

2 Adjoining Industrial Building Ready for Lease

314,592 TOTAL SQFT

2800 W Custer Ave , 5425 N 27th St
Milwaukee, WI 53209

Simon Enwia

SEW

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SEW
COMMERCIAL

THE PROPERTY

Location	2800 W Custer Ave , 5425 N 27th St Milwaukee, WI 53209
County	Milwaukee
APN	193-9960-000
Market	Midwest
Submarket	Milwaukee

HIGHLIGHTS

- 73+ MW of power
- Drive-in Doors: 11
- Dock Height Loading Doors: 7
- Grade Level Doors: 2
- Rail Doors: 6
- Ceiling Height: (18-24 Feet)
- HVAC: Roof Central Mounted
- Fire Sprinklers: Yes
- Asphalt paving, concrete sidewalks, concrete curbing, pole mounted lights and low maintenance landscaping



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	17,069	135,979	358,950

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$61,954	\$77,552	\$84,545

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	7,183	53,331	147,864

Tenant Square Feet	Rent Per SF (Annual)	Lease Type
2800 W Custer Ave 202592	\$3.50	NNN
5425 N 27th 112000	\$3.50	NNN



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PROPERTY FEATURES

NET RENTABLE AREA (SF)	314,592
LAND SF	420,988
LAND ACRES	9.66
YEAR BUILT	1953
YEAR RENOVATED	2014
ZONING TYPE	(IO2)
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	57
PARKING RATIO	0.1/1,000 SF NRA
CLEAR HEIGHT (FEET)	18-24'
DOCK HIGH DOORS	9
GRADE LEVEL DOORS	2
OFFICE SF	31,459

NEIGHBORING PROPERTIES

NORTH	Penske Truck Rental, Auer Steel & Heating Supply and Pak Technologies are to the north of the subject. Silver Spring Drive runs east-west to the north of the subject.
SOUTH	An apartment building, single-family residential and Villard Avenue are to the south of the subject.
EAST	Single-family residential. Green Bay Avenue and Pick 'n Save are to the east of the subject.
WEST	Teutonia Avenue, Johnson Controls, Smith Park and single-family residential are to the west of the subject.

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MECHANICAL

HVAC	Roof Central Mounted
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	73+ MW of power
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Reinforced concrete slab
FRAMING	Structural steel with masonry and concrete encasement
EXTERIOR	Brick
PARKING SURFACE	The subject property has an asphalt paved parking lot that is in average condition.
ROOF	Rubber membrane
LANDSCAPING	Asphalt paving, concrete sidewalks, concrete curbing, pole mounted lights and low maintenance landscaping

TENANT INFORMATION

LEASE TYPE	NNN
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2800 W Custer Ave

- Name of Property: Jonco Building
Building (SF): 202,592
Land Area (SF): 268,330
Number of Parking Spaces: 25
HVAC: Roof Central Mounted
Sprinklers:Yes
Dock Height Loading Doors: 3
Clear Height in Feet: 18-24 Feet
Drive-in Doors: 7

5425 N 27th

- Name of Property: Heinn Chapman Building
Building (SF): 112,000
Land Area (SF): 153,331
Number of Parking Spaces: 32
HVAC: Roof Central Mounted
Sprinkle:Yes
Dock Height Loading Doors:4
Clear Height in Feet: 18-24 Feet
Drive-in Doors: 4

Local Area

- Public transportation is available near the subject property. Two bus stops are at the corner of Teutonia Avenue and Custer Avenue.

Access

- The subject site has frontage on an arterial and two connector streets. The subject's access is rated good compared to other properties with which it competes.

Visibility

- The subject is clearly visible in both directions along the street. The visibility of the property is not hampered by adjacent properties, trees or other obstructions. In comparison to competitive properties, the subject property has average visibility.

Subject Conclusion

- Trends in the local and immediate areas, adjacent uses and the property's specific location features indicate an overall typical external influence for the subject, which is concluded to have an average position in context of competing properties.

Site Rating

- Overall, the subject site is considered a good industrial site in terms of its location, exposure, and access to employment, education and shopping centers, access to two regional interstates and proximity to Milwaukee.





