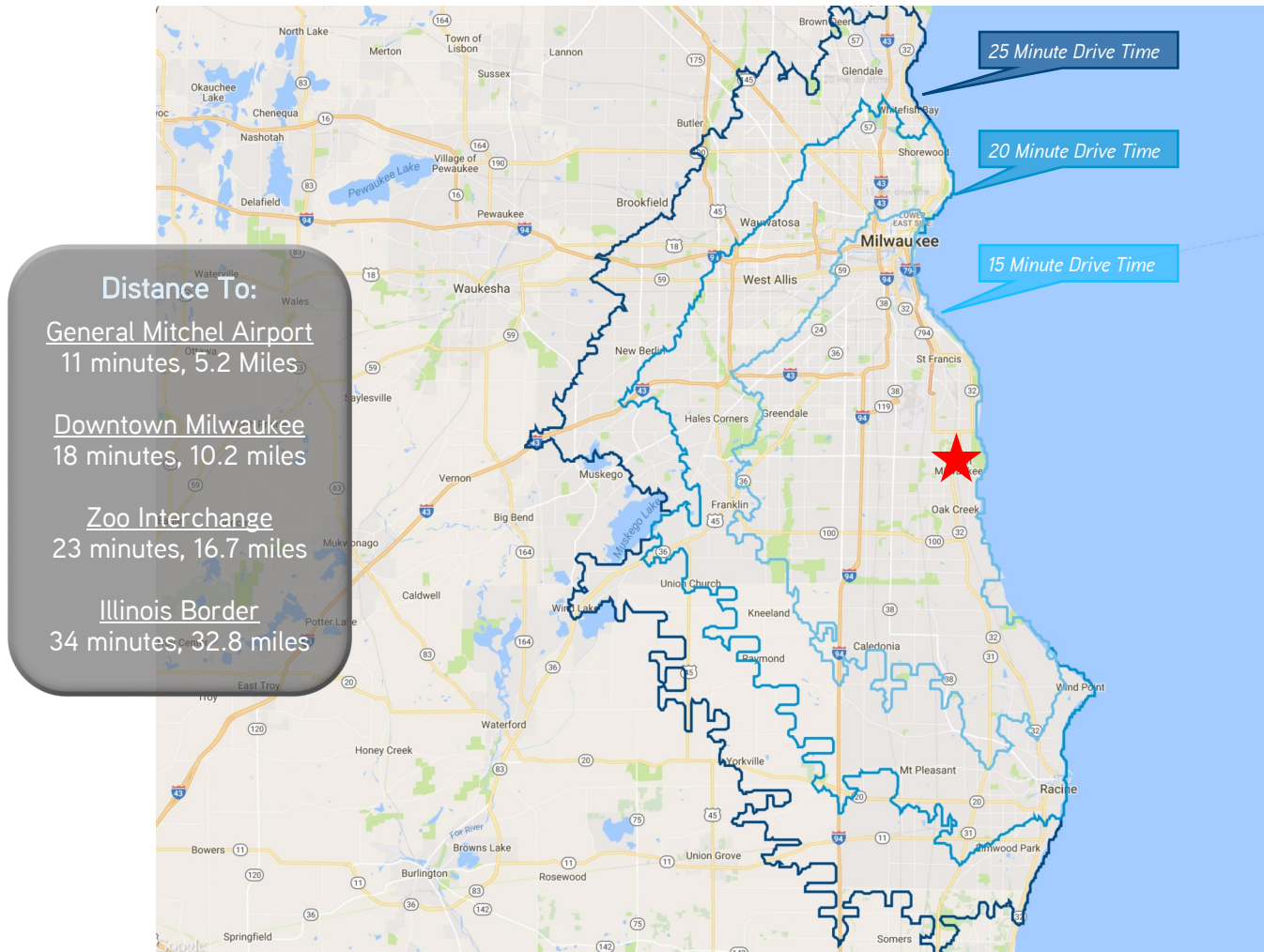
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Property Highlights

- > 15 Ton Crane & 10 Ton Crane
- > High Bay Warehouse (32' - 36' Clear)
- > Heavy Power
- > Office Renovated in 2007
- > Fenced in Building and Loading
- > Additional Office Space Available On-Site

