

**For Sale**

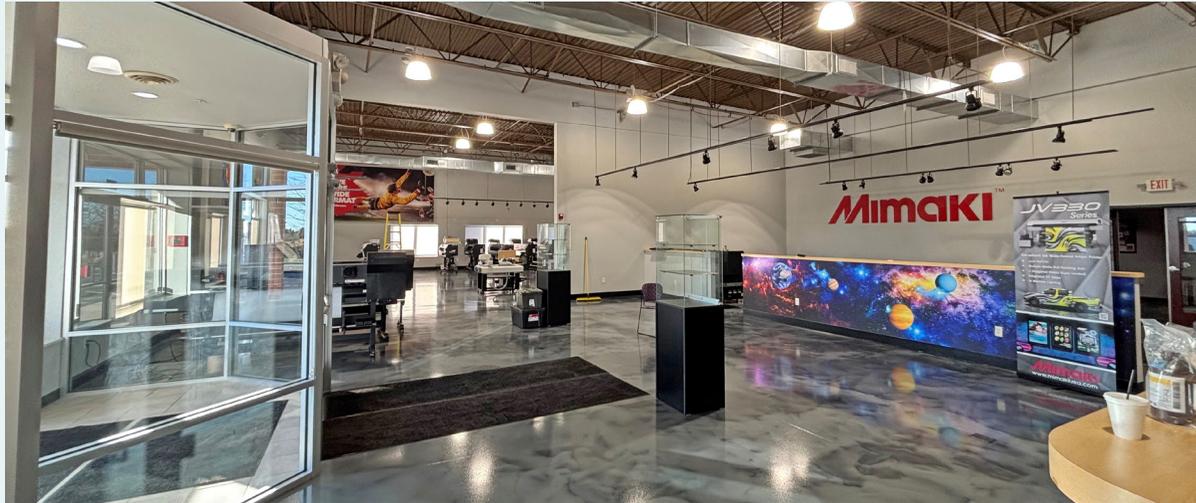


16,585 SF Industrial Space

4700 W. Ryan Rd., Franklin, WI 53132

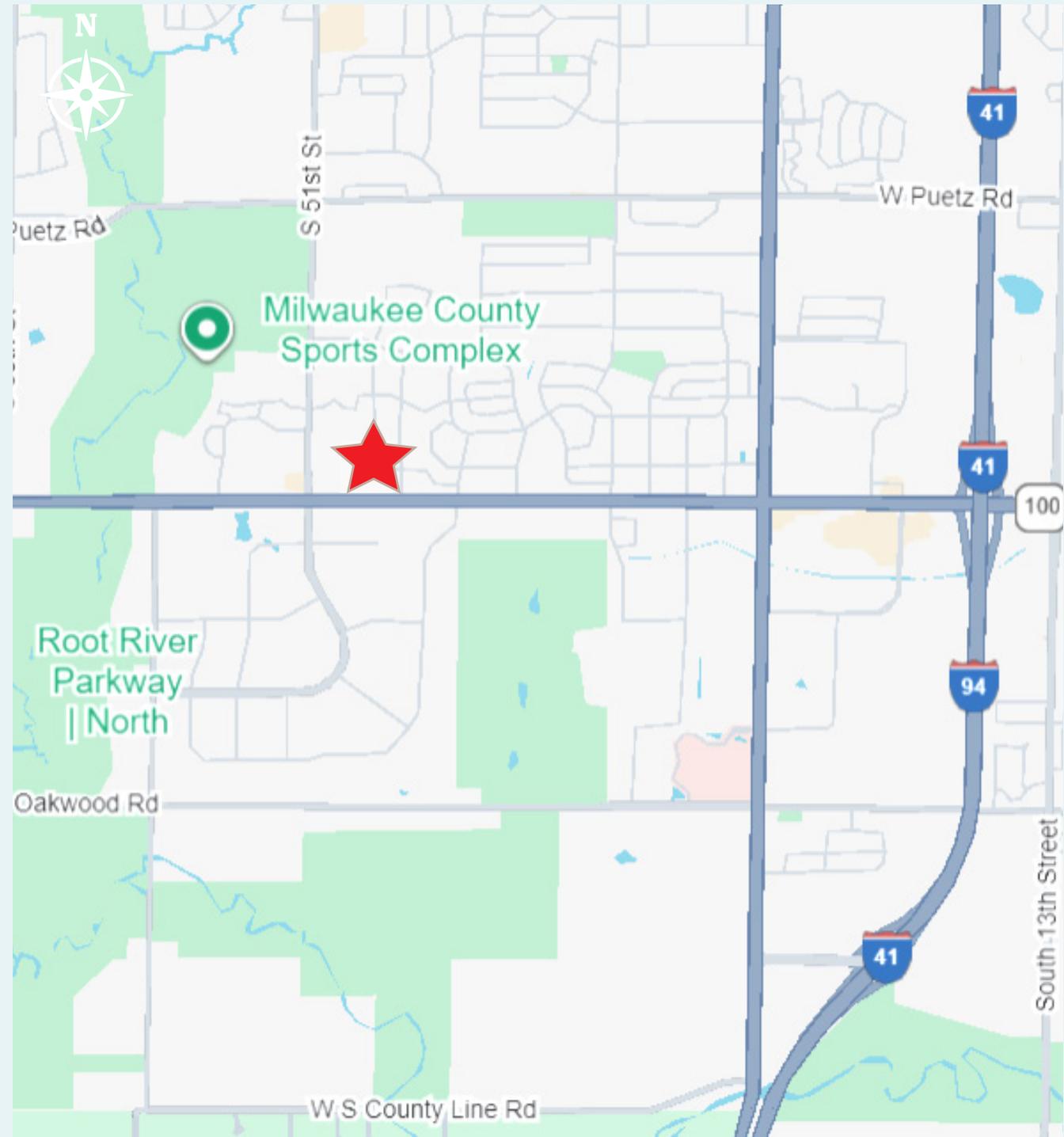


# Property overview



## Key Property Facts

Address	4700 W. Ryan Rd.
City, State	Franklin, WI
County	Milwaukee
Total building size	16,585 s.f.
Size	2.04 AC
Tenant	Mimaki USA
Built	2007
Current use	Office, Showroom, and Warehouse
Zoning	B3
Parking	60 spaces
Stories	One (1)
2025 Taxes	\$26,407.99



# Property details

## SALE PRICE

\$2,650,000

## CONSTRUCTION

Masonry

## CLEAR HEIGHT

16'

## PARKING

Ample surface parking available

# Lease details

## TENANT

MIMAKI USA, INC.

