



FOR SALE

1500

W St Paul Avenue
Milwaukee, WI

+/- 100,340 SF
Industrial Facility



PROPERTY OVERVIEW

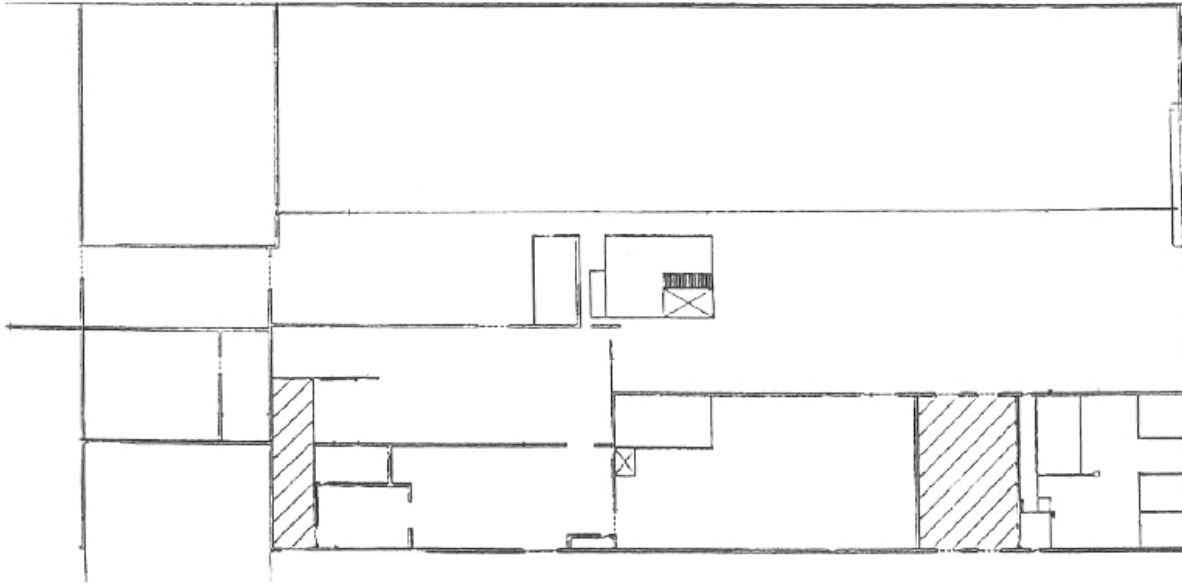


- **Urban Infill Location** – Well-positioned within Milwaukee's near-downtown industrial corridor with direct access to I-94 and key regional routes, supporting efficient logistics and long-term location stability
- **Scale & Flexibility** – ±100,340 SF with a functional mix of warehouse and office space, accommodating single-user occupancy or multi-tenant repositioning
- **Functional Industrial Layout** – Two-story structure with 14'-31' clear heights, suitable for manufacturing, warehousing, or specialized industrial uses
- **Efficient Infill Site** – ±1.31-acre parcel with strong building coverage, maximizing utility within a supply-constrained urban infill setting
- **Value-Add Opportunity** – Upside through capital improvements, equipment removal, and operational upgrades, allowing customization or lease-up strategy
- **Attractive Basis** – Pricing supported relative to comparable sales and below replacement cost, offering a compelling basis for both users and investors
- **Broad Buyer Appeal** – Suitable for owner-users seeking a central location or investors targeting stabilized or repositioned industrial assets
- **Redevelopment Potential** – Flexible IC zoning supports industrial reuse, flex conversion, or longer-term adaptive redevelopment