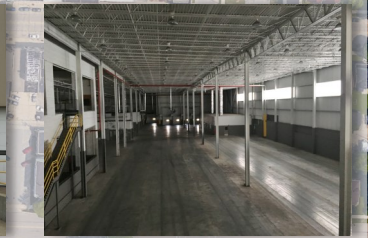
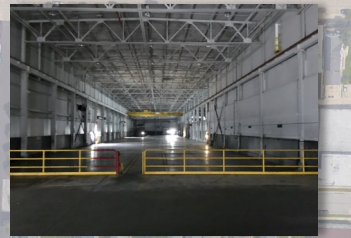
Property Economics

- > Lease Rate: \$3.50/SF NNN
- > Sale Price: Negotiable

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Subject Site: WH Building

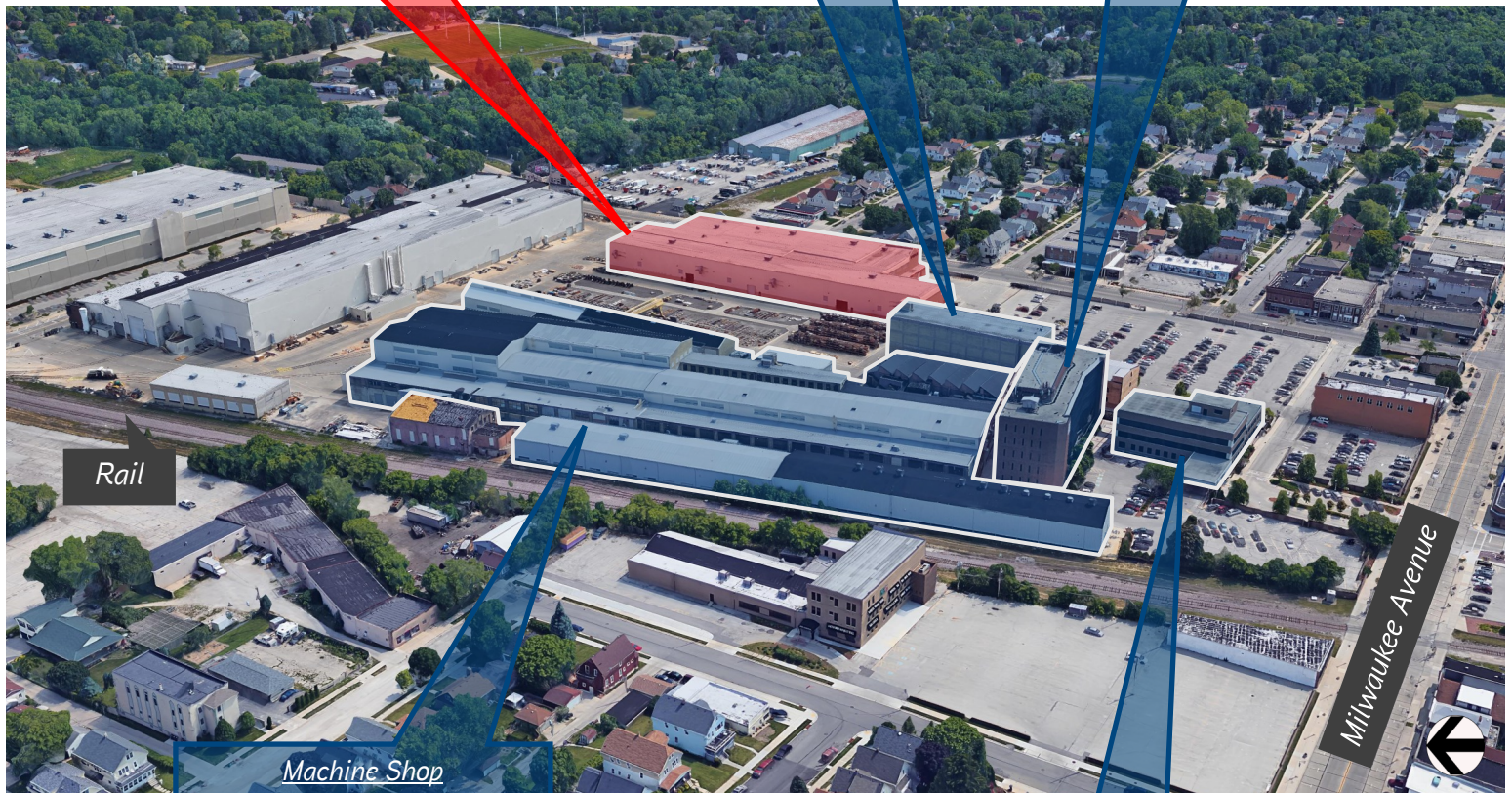
- 86,391 SF
- Currently Available
- Lease Rate: \$3.50/SF NNN

