

Former Defence Contractor - Leonardo DRS

EDGE DATA CENTER OR HEAVY INDUSTRIAL MANUFACTURING -
76+ MW AVAILABLE POWER -
MILWAUKEE

4265 N 30th St
Milwaukee, WI 53216

Simon Enwia

SEW

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SEW
COMMERCIAL

THE SPACE

Location	4265 N 30th St Milwaukee, WI 53216
County	Milwaukee
APN	246-0472-000
Market	Midwest
Submarket	Milwaukee
Square Feet	610800
Annual Rent PSF	\$6.25
Lease Type	NNN

Notes For Data Center Use



HIGHLIGHTS

- Building Class: B to C, based on warehouse area
- Number of Parking Spaces: 589 Spaces
- HVAC: Roof Central Mounted
- Fire Sprinklers: Yes
- Elevators: Three Freight Elevators
- Dock High Doors: 2
- Grade Level Doors: 6
- Basement: 170,686 SF of underground light manufacturing w/ 12' clear heights included in square footage

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,151	181,084	420,039

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$47,325	\$66,339	\$85,198

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,004	71,540	180,407



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PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	610,800
LAND SF	763,215
LAND ACRES	17.52
YEAR BUILT	1956
YEAR RENOVATED	2008
ZONING TYPE	IH
BUILDING CLASS	B to C, depending on area.
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	589
PARKING RATIO	1.0/1,000 SF NRA
RAIL SPOTS / RAIL LINES	Adjacent
CLEAR HEIGHT (FEET)	22 Feet
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	6
NUMBER OF PARCEL	2
FENCED YARD	Yes
OFFICE SF	72,120 SF
WAREHOUSE SF	538,680 SF

MECHANICAL

HVAC	Roof Central Mounted
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	73+ MW of power, if combined with 2nd power plant form office tower.
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Reinforced concrete slab
FRAMING	Structural steel with masonry and concrete encasement
EXTERIOR	Concrete block, brick and steel paneling
PARKING SURFACE	The subject property has an asphalt paved parking lot that is in average condition.
ROOF	Flat, 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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Expansive Industrial Space

- Offering 610,800 square feet of flexible industrial space, this property provides ample room for manufacturing, warehousing, and distribution operations. Its large footprint can support a variety of industrial needs, from production lines to large-scale storage.

Potential Uses

- Ideal for manufacturing, heavy-duty storage, or conversion to a high-demand data center space due to its infrastructure and adaptable layout. Building has its own powerplant and another adjacent powerplant at the office tower can be used to get 26,400 Volts from each.

