

FOR SALE
±32 ACRES



BOERKE



TRANSMISSION ADJACENT DEVELOPMENT SITE
813 W COLLEGE AVENUE | OAK CREEK, WI

JEFF HOFFMAN
PRINCIPAL
+1 414 322 4778
jhoffman@boerke.com

CHAD VANDE ZANDE
PRINCIPAL
+1 414 491 6393
cvandezande@boerke.com

NICK UNGER
PRINCIPAL
+1 262 352 6943
nunger@boerke.com

LINDSEY COAKLEY
REAL ESTATE ADVISOR
+1 414 430 8183
lcoakley@boerke.com

MILWAUKEE OFFICE
731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE
33 E Main Street | Suite 241
Madison, WI 53703

boerke.com

SITE DETAILS

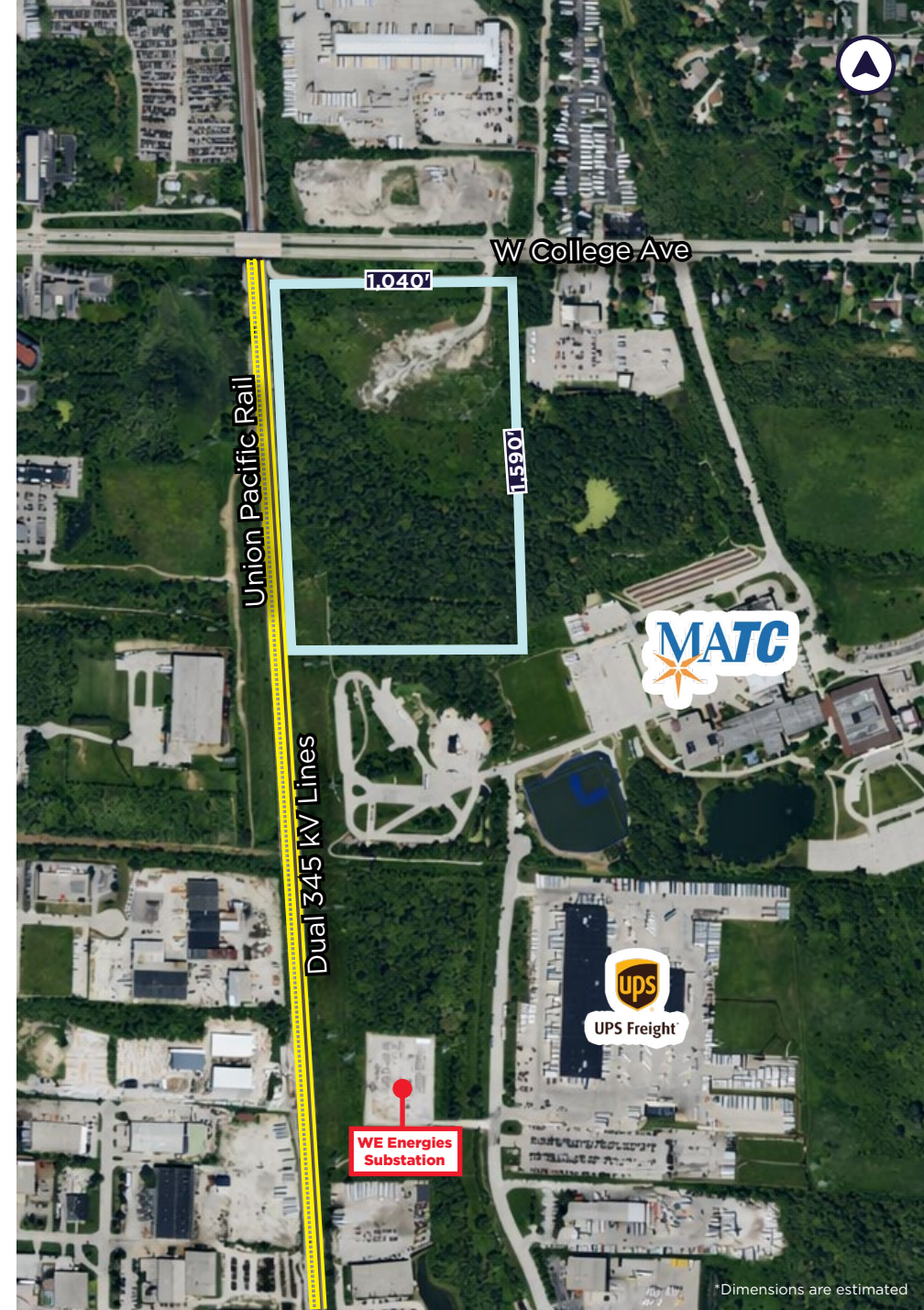
Site Size:	32.131 AC
Parcel #'s:	717-9999-001, 717-9997-000, 717-9996-000, 717-9995-0000, 717-9994-000
Municipality:	City of Oak Creek
Current Zoning:	M-1 (Click here for zoning code)
Water/Sewer:	Via City of Oak Creek - Needs to be delivered to site
Electrical/Gas:	WE Energies
Rail Access:	Adjacent to Union Pacific Rail