Heritage Building

- 58,920 SF Office/Cafeteria/Event Space on Four Floors
- Available 2017-2018
- Lease Rate Negotiable

Technical Building

- 93,464 SF of Office Space on Seven Floors
- Available 2017-2018
- Lease Rate Negotiable



Machine Shop

- 246,247 SF Total
- 211,420 SF WHS
- 34,827 SF Office on Three Floors
- Cranes & Rail Access
- Available 2017-2018
- Negotiable Lease Rate

Corporate Building

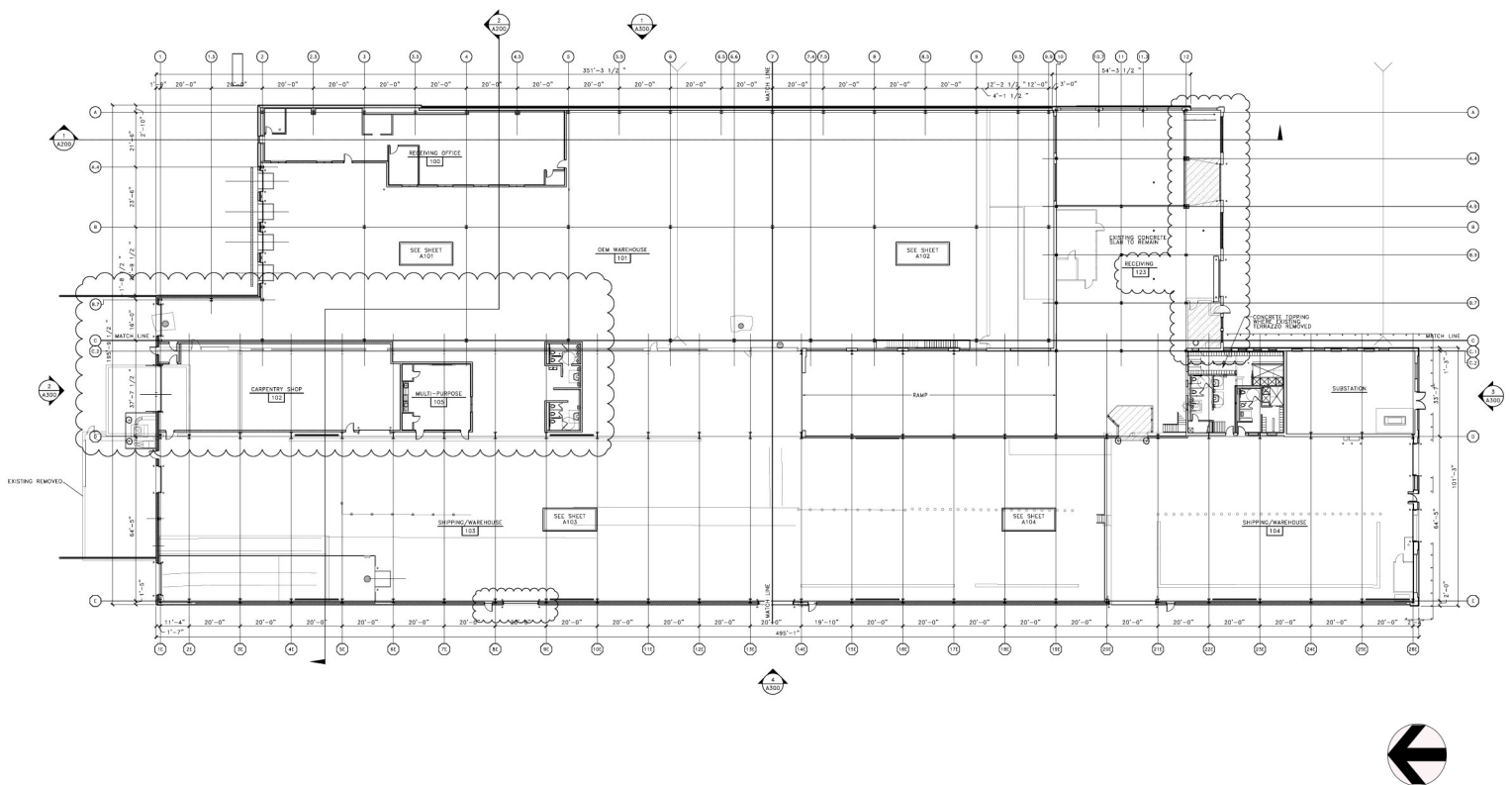
- 30,479 SF of Office Space on Three Floors
- Available 2017-2018
- Lease Rate Negotiable