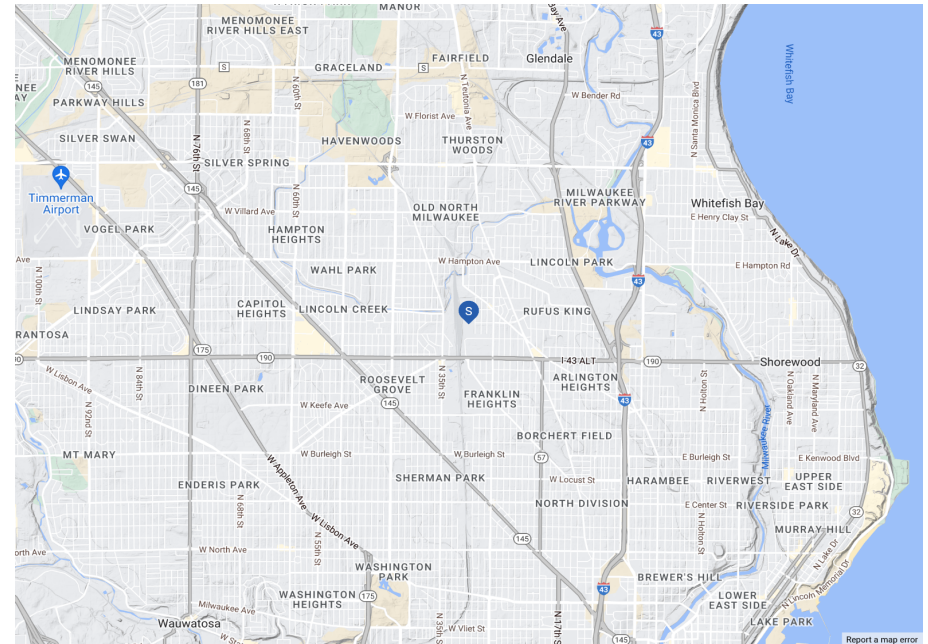
Strategic Location in Industrial Hub

- Located in Milwaukee's established industrial corridor, this property is positioned near major transportation routes, including I-43 and I-94. Its proximity to key highways ensures fast and efficient transportation of goods, both locally and regionally.

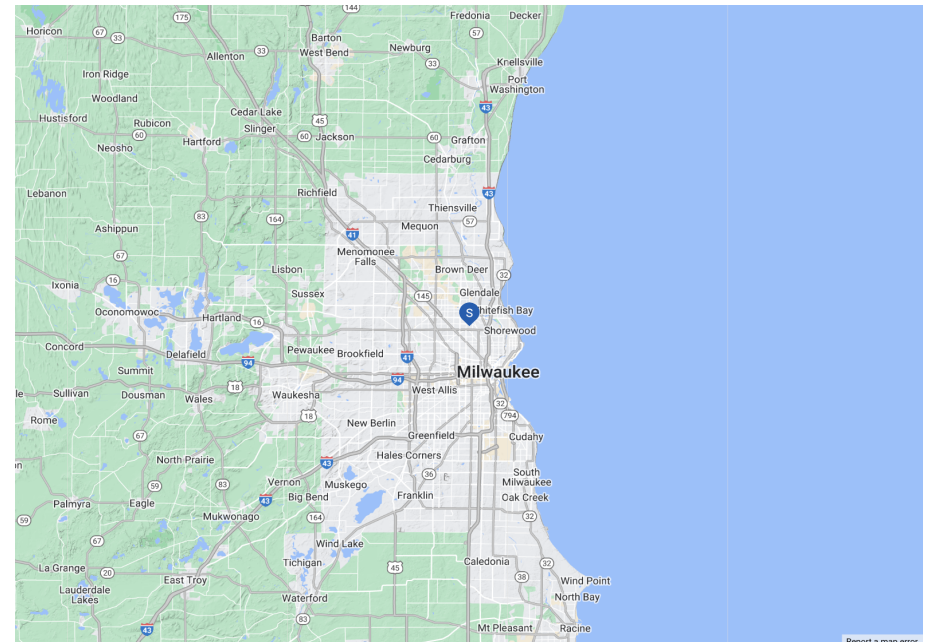
Loading Docks & Ample Parking

- The property includes multiple loading docks, perfect for high-volume shipping and receiving operations. In addition, there is ample parking space for trucks, staff, and visitors, ensuring smooth logistics and ease of access for deliveries.