## LEASE EXPIRATION

June 30, 2028

## BASE RENT

Contact broker

## ANNUAL ESCALATION

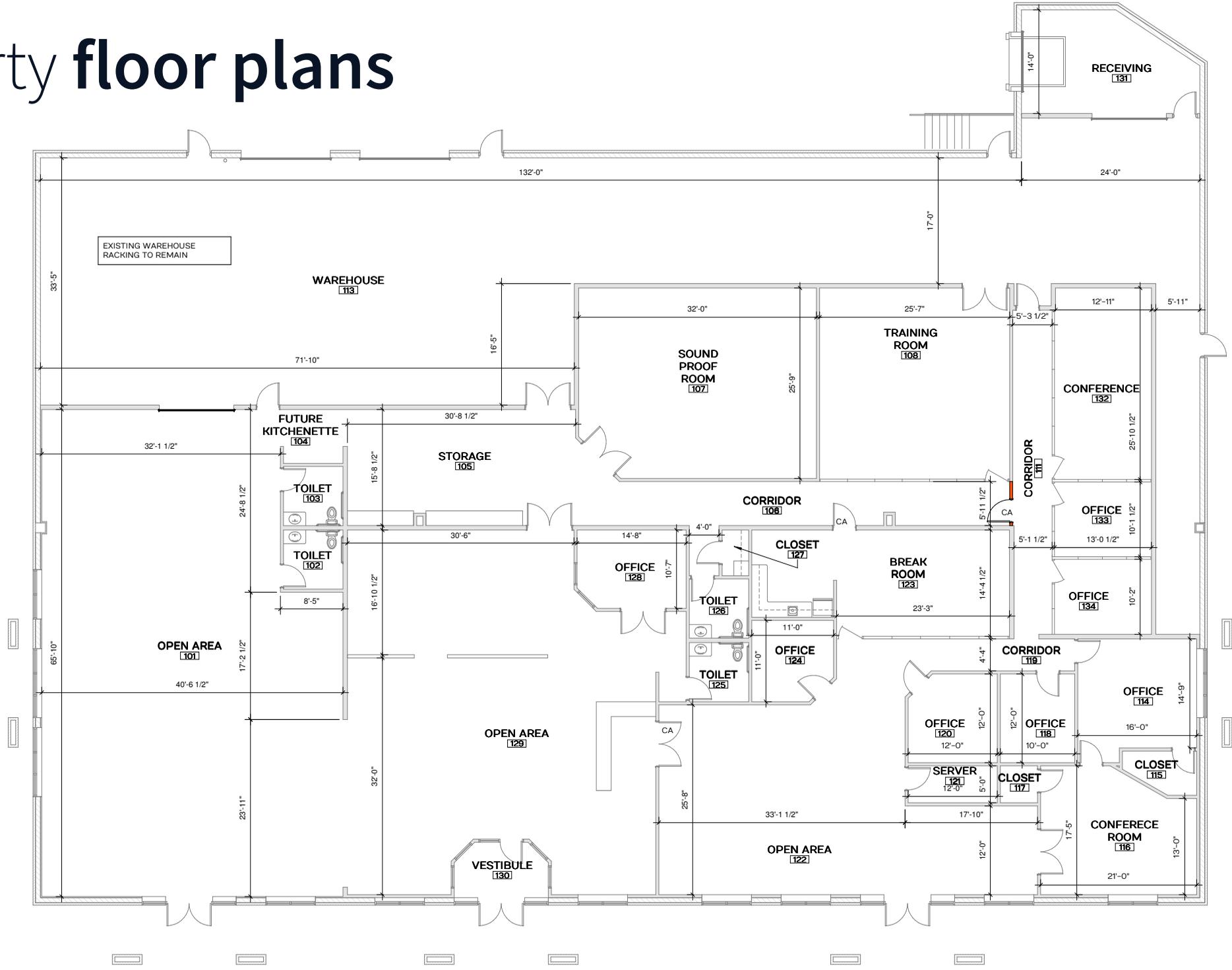
Contact broker