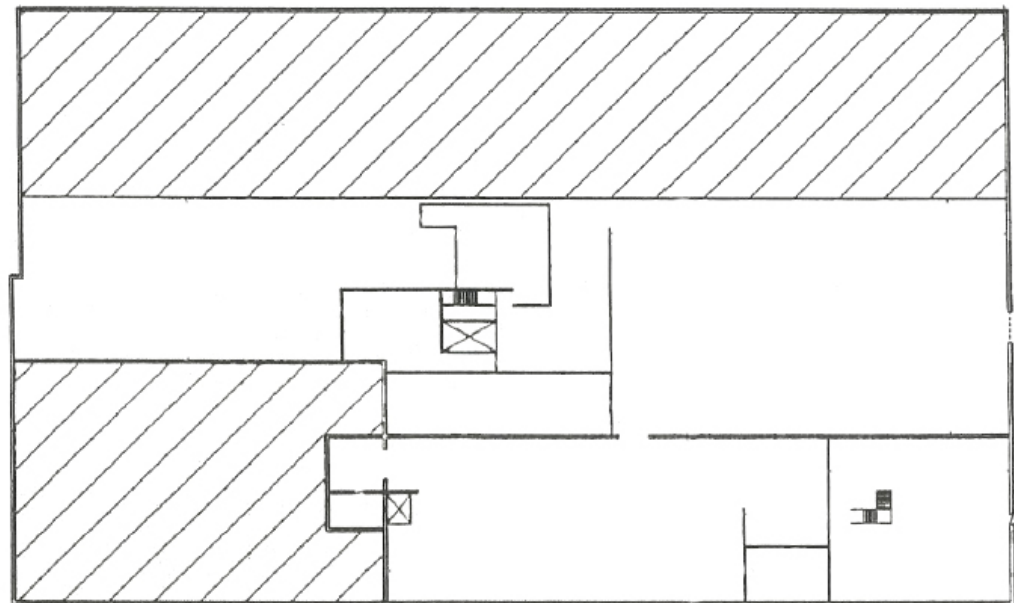
BUILDING DETAILS

Address	1500 - 1538 W St Paul Ave Milwaukee, WI
Tax Key	399-0026-000-1
Zoning	IC
Year Built	1881, 1959
Building SF	100,340 SF
Office Size	6,400 SF
Warehouse Size	93,940 SF
Stories	2
Site Size	1.31 Acres
Loading	(5) Drive-in Doors
Ceiling Height	14' - 31' (high bay)
Sprinklered	Yes (approx. 56%)
Property Taxes (2025)	\$24,984.91
Asking Price	\$1,800,000

FLOOR PLANS



First Floor



Second Floor

PROPERTY PHOTOS



Existing Overhead Crane Infrastructure



MILWAUKEE'S MENOMONEE VALLEY

The Menomonee Valley has emerged as one of Milwaukee's most successful urban redevelopment corridors, transitioning from a legacy industrial base into a modern mixed-use district with strong industrial, recreation, and institutional components. The area benefits from its central location just minutes from Downtown and adjacent to Marquette University, providing access to a diverse workforce, university population, and established employers. Significant public and private investment over the past two decades has enhanced environmental conditions, infrastructure, and overall usability, positioning the Valley as a modern, clean, and highly marketable submarket for both industrial users and adaptive reuse opportunities. The presence of major attractions such as American Family Field and the Hank Aaron State Trail further supports overall vibrancy and visibility.



The Accessibility

This submarket offers some of the best connectivity in southeastern Wisconsin. Immediate access to Interstate 94 provides direct east-west connectivity to Downtown Milwaukee (5 minutes) and the broader regional freeway network, including I-41/45 and I-43. The corridor is highly efficient for logistics, last-mile distribution, and service-oriented industrial users due to its central location within the metro. W. St. Paul Avenue serves as a key local arterial, facilitating easy intra-city movement. The area is also supported by multiple transportation modes, including proximity to rail infrastructure, bus lines, and bike/pedestrian trails, enhancing workforce accessibility. Milwaukee Mitchell International Airport is approximately 10–15 minutes away, further strengthening regional and national connectivity.