ECONOMICS

Mill Rate:	\$18.93 / \$1,000
Sale Price:	Subject to Offer

FEATURES

- Site is adjacent to major transmission and substation infrastructure
- Located 2 miles from Mitchell International Airport
- Less than 1 mile from I-94 interchange
- Southern portion of site contains wetlands
- Up to 345,000 SF footprint can be accommodated



The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Boerke Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | BOERKE

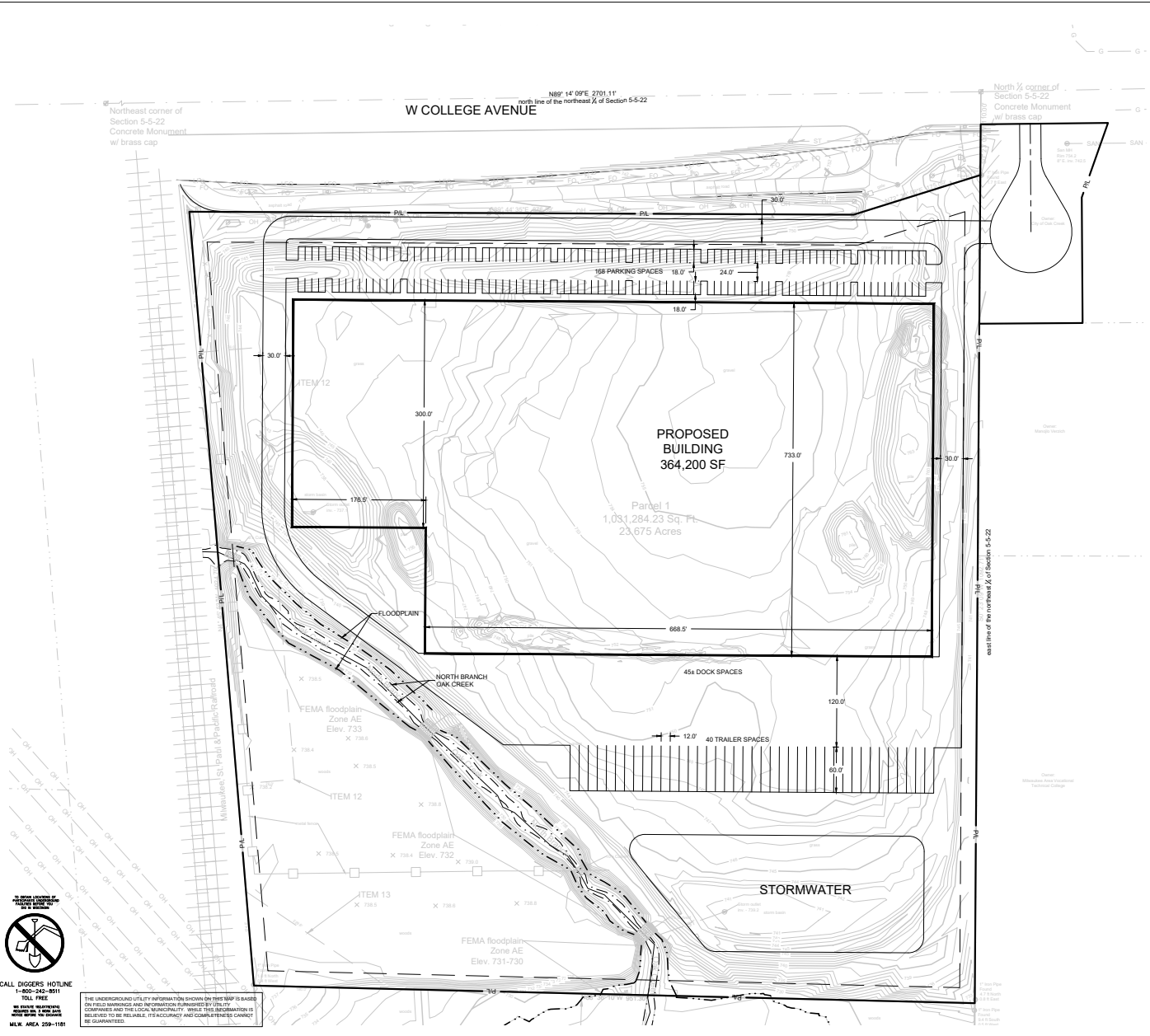
CONCEPTUAL SITE PLAN #2

2024.05.28

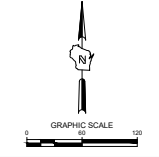
MEASUREMENT

EX.2

22000



THE SIGMA GROUP
 Single Source. Smart Solutions.
 www.thesignmigroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



OAK CREEK DEVELOPMENT
 W COLLEGE AVE AND S 6TH STREET
 OAK CREEK, WI
 CONCEPT SITE PLAN #2

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

ISSUANCE	DATE
NO. REVISION	DATE

PROJECT NO:	22800
DESIGN DATE:	
PLOT DATE:	2024.05.28
DRAWN BY:	MRG
CHECKED BY:	CAR
APPROVED BY:	CAR
SHEET NO:	

EX 2

CALL DIGGERS HOTLINE
 1-800-442-8511
 TOLL FREE
 800-442-8511
 24 HOURS A DAY
 M.W. AREA 258-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD SURVEYS AND INFORMATION PROVIDED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

Where Interconnection, Infrastructure, & Access Converge.

INTERCONNECTION

- Located less than 1 mile from the I-94 interchange, positioned along the primary Milwaukee-Chicago infrastructure corridor.
- Carrier-neutral interconnection facilities located approximately 20-25 route miles north in the Milwaukee metro (Vaultas, TierPoint).
- Direct southbound corridor access to Chicago aggregation (350 E. Cermak), approximately 83 miles from the site.
- Typical Milwaukee-Chicago round-trip latency: 4-6 ms (carrier dependent).
- On-net/near-net status, route diversity, and dark fiber availability at the site to be confirmed via carrier engineering.

