

FOR SALE

2025 W Southbranch Blvd

Oak Creek, WI

PREPARED BY:



Jan Kadow, Senior Advisor





FOR SALE | 2025 W Southbranch Blvd | Oak Creek, WI

PROPERTY SUMMARY



Property Description

PRIME LOCATION approximately 1 mile from Interstate 94/41 via Ryan Road; +/- 98,334 SF industrial property located in the Southbranch Industrial Park; Zoned M1-PUD offers potential for outside storage.

Property Highlights

- +/- 98,334 SF industrial / manufacturing facility
- USA/FDA compliant
- Walk in cooler/freezers
- Production / lab areas offer concrete floors with epoxy finish and floor drains
- Fully sprinklered
- +/- 20 ft clear height
- *Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

JAN KADOW
262.951.6497
jan.kadow@colliers.com

Offering Summary

Sale Price:	\$ 6,875,000
Lot Size:	+/- 5.05 Acres
Building Size:	+/- 98,334 SF
Year Built:	1994 / 2014
Power:	3 Phase
Dock Doors / levelers:	6
Drive-in Door:	1 (12'x14')
Clear Height:	+/- 20 ft
Tax ID #:	9039034000
Taxes - 2025:	\$ 73,080.71





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ADDITIONAL PHOTOS



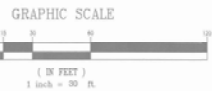
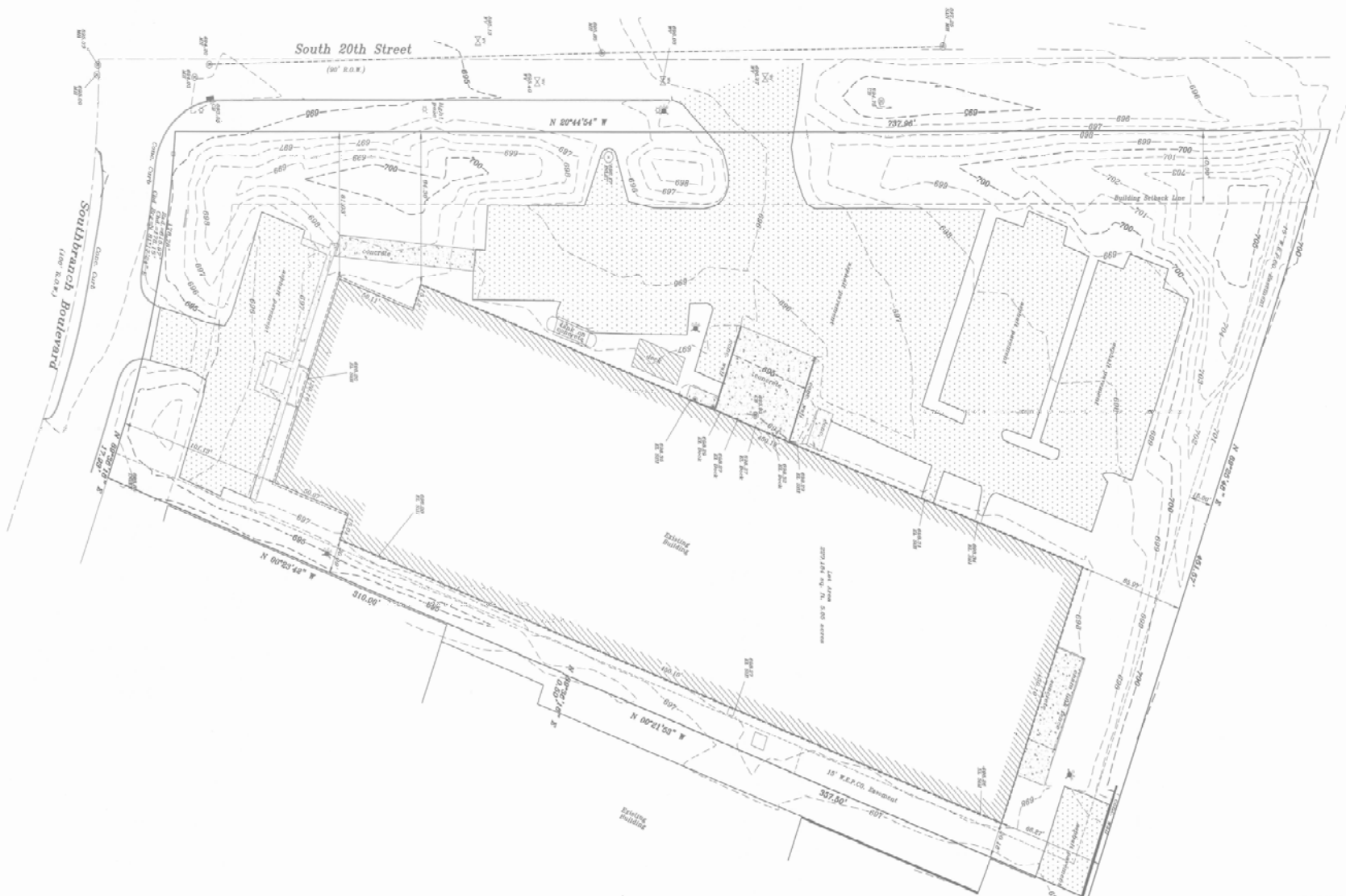
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SITE PLAN



