

HEAVY INDUSTRIAL FOR SALE or LEASE

4033 WEST CUSTER AVENUE, MILWAUKEE, WI 53209

INDUSTRIAL FOR
SALE OR LEASE



OFFERING SUMMARY

| | |
|-------------------------|--|
| PRICE: | \$1,250,000 |
| LEASE RATE: | Negotiable |
| BUILDING SF: | 39,479 |
| CLEAR HEIGHT: | 16' - 18' |
| OFFICE SF: | 5,782 SF +/- |
| WAREHOUSE SF: | 27,846 SF +/- |
| MEZZANINE: | 5,851 SF +/- |
| DOCK DOORS: | 4 - with Levelers |
| FLOOR DRAINS: | Two (2) in West Warehouse |
| GRADE DOORS: | 3 - Two (2) 14' x 10' One (1) 12' x 10' |
| POWER: | 400-amp & 600-amp, 3 phase |
| SPRINKLERS: | Wet System |
| YEAR BUILT: | 1969 with Multiple Additions |
| LOT SIZE: | 1.90 Acres |
| OUTSIDE STORAGE: | Fenced |
| PARKING: | Secure, On-site Parking |
| RAIL ACCESS: | Yes - WI & Southern Railroad (WSOR) |
| ROOF: | Partial Replacement - 2022 |
| ZONING: | I-H: Heavy Industrial |

PROPERTY OVERVIEW

This 39,479 industrial building is just north of Milwaukee proper between I-43 and Hwy 145 offers four (4) dock doors with levelers, three (3) overhead doors, floor drains, 400-amp & 600-amp 3 phase power, 16'-18' clear height, a portion of roof replaced in 2022, fenced outside storage, and is fully sprinklered.

PROPERTY HIGHLIGHTS

- 4 Dock Doors w/Levelers and 3 Overhead Doors
- Current Use: Automotive Repair and Sales
- Access to Active Rail Spur - Wisconsin & Southern Railroad
- Easy to I-43, I-41, Hwy 145, Hwy 181, and Hwy 190



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

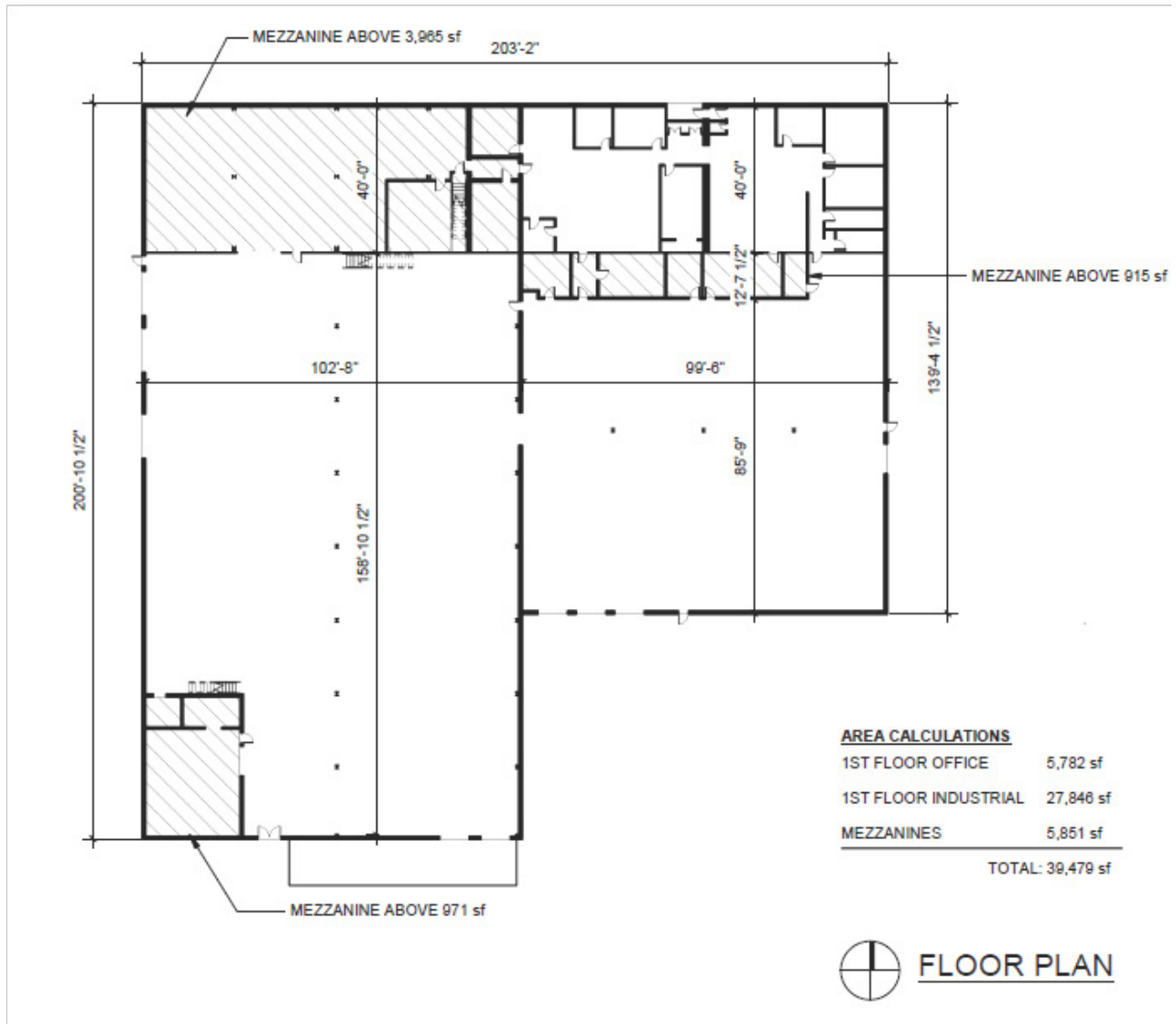
MATTHEW KLEIN, CCIM
Senior Vice President, Principal
(612) 382-3403
mklein@suntide.com
20186454, Minnesota