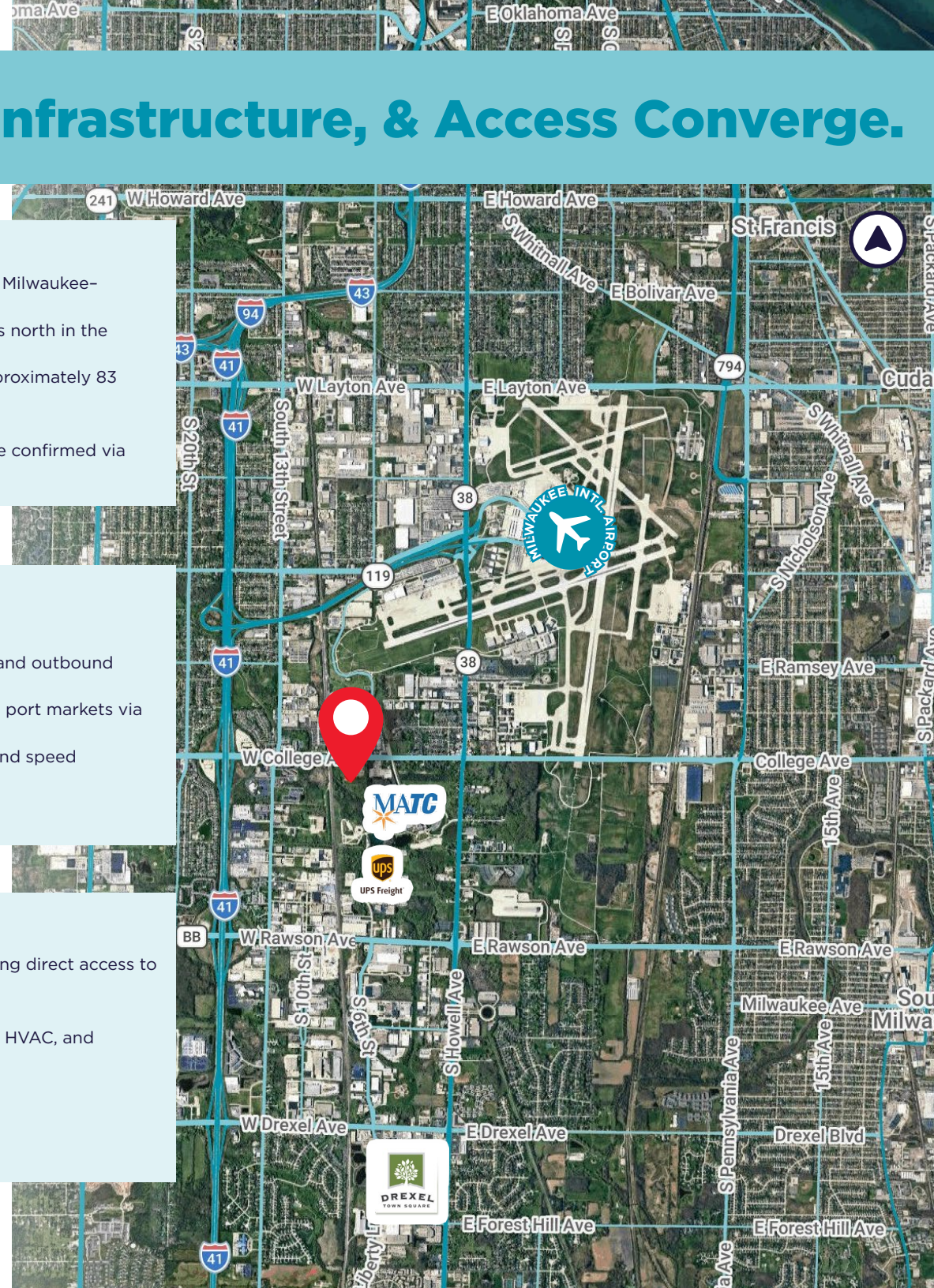
INFRASTRUCTURE

- **Class I Rail Adjacency:** Direct access to Union Pacific mainline for bulk inbound and outbound freight.
- **National Network Reach:** Connectivity to Midwest, Gulf Coast, Western U.S., and port markets via Union Pacific system.
- **Multi-Modal Access:** Rail plus immediate I-94 interstate access for flexible cost and speed optimization.

ACCESS

Milwaukee Area Technical College (MATC) is immediately adjacent to the site, providing direct access to a regional pipeline of industrial and technical talent.