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND RIGHTS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE BY AND ALSO THOSE WHO

CERT. THIS

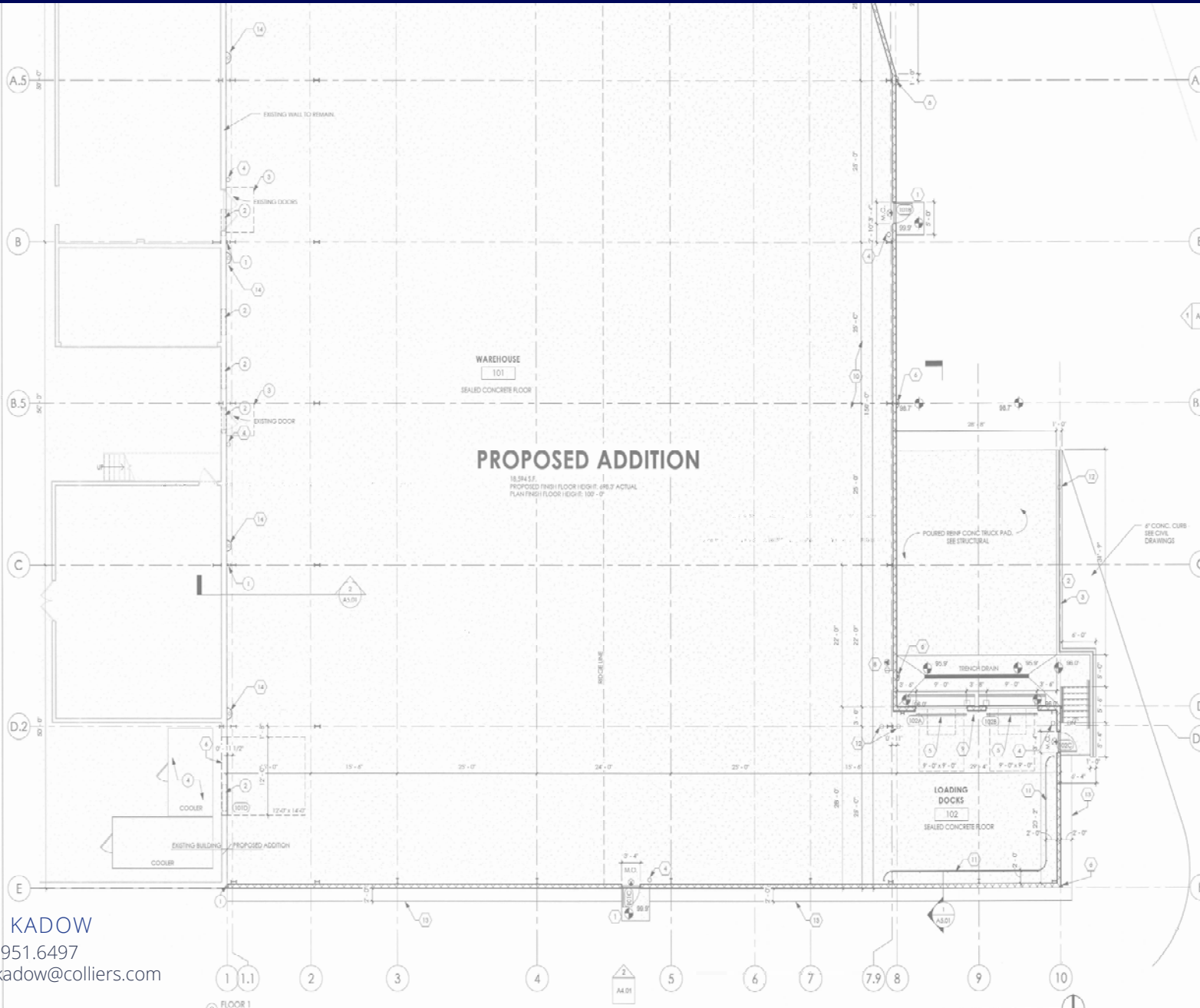
METROPOLITAN SURVEY SERVICE, INC.
 REGISTERED PROFESSIONAL CIVIL ENGINEERS
 262.951.6497
 jan.kadow@colliers.com
 Denotes Iron Pipe Set