SITE AND FLOOR PLAN

4033 WEST CUSTER AVENUE, MILWAUKEE, WI 53209

39,479 SF



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

MATTHEW KLEIN, CCIM
Senior Vice President, Principal
(612) 382-3403
mklein@suntide.com
20186454, Minnesota



LOCATION MAPS

4033 WEST CUSTER AVENUE, MILWAUKEE, WI 53209



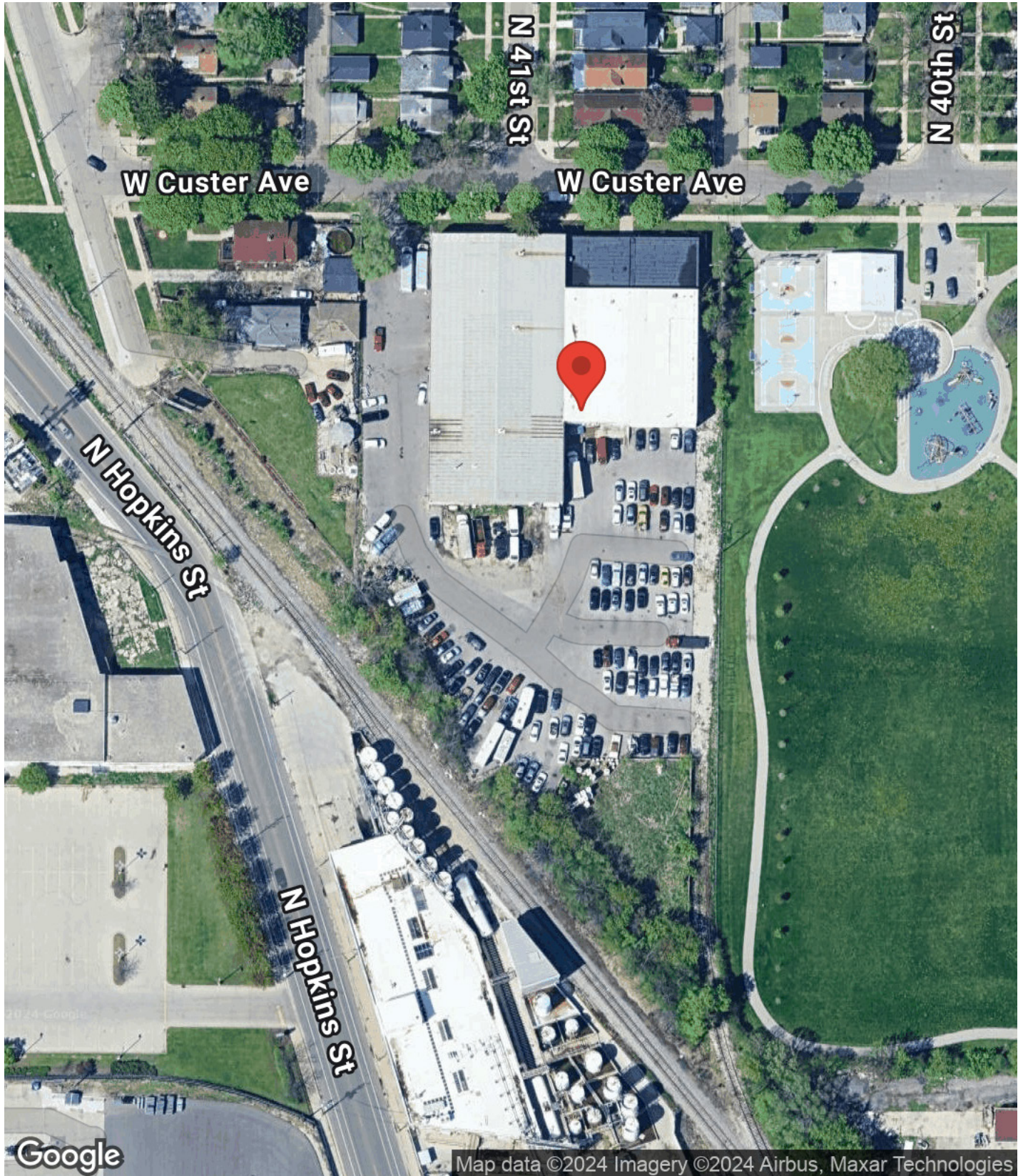
AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

MATTHEW KLEIN, CCIM
Senior Vice President, Principal
(612) 382-3403
mklein@suntide.com
20186454, Minnesota



AERIAL MAP

4033 WEST CUSTER AVENUE, MILWAUKEE, WI 53209



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

MATTHEW KLEIN, CCIM
Senior Vice President, Principal
(612) 382-3403
mklein@suntide.com
20186454, Minnesota



DISCLAIMER

4033 WEST CUSTER AVENUE, MILWAUKEE, WI 53209

All materials and information received or derived from Suntide Commercial Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Suntide Commercial Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Suntide Commercial Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Suntide Commercial Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Suntide Commercial Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Suntide Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

MATTHEW KLEIN, CCIM
Senior Vice President, Principal
(612) 382-3403
mklein@suntide.com
20186454, Minnesota