The Economy

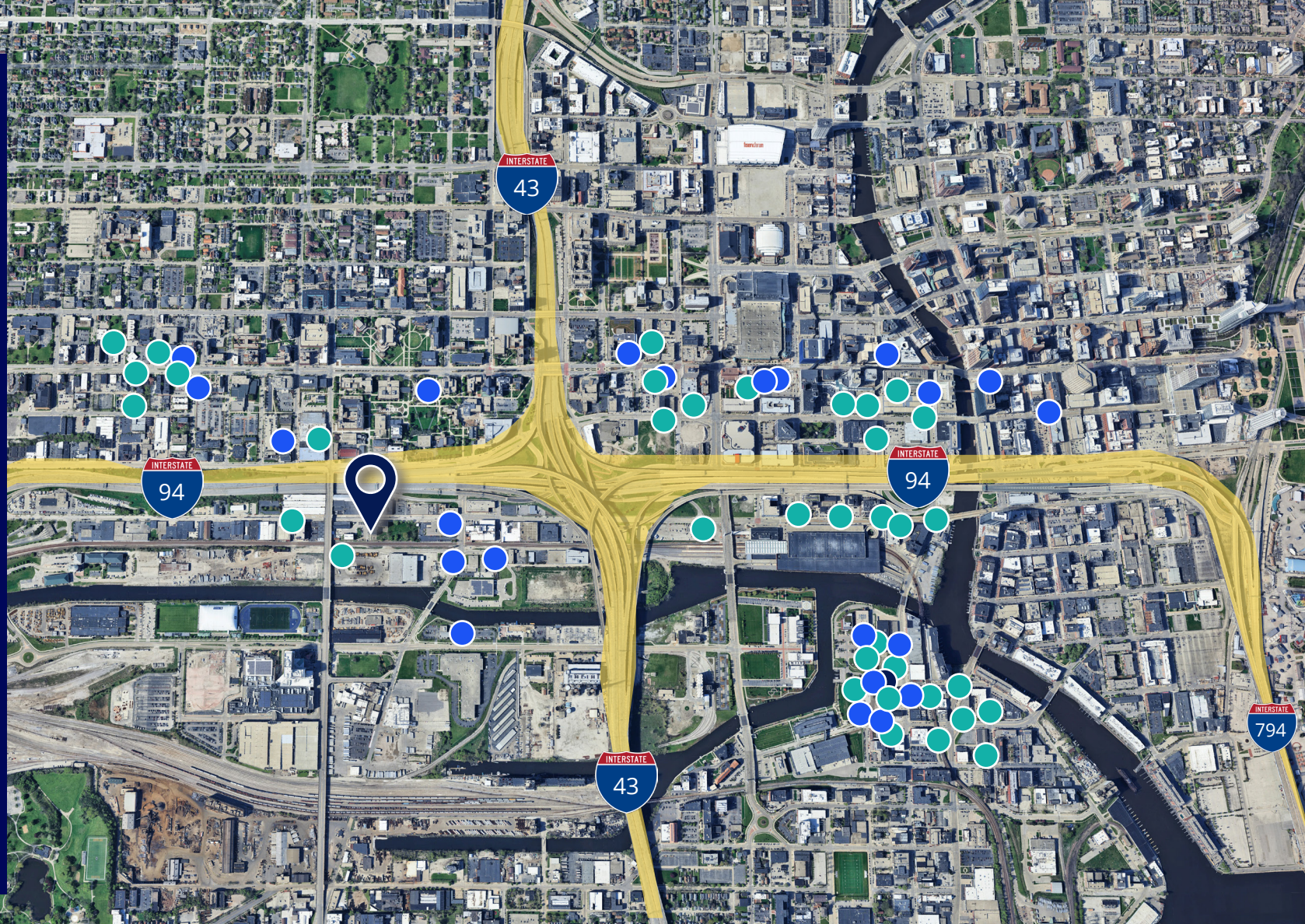
The Menomonee Valley is anchored by a diverse and stable employment base, blending advanced manufacturing, logistics, food production, and institutional uses. Major employers in and around the Valley include Molson Coors, Harley-Davidson, Komatsu Mining, and Potawatomi Casino Hotel, all of which contribute to a strong daytime workforce and consistent economic activity. The area has become a hub for modernized industrial and light manufacturing operations, supported by business-friendly zoning and continued reinvestment. Additionally, its proximity to Downtown and the Near West Side supports spillover growth from office, education, and healthcare sectors. Overall, the submarket offers a balanced economic environment with both legacy industrial strength and forward-looking redevelopment momentum, making it attractive for investors, developers, and owner-users alike.

Restaurants/Bars

Swinging Door
Uncle Wolfie's
Central Standard
Cafe Benelux
The Wicked Hop
Smoke Shack
Onesto
Sweet Diner
Stone Creek
Starbucks
Third Space Brewing
Sobelmans on St. Paul
Miss Katie's Diner
3rd Street Market Hall

Retail

Mo's Food Market
Inspired Artisans, Ltd
Bachman Furniture
Lululemon
Boost Mobile
Stein's Jewelry & Loan
Kohls
Walgreens
Foot Locker
T.J. Maxx
Vulture Space
Anthropologie
Warby Parker

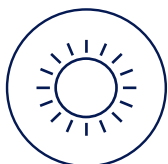


Demographics



Population

1 mi: 24,832
3 mi: 218,041
5 mi: 469,780



Daytime Pop.