**SUBJECT
PROPERTY**

**Milwaukee Fire
Station 37**

**Edgewood Terrace
Apartments**

**Milwaukee
Intermodal Station**

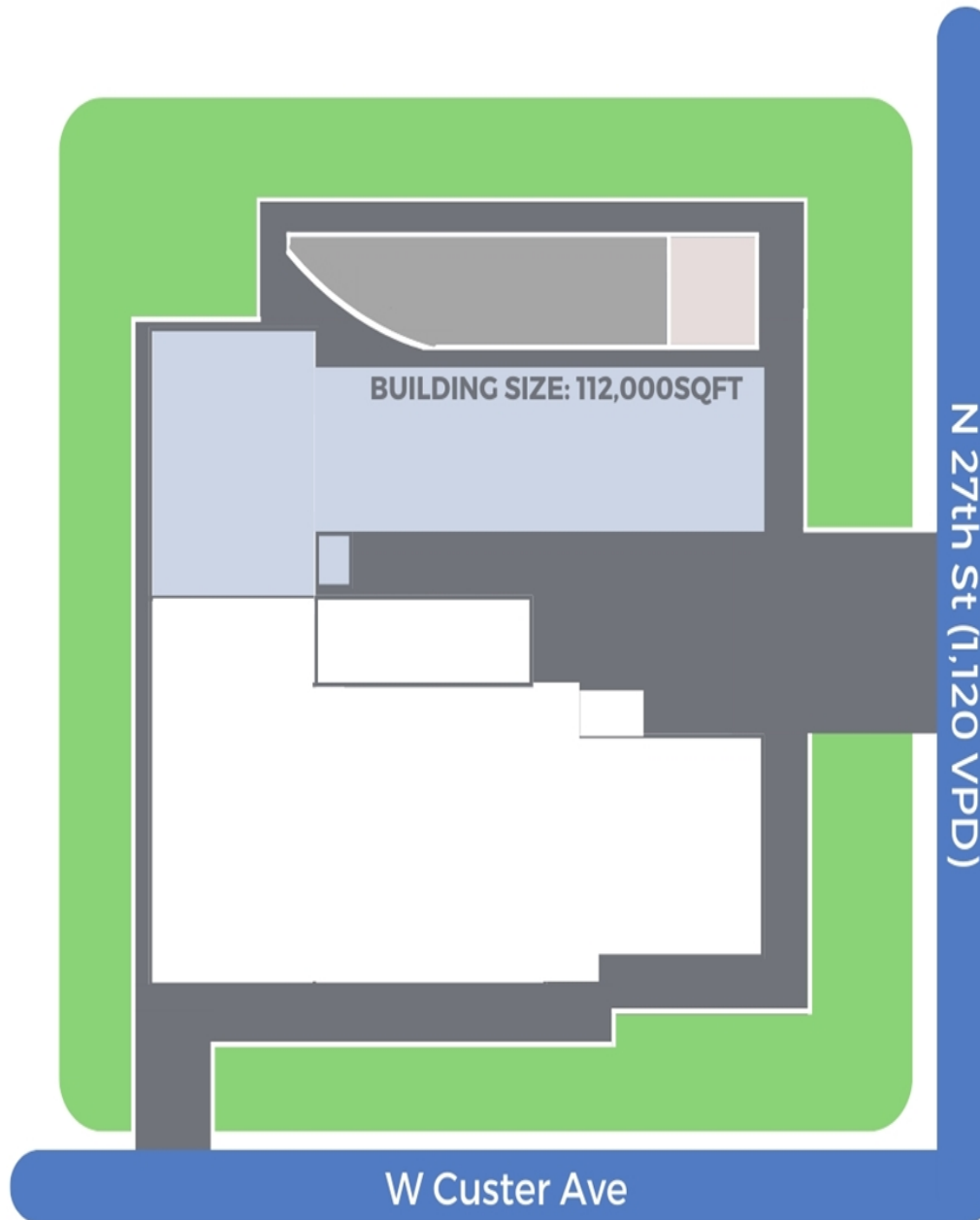


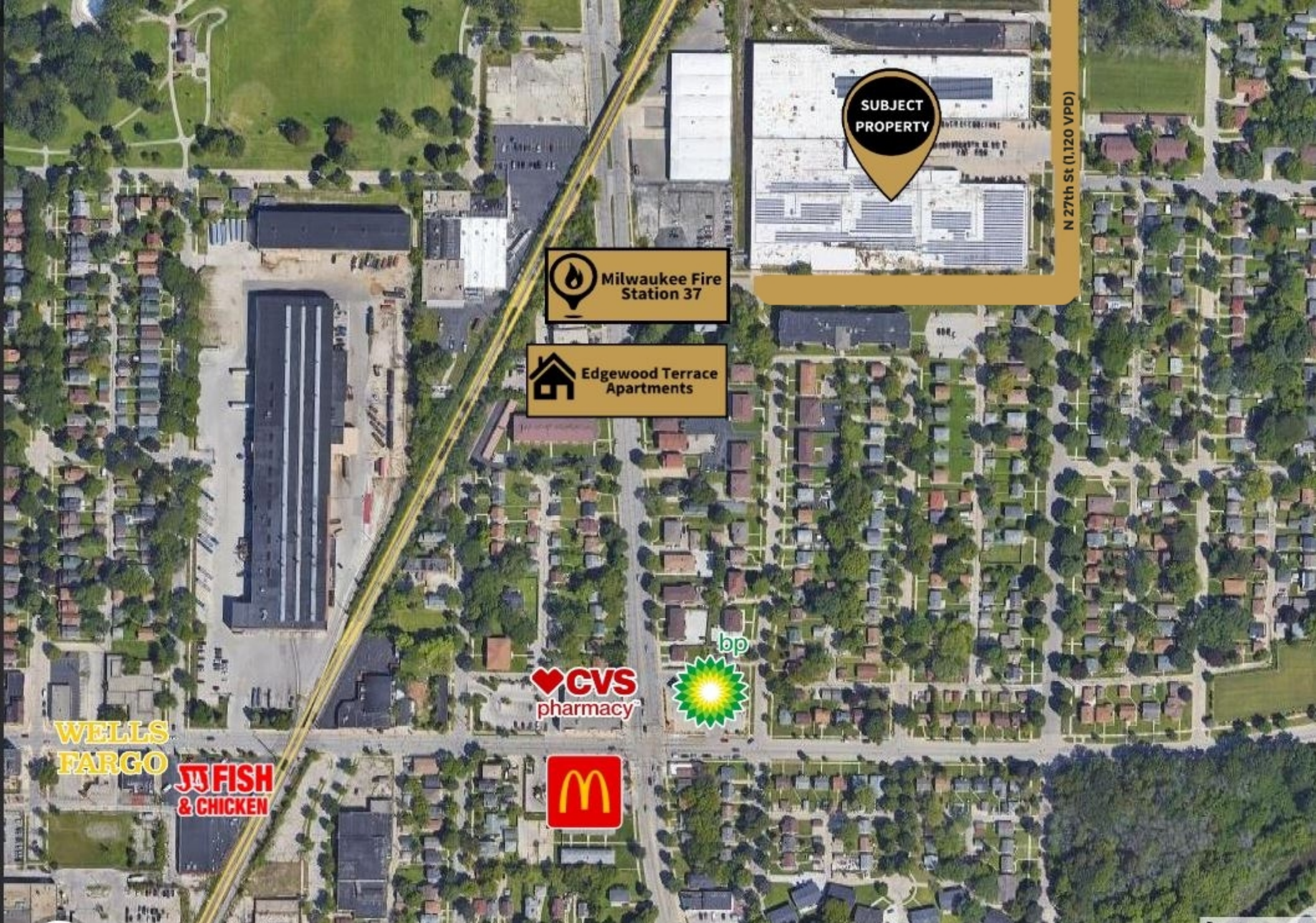
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Aerial Map 5425 N 27th St | 2 Adjoining Industrial Building Ready for Lease





**SUBJECT
PROPERTY**

 **Milwaukee Fire
Station 37**

 **Edgewood Terrace
Apartments**

N 27th St (1,120 VPD)