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DETAILED ADDITION PLAN



- KEYED NOTES**
- 3'-0" x 5'-0" x 4" THICK CONCRETE FLOOR. FINISH FLOOR AHEAD FROM BUILDING AT 1/4" PER FOOT.
 - 12" THICK CONCRETE RETAINING WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING INFORMATION.
 - 3'-4" HIGH 1-1/2" DASH/FR SFRF PPF GLAZED RAIL. PRIME AND PAINT.
 - FINISH AND INSTALL WALL MOUNTED FIRE EXTINGUISHER. MOUNT TOP OF UNIT AT 5'-0" A.F.F.
 - INSULATED OVERHEAD DOOR WITH DOCK LEVELER AND SHELTER.
 - NEW PRE-FINISHED METAL DOWN SPOUT. FURNISH AND INSTALL 6" HIGH STEEL GUARD. PRIME AND PAINT.
 - VERIFY LOCATION OF EXISTING 'X' BRACKING PRIOR TO CLIK DOOR INSTALLATION.
 - GENERAL CONTRACTOR TO PROVIDE: P3 SWR, DATA, AND VOICE OUTLETS TO THIS AREA.
 - FURNISH AND INSTALL POWER FOR SWING LIGHTS.
 - ALTERNATE BID ITEM: GENERAL CONTRACTOR TO FURNISH AND INSTALL A PROBE TO CONNECT WATER AND SEWER TO ADDITION.
 - FURNISH AND INSTALL GALVANIZED METAL GUARD RAIL AT 2'-0" A.F.F.
 - FURNISH AND INSTALL 1/2" DASH/FR CONCRETE FLEED 100% ISOLATED TO 4'-0" A.F.F. PROVIDE: COLLORED BOLLARD COVER.
 - FURNISH AND INSTALL A 2'-0" WIDE x 3" DEEP GRAVITY BASED. FURNISH AND INSTALL A WEED BARRIER BENEATH GRAVEL.
 - PROVIDE METAL SHIELD AT ROOF CONDUCTOR PENETRATION INTO FLOOR.

- DEMOLITION NOTES**
- REMOVE EXISTING DOWN SPOUT.
 - REMOVE AND CAP EXISTING VENT ABOVE.
 - REMOVE EXISTING CONCRETE SToop.
 - RELOCATE EXISTING COOLER.

ARCHITECTS
700 W. VIRGINIA STREET, SUITE 404
MILWAUKEE, WI 53224
P: 414.277.8300
MADSENMANER.COM

PROPOSED ADDITION TO:
Black Bear BOTTLING GROUP, LLC
2025 W. SOUTHBRANCH ROAD
OAK CREEK, WI 53154

CLIENT
BLACK BEAR BOTTLING
2025 W. SOUTHBRANCH ROAD
OAK CREEK, WI 53154

TRAINING AND SPECIFICING AS INDICATED BY REVISE ARE THE PROPERTY OF MADSEN MANER ARCHITECTS. WHERE THE PLAN FOR WHICH THEY ARE MADE IS DISPLAYED, OWNER AND ARCHITECT FOR THE USE OF CONSTRUCTION SHALL BE THE PROPERTY OF MADSEN MANER ARCHITECTS.