Locator Map



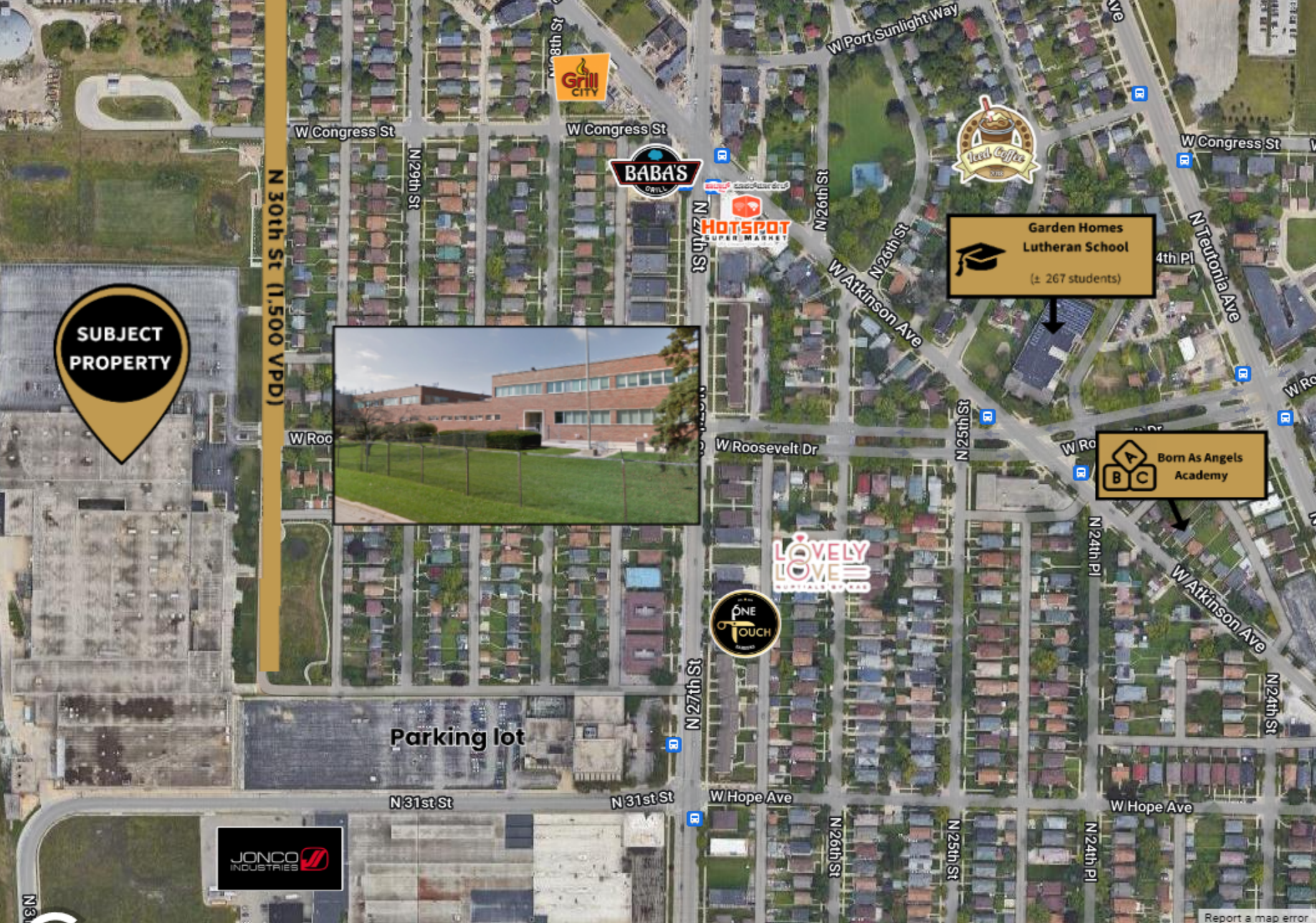
Regional Map



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**SUBJECT
PROPERTY**



**Garden Homes
Lutheran School**