**WELLS
FARGO**

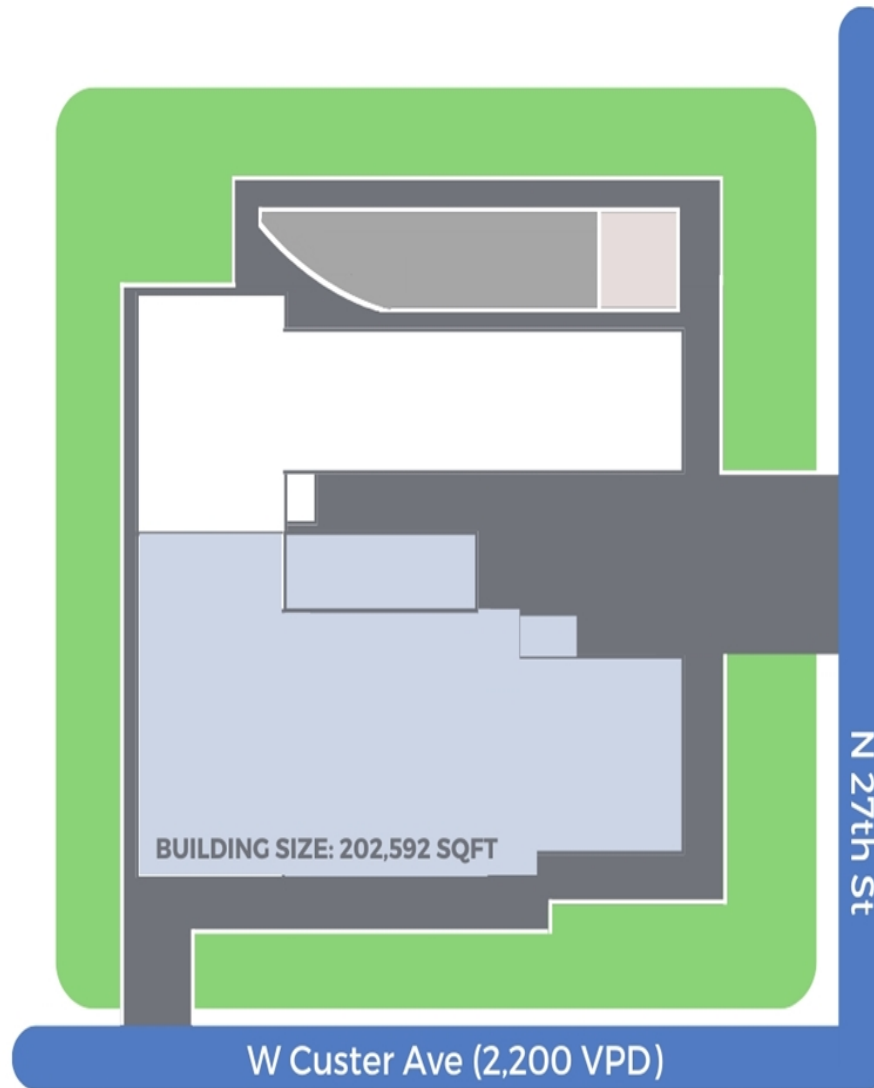
**FISH
& CHICKEN**



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Aerial Map 2800 W Custer Ave | 2 Adjoining Industrial Building Ready for Lease



1

BUILDING SF	610,800
LAND SF	980,961
LAND ACRES	22.52
YEAR BUILT	1956
OCCUPANCY	100%
LEASE TYPE	NNN
RENT PSF (YR)	\$1.06
RENT PSF (MO)	\$0.09
DISTANCE	1.8 miles