DATE	REV	ISSUE
03/25/13	#	SOI OWNER REVIEW
03/27/13	#	SOI OWNER REVIEW
04/02/13	#	SOI OWNER REVIEW
06/20/13	#	SOI OWNER PRELIMINARY REVIEW
10/14/13	#	COI PLAN COMMISSION SUBMITTAL
11/13/13	#	COI REV. PLANE PER PLAN COM.
03/27/13	#	COI SHAD SUBMITTAL

PROJECT NUMBER 13-104
START DATE 10/10/2013
DRAWN BY N.J.M.
CHECKED BY ELM
SCALE As indicated

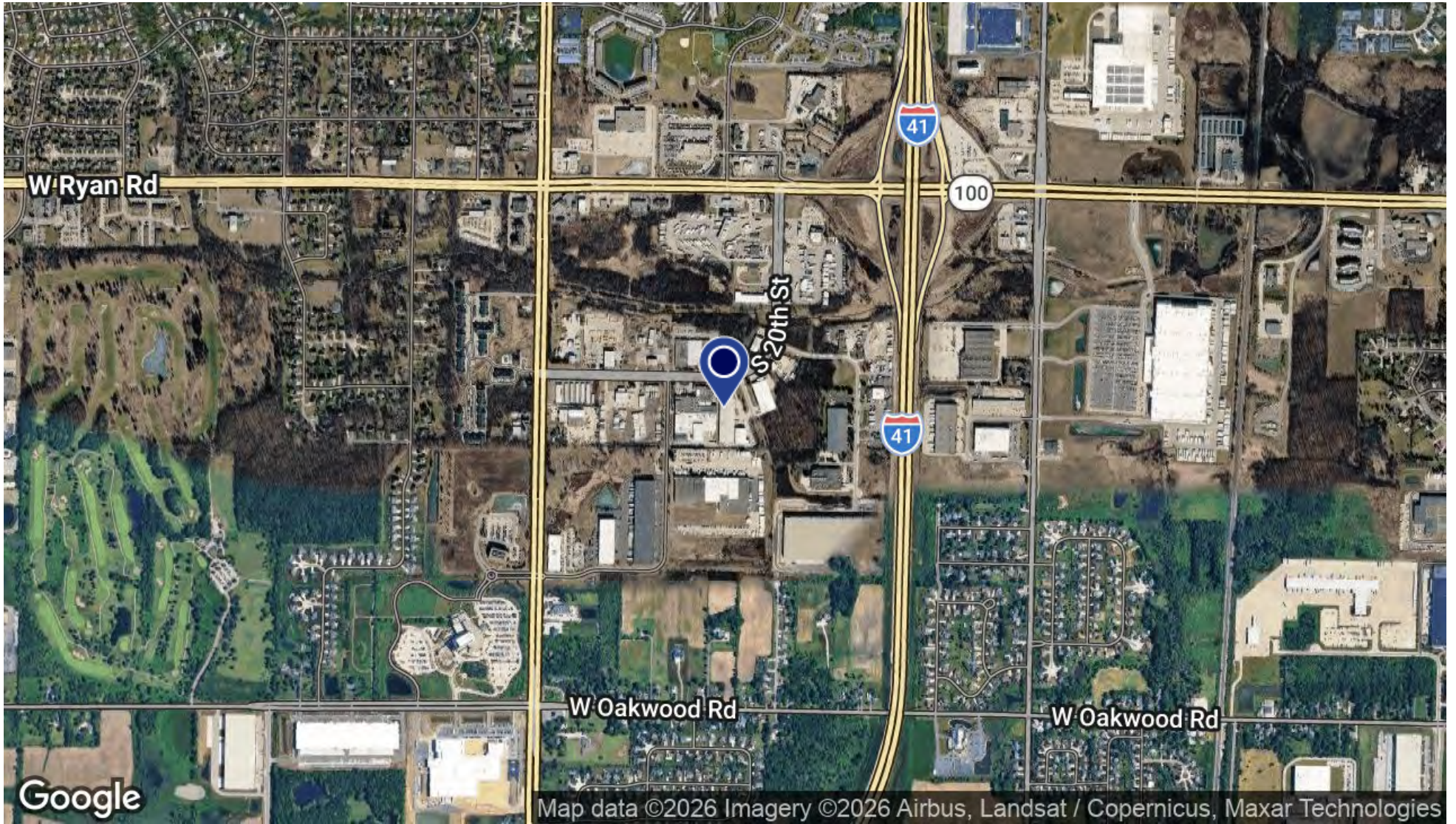
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AERIAL MAP