(± 267 students)

**Born As Angels
Academy**

Parking lot



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TAX PARCEL MAP



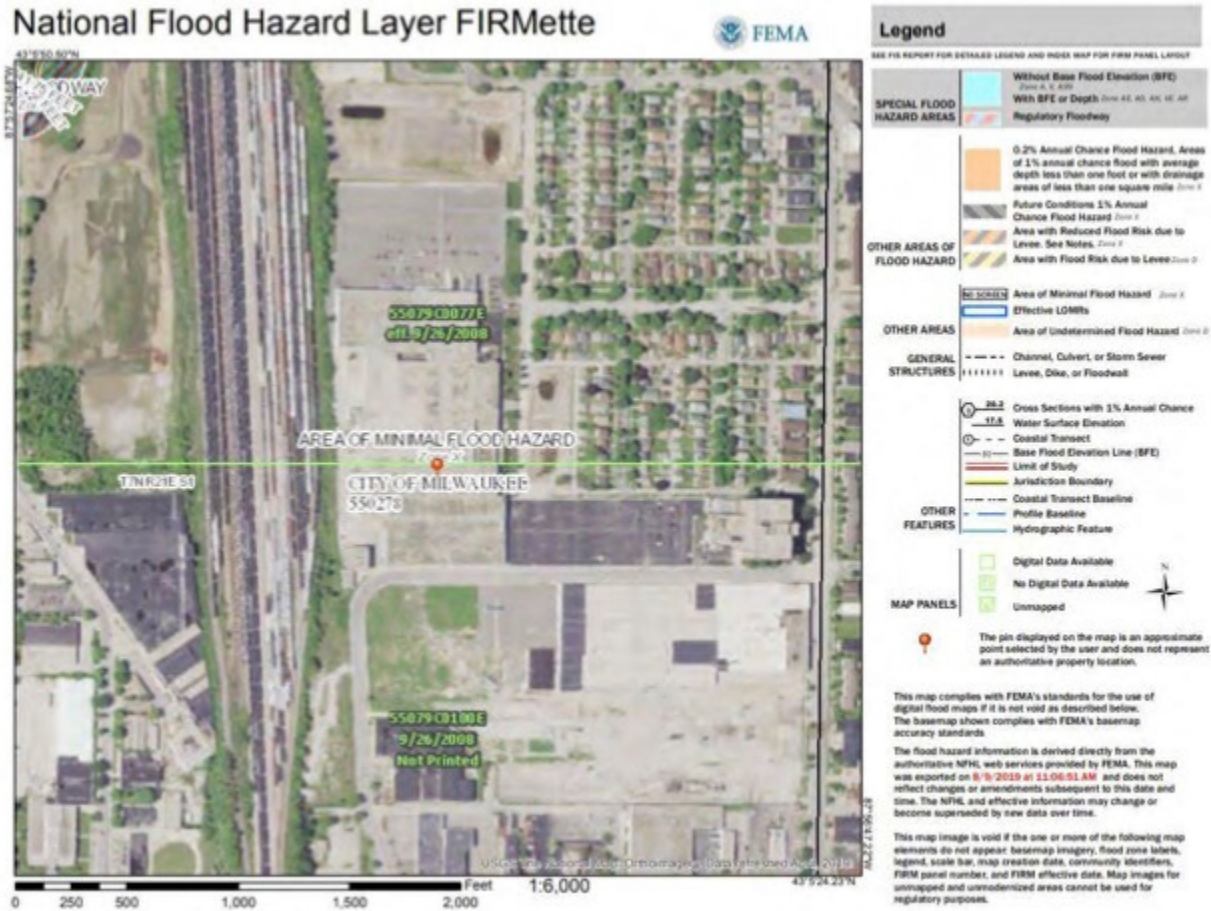
ZONING MAP