RENT PSF (YR)	\$1 - \$1
LOW	HIGH
OCCUPANCY	100% - 100%
LOW	HIGH
Land Acres	22.52 - 22.52
LOW	HIGH

JONCO PORTFOLIO - DRS

4265 N. 30th St
Milwaukee, WI 53216

S



LEASE TYPE	NNN
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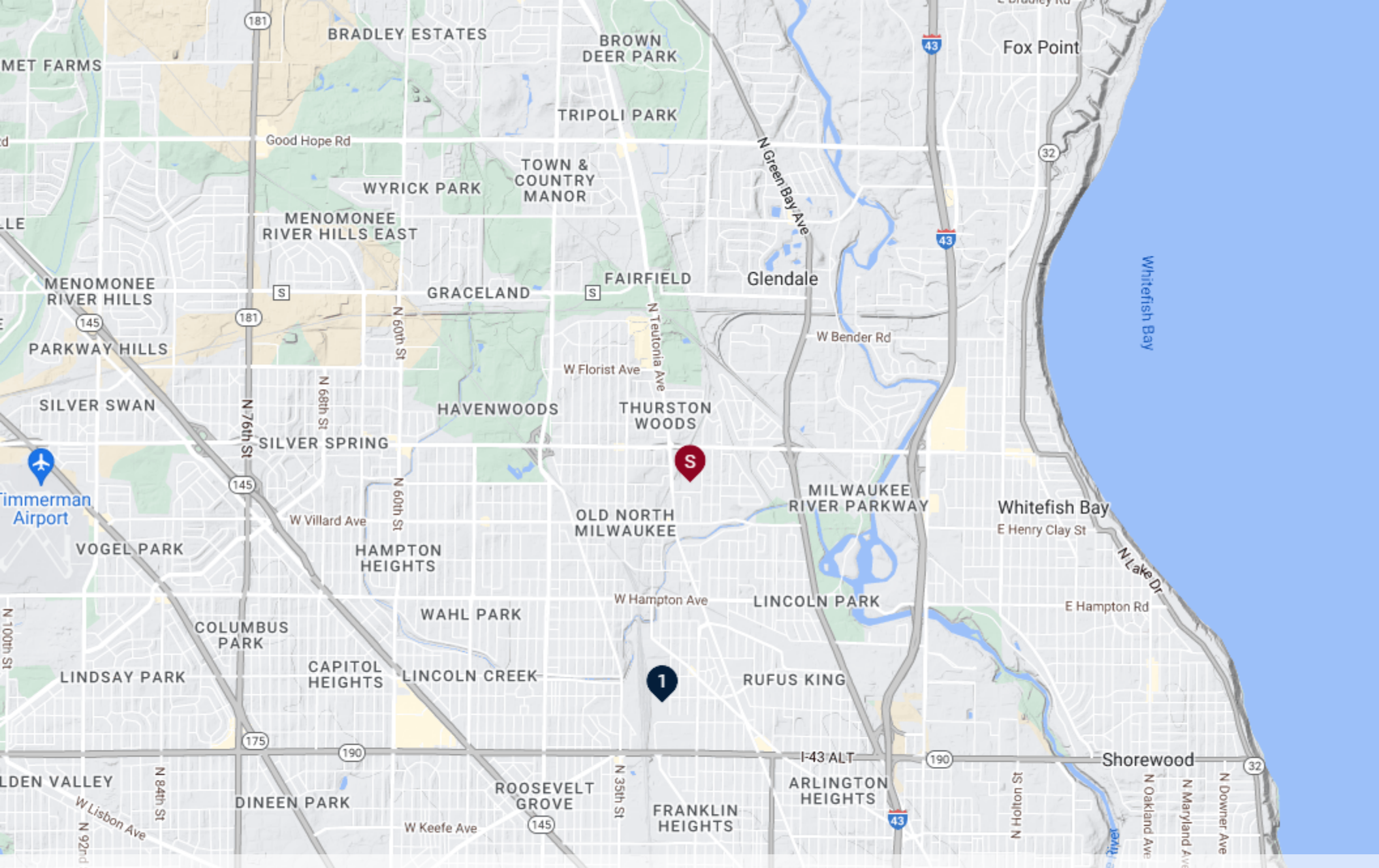
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	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	Occupancy	BUILT	Lease Type	DISTANCE (mi)
1	JONCO PORTFOLIO - DRS 4265 N. 30th St Milwaukee, WI 53216	610,800	\$1.06	\$0.09	100%	1956	NNN	1.80
	AVERAGES	610,800	\$1.06	\$0.09	100%			
S	 2 Adjoining Industrial Building Ready for Lease 2800 W Custer Ave , 5425 N 27th St Milwaukee, WI 53209				0%		NNN	



#	Property Name	Address	City
S	2 Adjoining Industrial Building Ready for Lease	2800 W Custer Ave , 5425 N 27th St	Milwaukee
1	JONCO PORTFOLIO - DRS	4265 N. 30th St	Milwaukee

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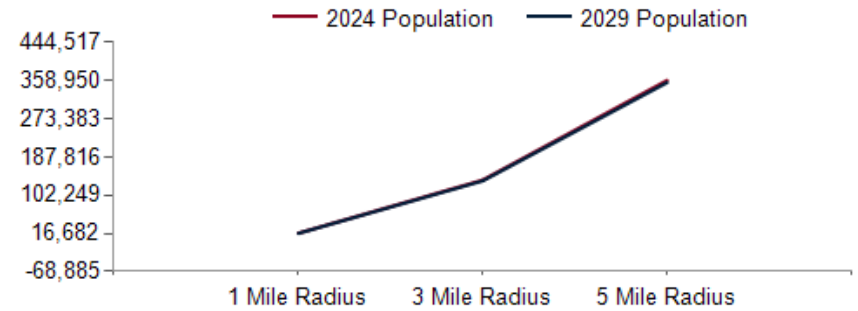
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Rent Comparables Map | 2 Adjoining Industrial Building Ready for Lease