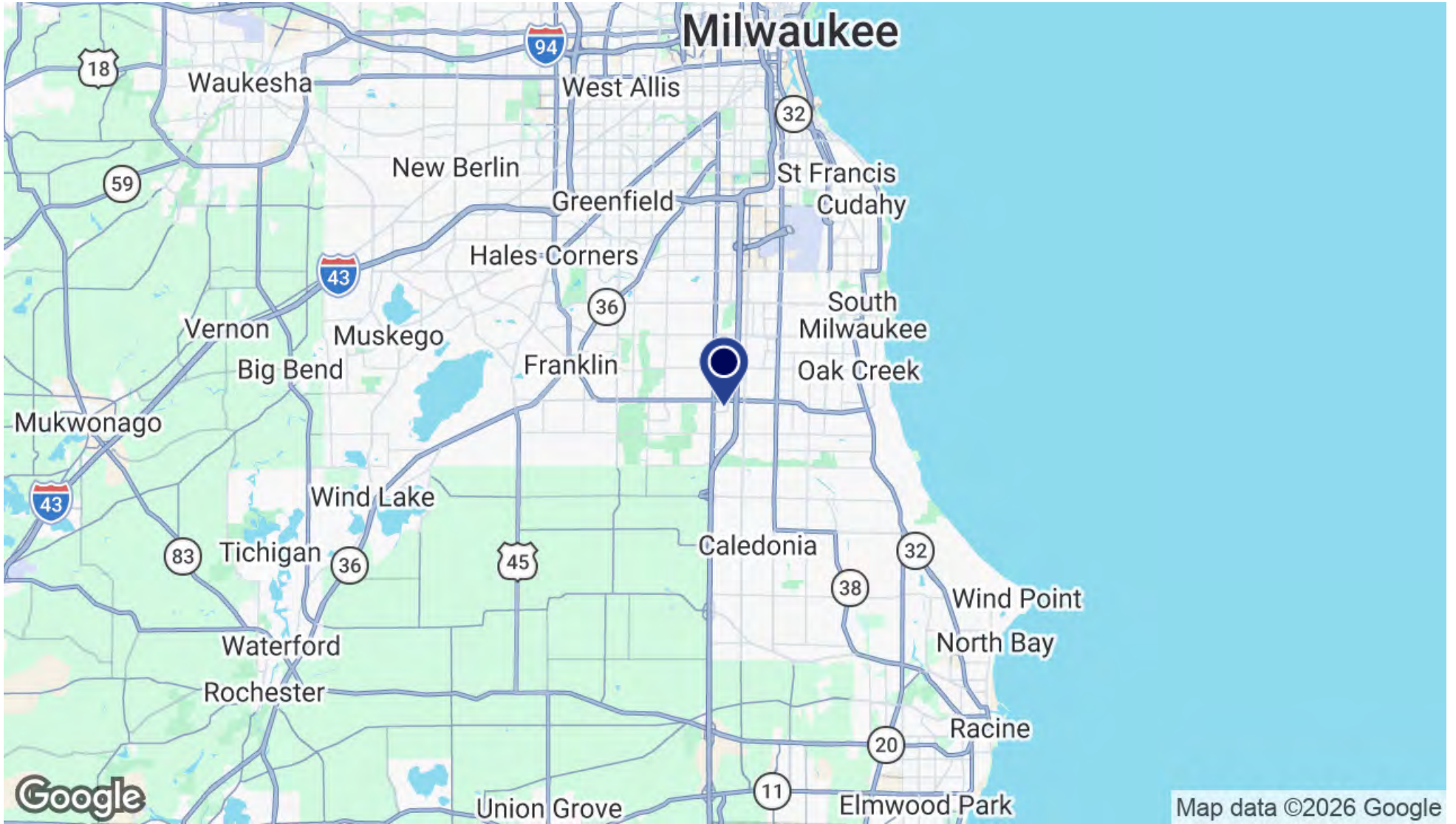
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LOCATION MAP