1 mi: 46,633
3 mi: 253,003
5 mi: 487,395



Households

1 mi: 9,878
3 mi: 93,871
5 mi: 203,924



Household Income

1 mi: \$59,768
3 mi: \$82,308
5 mi: \$93,490

DRIVE TIMES



I-94 Access
0.8 Miles | 2 Minutes



I-43 Access
1.4 Miles | 6 Minutes



Downtown Milwaukee
1.7 Miles | 6 Minutes



Milwaukee Mitchell Airport
7.6 Miles | 15 Minutes

Historic Third Ward
1.7 Miles | 6 Minutes

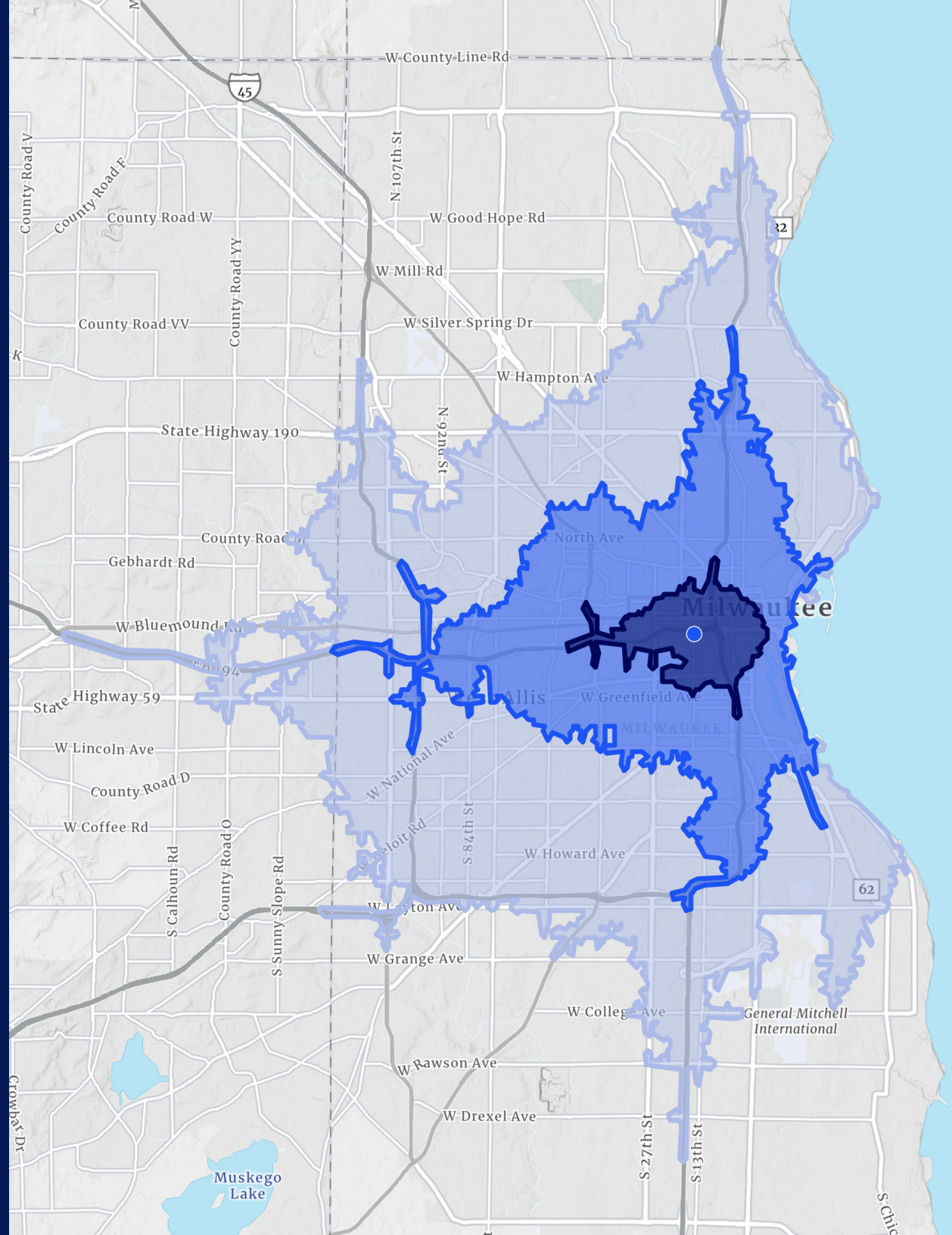
American Family Field
1.8 Miles | 5 Minutes

Fiserv Forum
1.5 Miles | 6 Minutes

Zoo Interchange
7.8 Miles | 14 Minutes

State Fair Park
6.7 Miles | 18 Minutes

WI/IL State Border
38 Miles | 37 Minutes





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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker 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 subagent of another firm that is the agent of another party in the transaction. The 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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 to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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.

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>