- Graduates in industrial maintenance, automation, electrical power, welding, CNC, HVAC, and mechatronics
- Apprenticeship and co-op pathways
- Employer-tailored training programs
- Ongoing up-skilling and certification for incumbent workforce





2 MILES
MITCHELL INTL. AIRPORT

10 MILES
MILWAUKEE

22 MILES
WAUKESHA

70 MILES
O'HARE INTL. AIRPORT

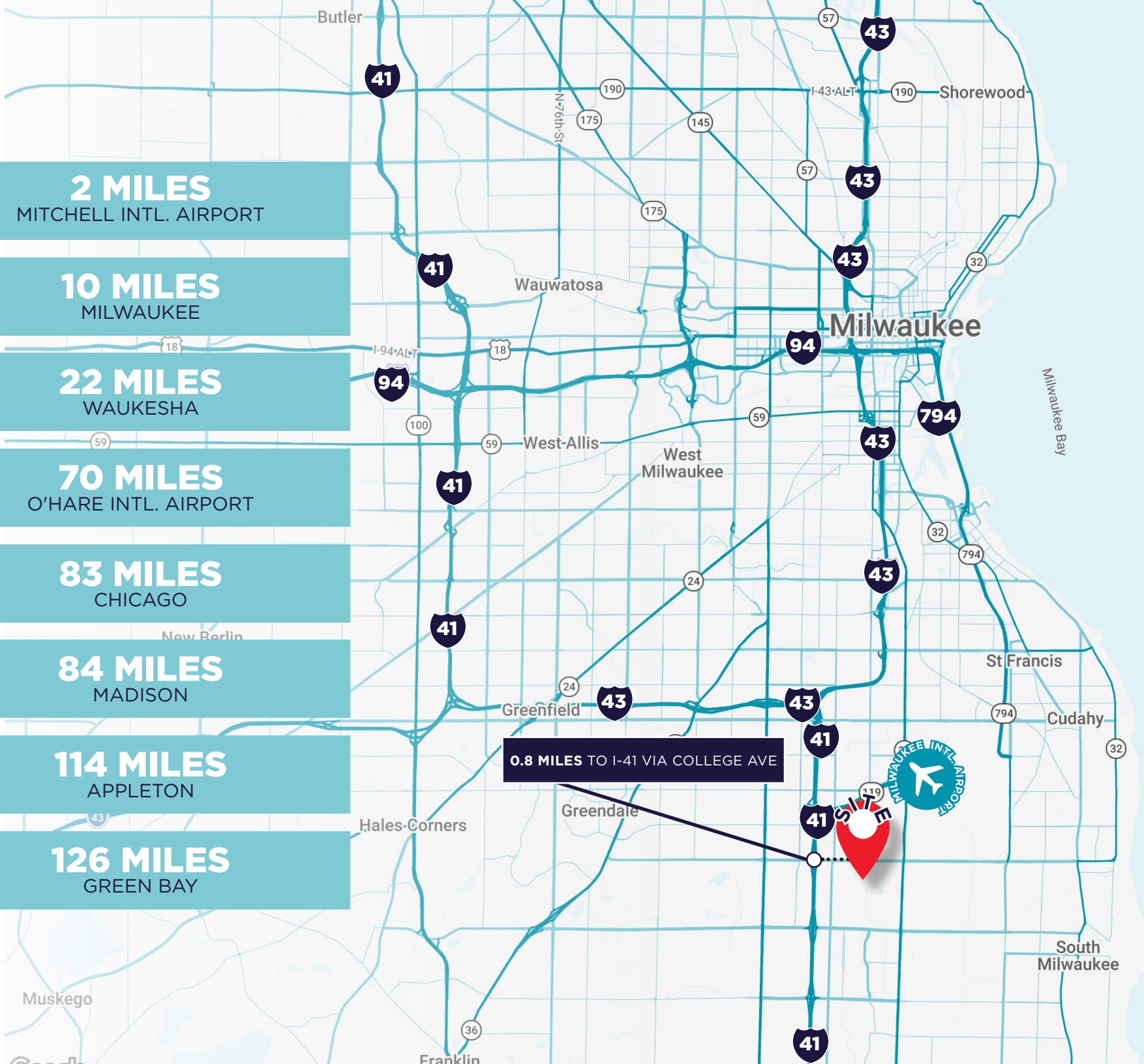
83 MILES
CHICAGO

84 MILES
MADISON

114 MILES
APPLETON

126 MILES
GREEN BAY

0.8 MILES TO I-41 VIA COLLEGE AVE



STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL 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 sub agent 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 may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

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.