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WH Building Plan



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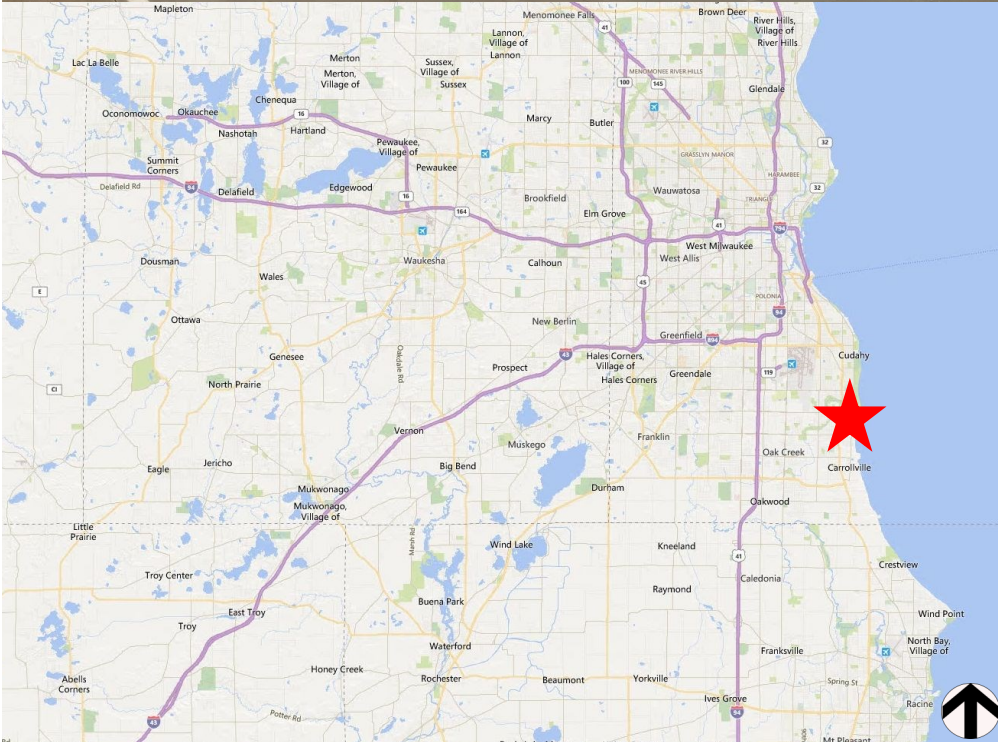
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Contact Us

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Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 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 with a reasonable time if you request it, unless 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 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 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 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson 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 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER 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 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 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

CONSENT TO TELEPHONE SOLICITATION THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we

43 **SEX OFFENDER REGISTRY** List Home/Cell Numbers: _____

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the

46 **DEFINITION OF MATERIAL ADVERSE FACTS** Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

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 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.