## NOTES:

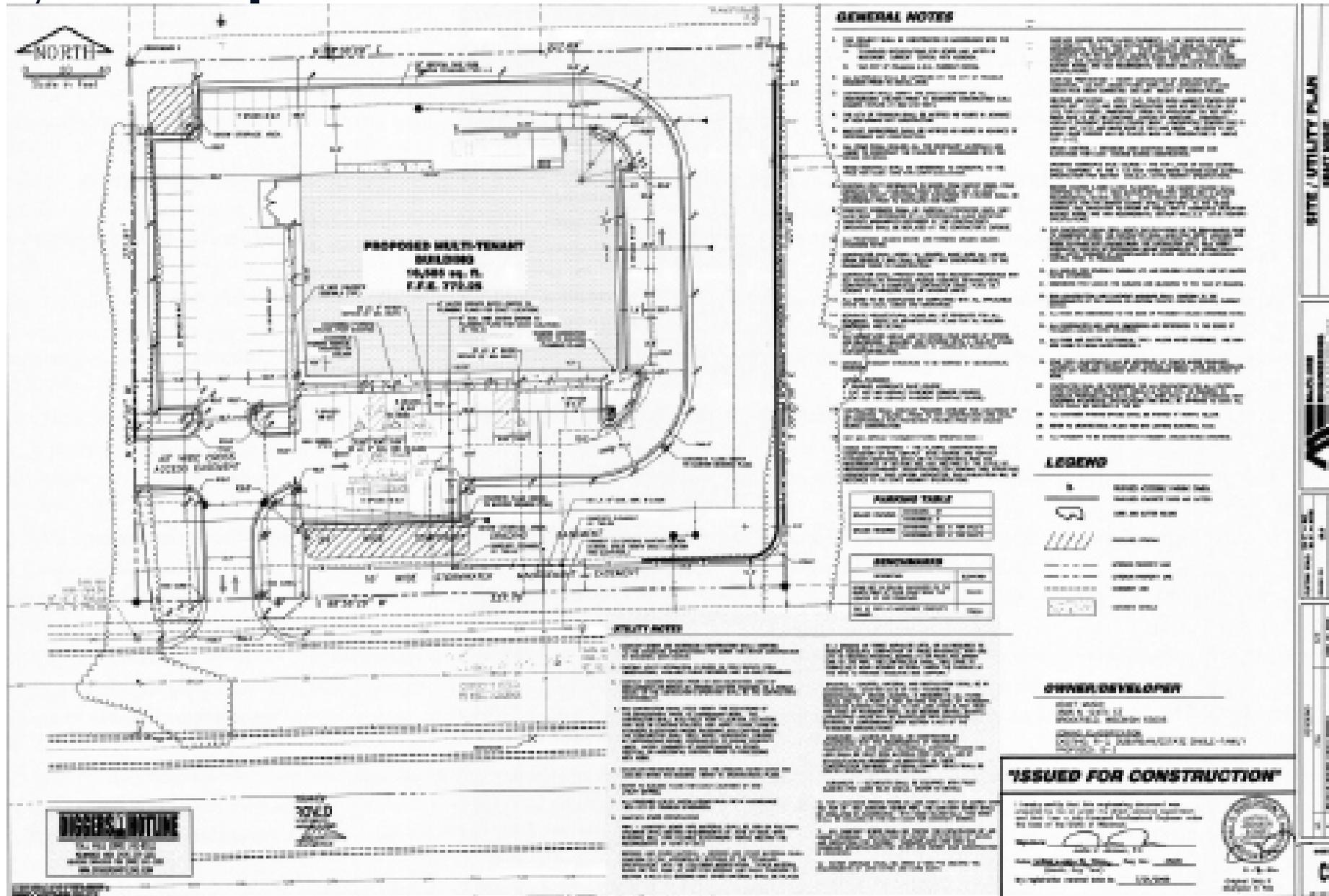
Tenant has vacated the premises and has put the space on the market for sublease presenting an opportunity for both investors and users.