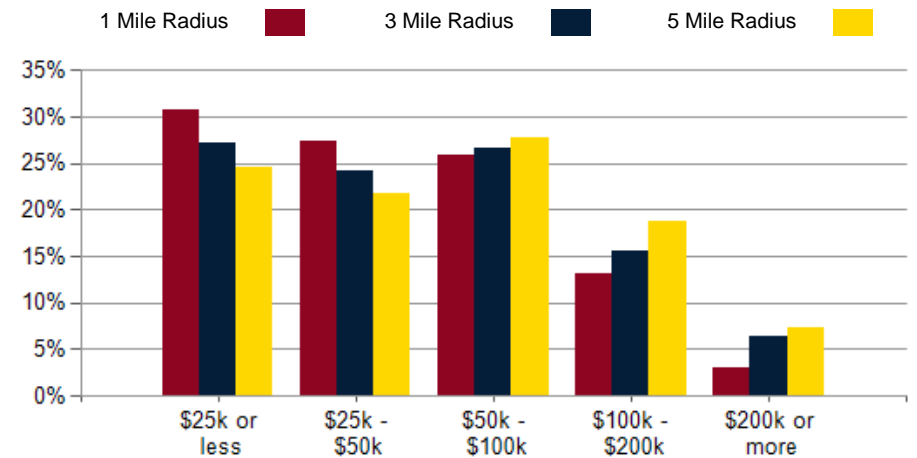
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,927	155,890	397,383
2010 Population	19,113	148,183	382,392
2024 Population	17,069	135,979	358,950
2029 Population	16,682	134,128	354,116
2024-2029: Population: Growth Rate	-2.30%	-1.35%	-1.35%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,467	9,038	22,228
\$15,000-\$24,999	737	5,490	13,965
\$25,000-\$34,999	890	5,578	13,116
\$35,000-\$49,999	1,078	7,330	19,135
\$50,000-\$74,999	1,128	9,143	25,221
\$75,000-\$99,999	730	5,050	15,663
\$100,000-\$149,999	634	5,420	18,259
\$150,000-\$199,999	303	2,865	9,568
\$200,000 or greater	216	3,417	10,710
Median HH Income	\$40,713	\$47,946	\$53,948
Average HH Income	\$61,954	\$77,552	\$84,545

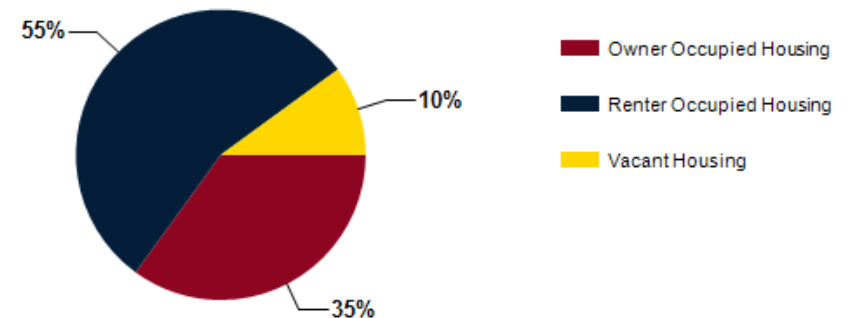
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,175	61,108	162,821
2010 Total Households	7,452	55,303	148,674
2024 Total Households	7,183	53,331	147,864
2029 Total Households	7,133	53,361	148,067
2024 Average Household Size	2.36	2.54	2.39
2024-2029: Households: Growth Rate	-0.70%	0.05%	0.15%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