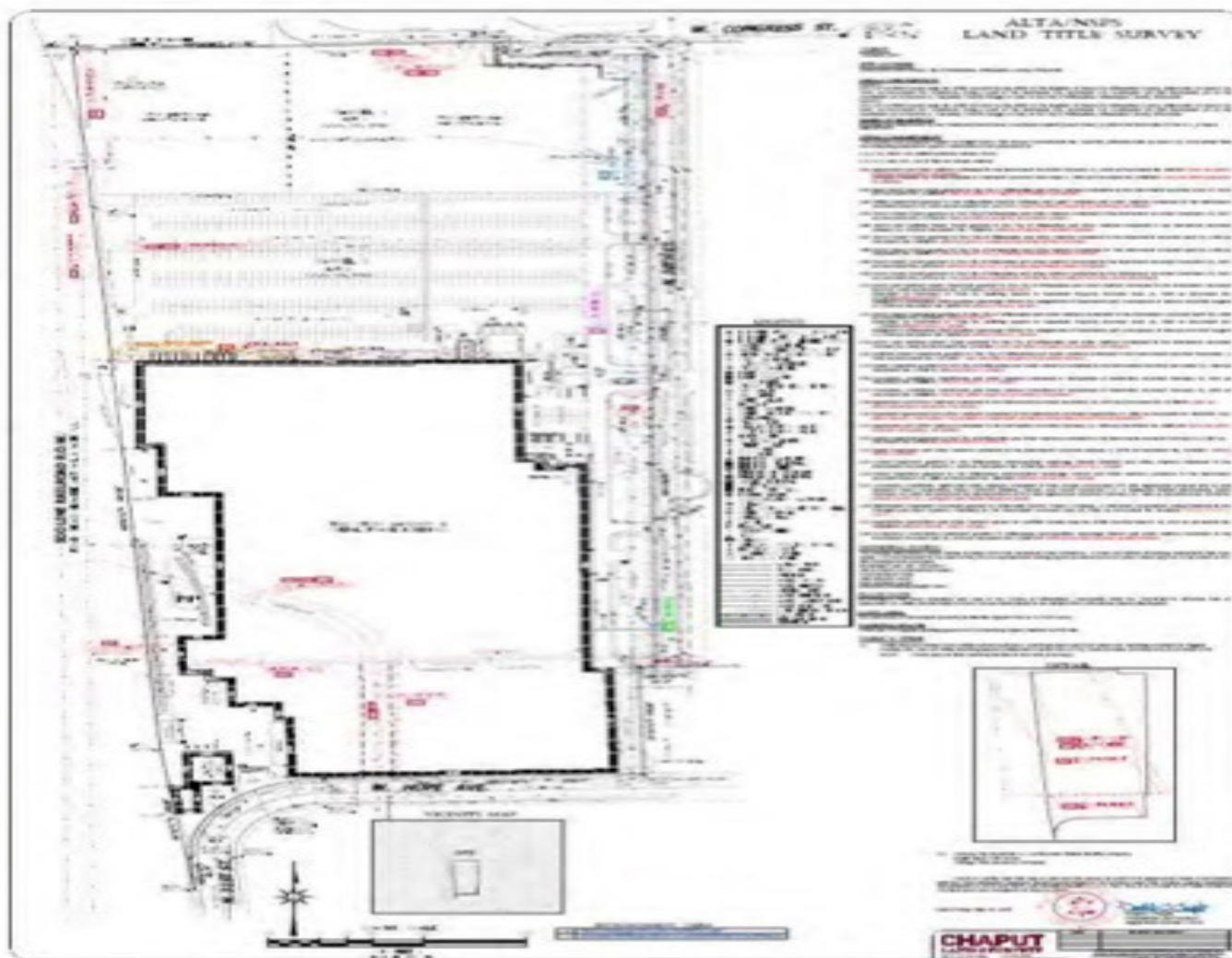
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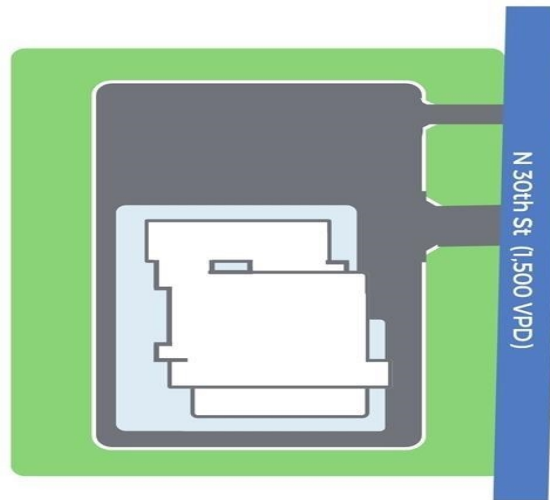
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FLOOD MAP