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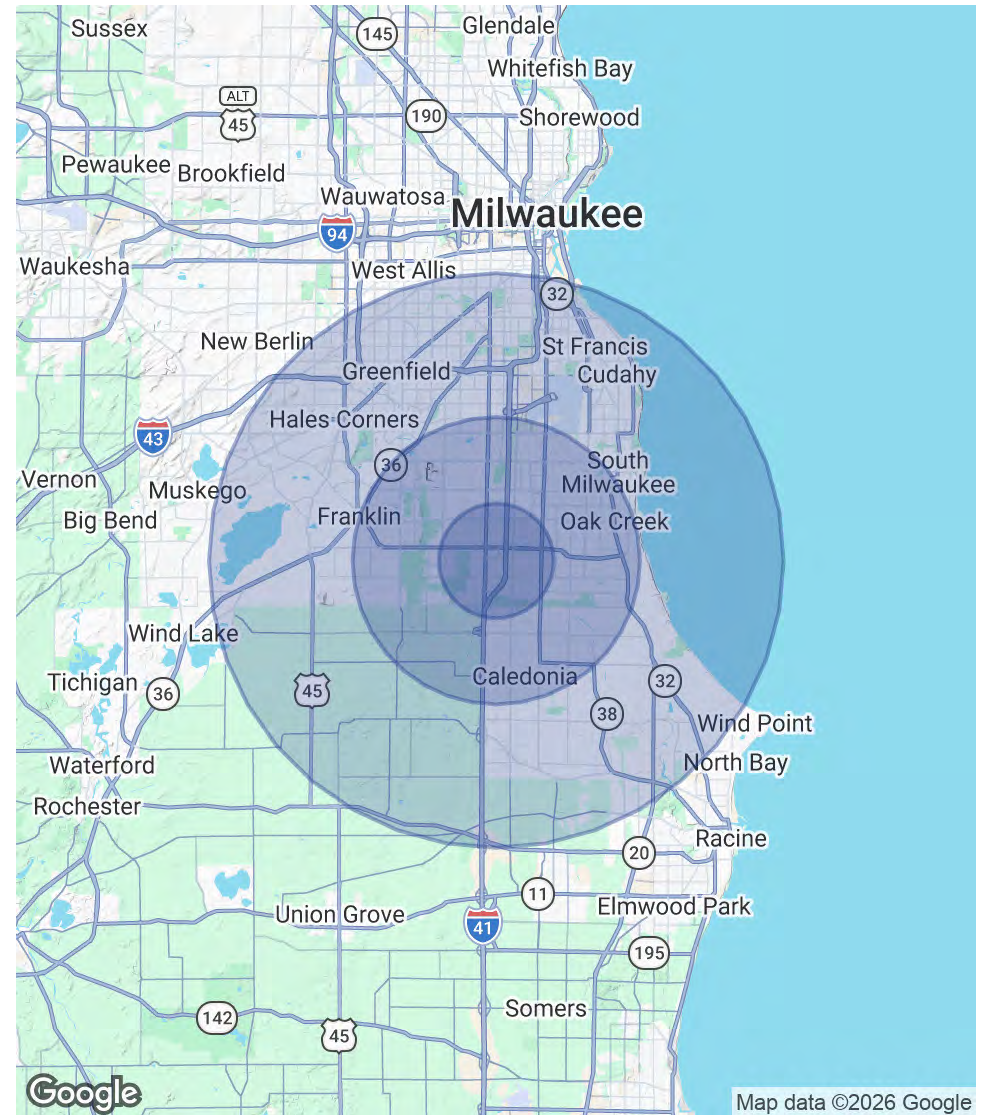
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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Mile
Total Population	13,478	80,659	410,581

Households & Income	2 Miles	5 Miles	10 Mile
Total Households	5,318	32,509	170,395
Median HH Income	\$114,079	\$112,773	\$95,838
Average House Value	\$344,057	\$316,550	\$270,271

2023 American Community Survey (ACS)



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Senior Advisor

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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/>