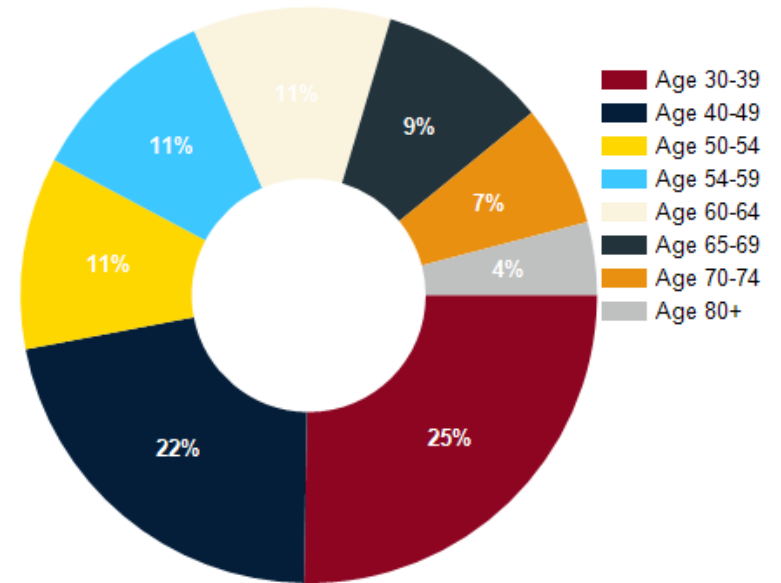
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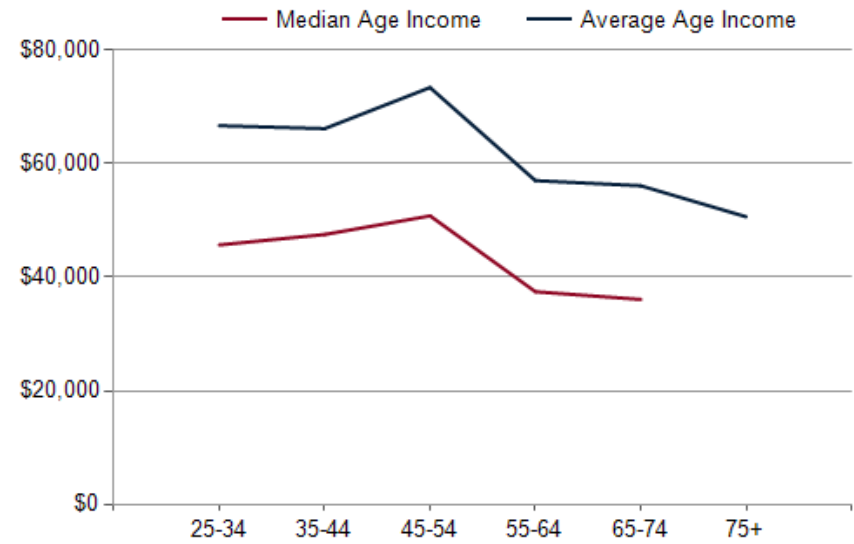
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,181	9,107	27,863
2024 Population Age 35-39	1,168	8,699	24,456
2024 Population Age 40-44	1,036	8,644	22,387
2024 Population Age 45-49	985	7,828	19,345
2024 Population Age 50-54	1,004	7,973	19,853
2024 Population Age 55-59	997	7,880	19,071
2024 Population Age 60-64	1,032	7,817	19,748
2024 Population Age 65-69	882	7,008	17,701
2024 Population Age 70-74	635	5,213	13,291
2024 Population Age 75-79	381	3,498	8,678
2024 Population Age 80-84	231	2,036	4,901
2024 Population Age 85+	214	1,982	5,217
2024 Population Age 18+	12,441	98,760	269,761
2024 Median Age	35	35	34
2029 Median Age	37	36	35



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,677	\$51,050	\$57,521
Average Household Income 25-34	\$66,686	\$71,442	\$81,696
Median Household Income 35-44	\$47,524	\$56,341	\$64,866
Average Household Income 35-44	\$66,171	\$90,738	\$98,088
Median Household Income 45-54	\$50,799	\$56,461	\$64,094
Average Household Income 45-54	\$73,412	\$93,271	\$101,269
Median Household Income 55-64	\$37,432	\$45,677	\$52,529
Average Household Income 55-64	\$57,013	\$78,516	\$87,441
Median Household Income 65-74	\$36,078	\$40,565	\$44,950
Average Household Income 65-74	\$56,104	\$67,409	\$73,907
Average Household Income 75+	\$50,647	\$58,224	\$63,681



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In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.

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CONFIDENTIALITY and DISCLAIMER

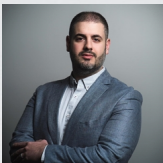
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The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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