SURVEY

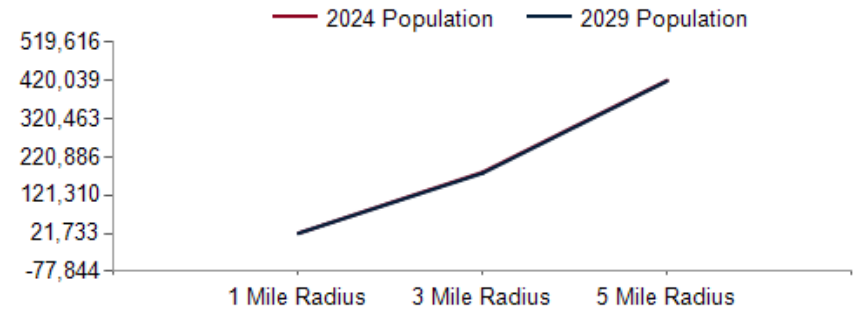




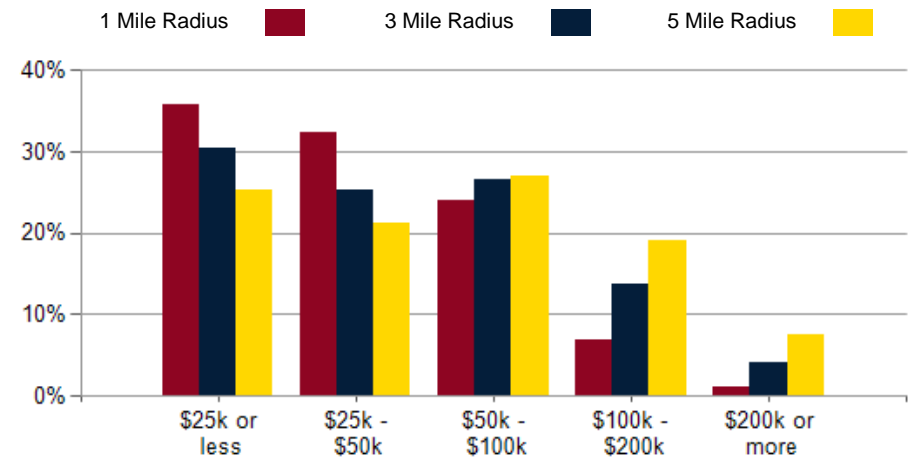
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,353	216,365	451,151
2010 Population	24,627	201,594	439,200
2024 Population	22,151	181,084	420,039
2029 Population	21,733	178,637	418,221
2024-2029: Population: Growth Rate	-1.90%	-1.35%	-0.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,969	13,233	28,003
\$15,000-\$24,999	1,244	8,476	17,491
\$25,000-\$34,999	1,373	7,424	15,749
\$35,000-\$49,999	1,541	10,710	22,365
\$50,000-\$74,999	1,435	11,988	29,990
\$75,000-\$99,999	727	6,999	18,725
\$100,000-\$149,999	431	6,695	22,124
\$150,000-\$199,999	191	3,111	12,348
\$200,000 or greater	93	2,904	13,612
Median HH Income	\$34,190	\$43,116	\$54,011
Average HH Income	\$47,325	\$66,339	\$85,198

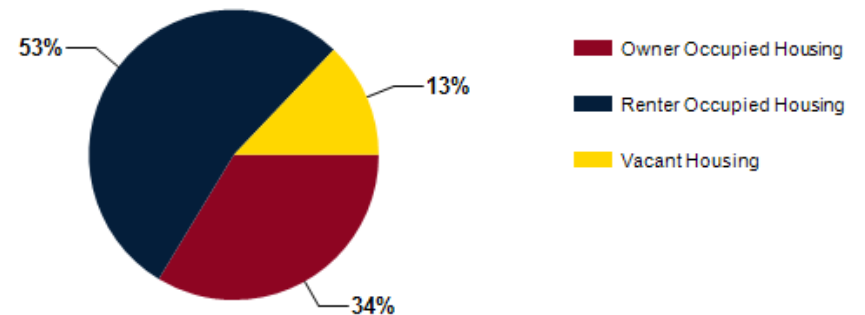
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,628	84,130	191,080
2010 Total Households	9,402	74,115	176,155
2024 Total Households	9,004	71,540	180,407
2029 Total Households	8,957	71,571	183,010
2024 Average Household Size	2.46	2.52	2.26
2024-2029: Households: Growth Rate	-0.50%	0.05%	1.45%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