# Property floor plans



# Property floor plans



# Property floor plans

## Site Data

### BUILDING INFORMATION:

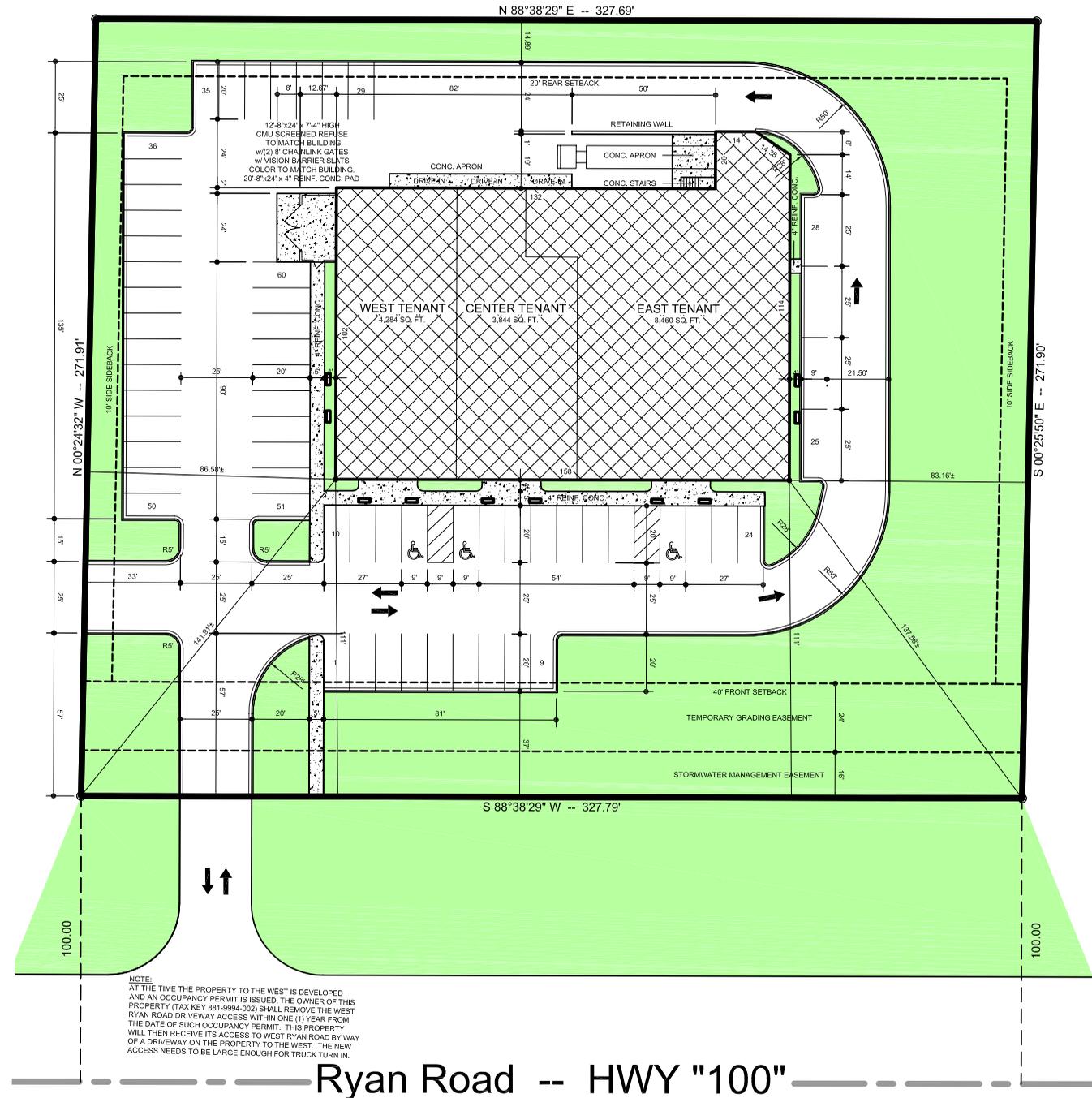
- Proposed Building Footprint: 16,588 SQ.FT.

### SITE INFORMATION

- Site Are: 89,103 s.f. | 2.05 AC
- Impervious Area Ratio: 53,453 s.f. | 59.99%
- Pervious Area Ratio: 35,650 s.f. | 40.01%

### PARKING INFORMATION:

- Number of parking spaces proposed: 60 stalls
- Number of parking spaces required: 60 stalls
- Warehouse 35% of building 5,806 x .05/1000 s.f. + 3 stalls
- Retail 65% of building 10,782 x 5/1000 s.f. = 54 stalls
- (3) H.C. Stalls required between 51-75 stalls



# Local market



# Get in touch

## **Joe Carollo**

Vice President

+1 414 412 3363

joe.carollo@jll.com

## **Jim Young**

Senior Vice President

+1 262 853 4002

james.young@jll.com

## **JLL Milwaukee**

250 E. Wisconsin Ave.

Suite 1700

Milwaukee, WI 53202

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