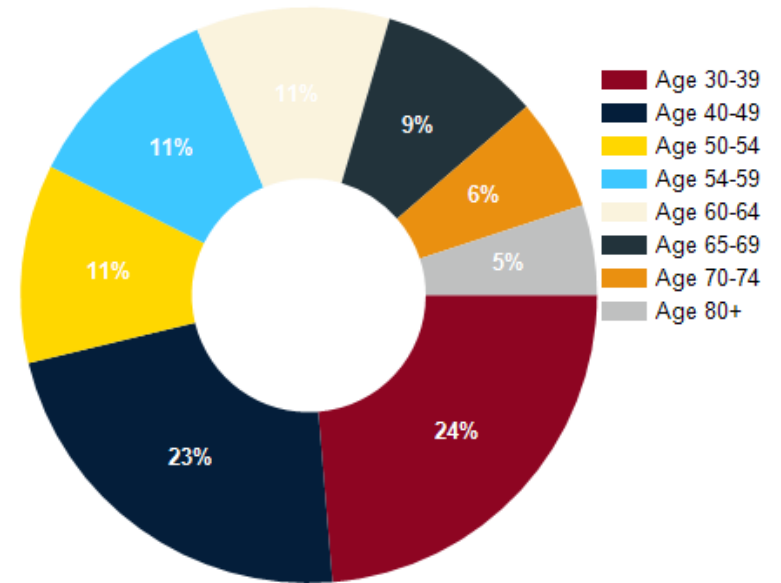
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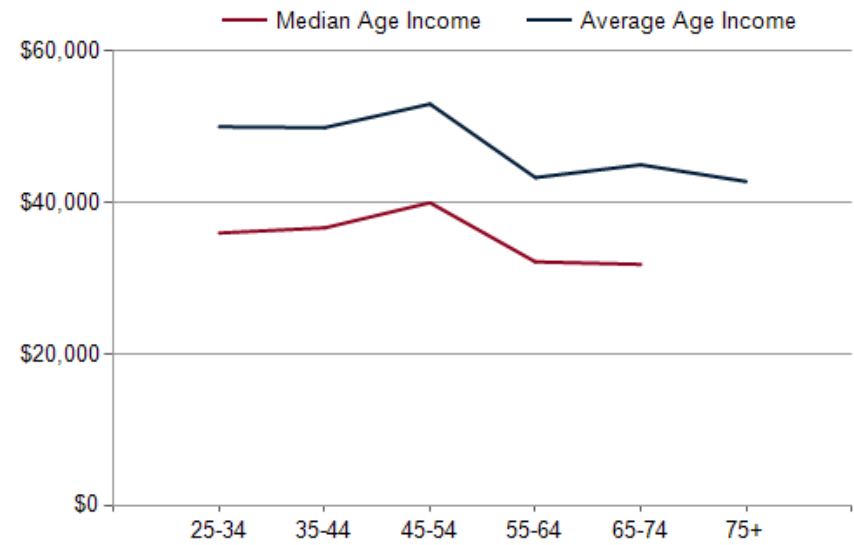
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,469	12,970	35,631
2024 Population Age 35-39	1,351	12,119	28,844
2024 Population Age 40-44	1,393	11,651	25,447
2024 Population Age 45-49	1,288	10,215	21,630
2024 Population Age 50-54	1,329	10,455	22,217
2024 Population Age 55-59	1,346	10,151	21,447
2024 Population Age 60-64	1,292	10,298	22,216
2024 Population Age 65-69	1,084	8,817	19,926
2024 Population Age 70-74	751	6,251	14,843
2024 Population Age 75-79	602	3,987	9,632
2024 Population Age 80-84	343	2,198	5,546
2024 Population Age 85+	322	2,163	6,122
2024 Population Age 18+	16,025	130,848	325,087
2024 Median Age	35	34	33
2029 Median Age	36	35	34



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,964	\$47,644	\$59,131
Average Household Income 25-34	\$50,000	\$65,610	\$84,549
Median Household Income 35-44	\$36,646	\$51,208	\$66,648
Average Household Income 35-44	\$49,894	\$76,671	\$101,125
Median Household Income 45-54	\$39,968	\$51,227	\$64,864
Average Household Income 45-54	\$53,006	\$76,372	\$102,434
Median Household Income 55-64	\$32,159	\$40,787	\$52,235
Average Household Income 55-64	\$43,288	\$64,521	\$88,040
Median Household Income 65-74	\$31,821	\$37,305	\$44,272
Average Household Income 65-74	\$44,977	\$58,084	\$73,861
Average Household Income 75+	\$42,771	\$50,423	\$63,035



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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

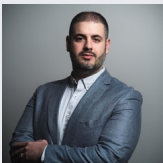
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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SENW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

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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