

# FOR SALE

Price: \$2,500,000

AS-IS

53,834 SF

# Ogden

Commercial Brokerage



## 2203 & 2200 W Michigan St. Milwaukee WI

### INFO

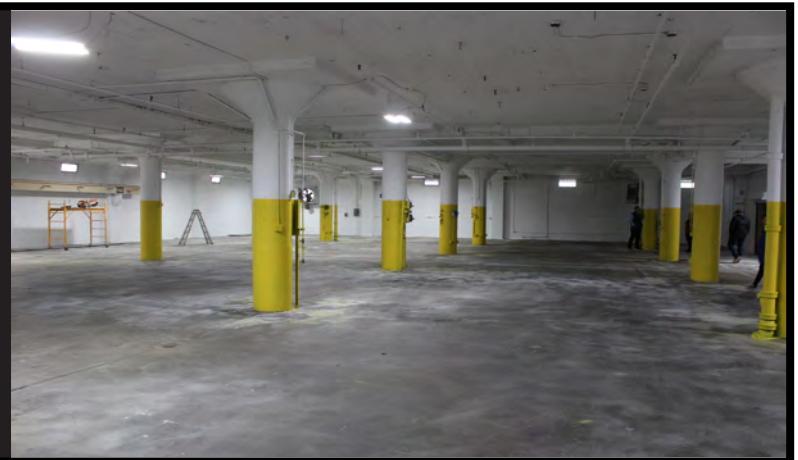
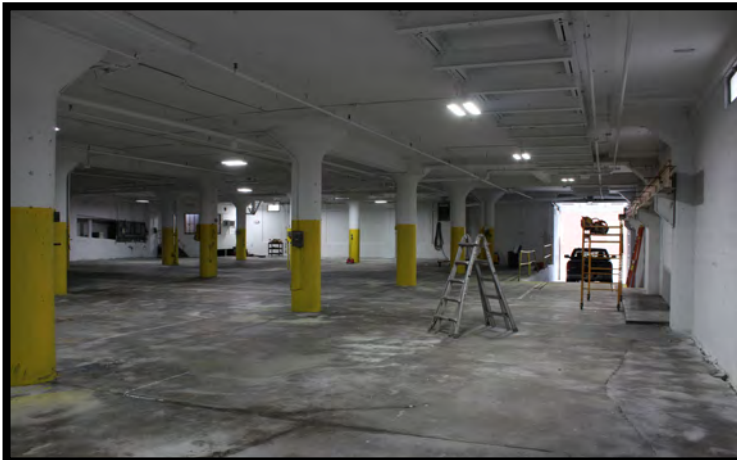
- **Minimum Divisible:** 4,920SF
- **Maximum Contiguous:** 53,834
- **Tax Key #:** 400-0760-110 & 400-0513-100
- **Land Area:** 2.10 Acres
- **Zoning:** IL2 & RO2

### HIGHLIGHTS

- Ideal Location
- Easy Access to Interstate - just minutes from I-94
- Marquette University Neighborhood
- Close Proximity to Downtown Milwaukee
- Walkable to Public Transit
- New Roof in 2022 with 10-year transferable warranty
- 4,000 LB Freight Elevator
- Multiple Internal and Covered Loading Docks With Levelers
- Warehouse Clear Height from 12'-14'
- Sprinkler System in place
- Immediate Availability

Gross Building Area: **53,834 SF** | Available Space: **39,042 SF**

Lease Rate: **\$4/SF** | Estimated CAM: **\$2.30/SF**



## CONTACT

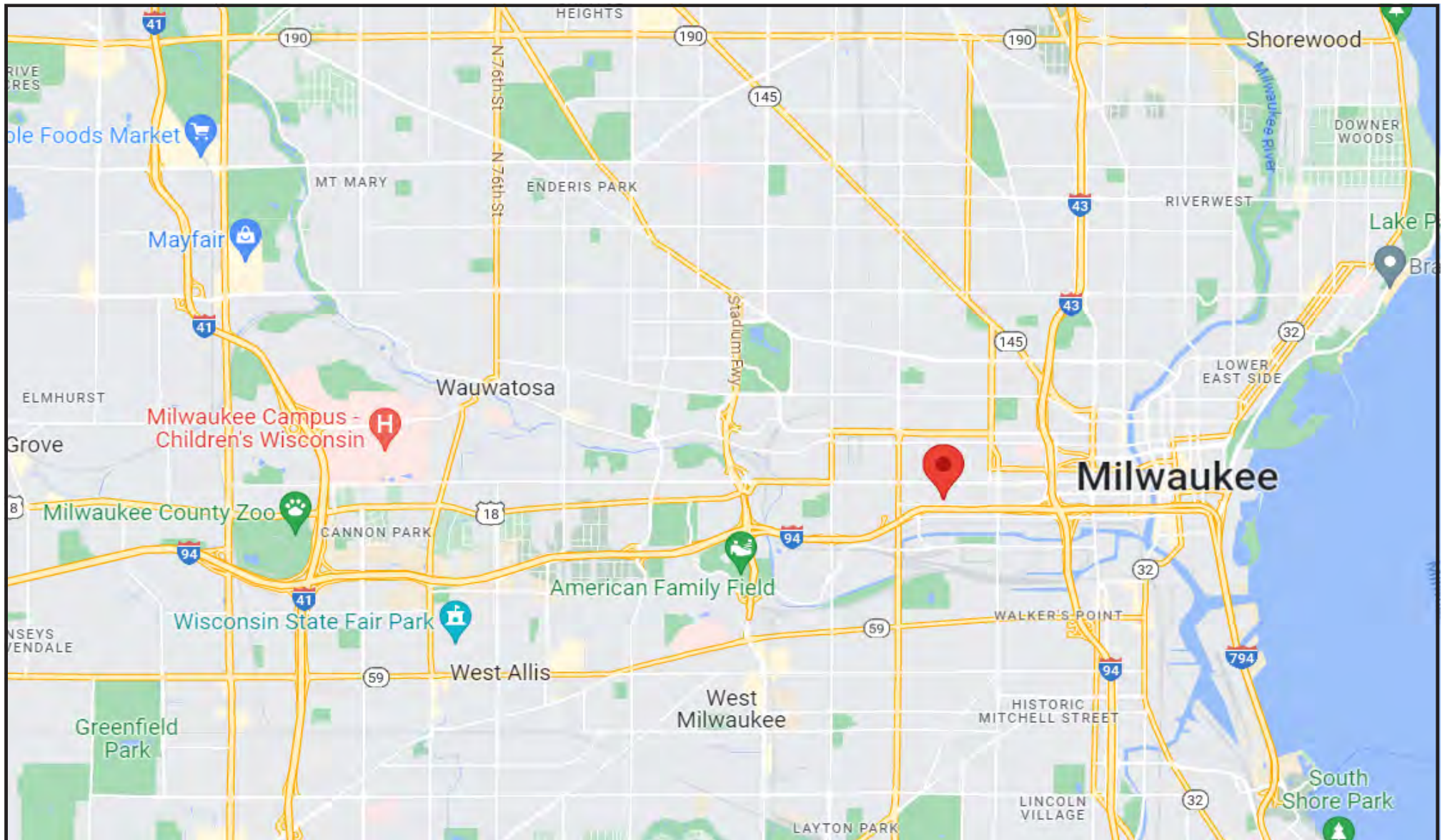
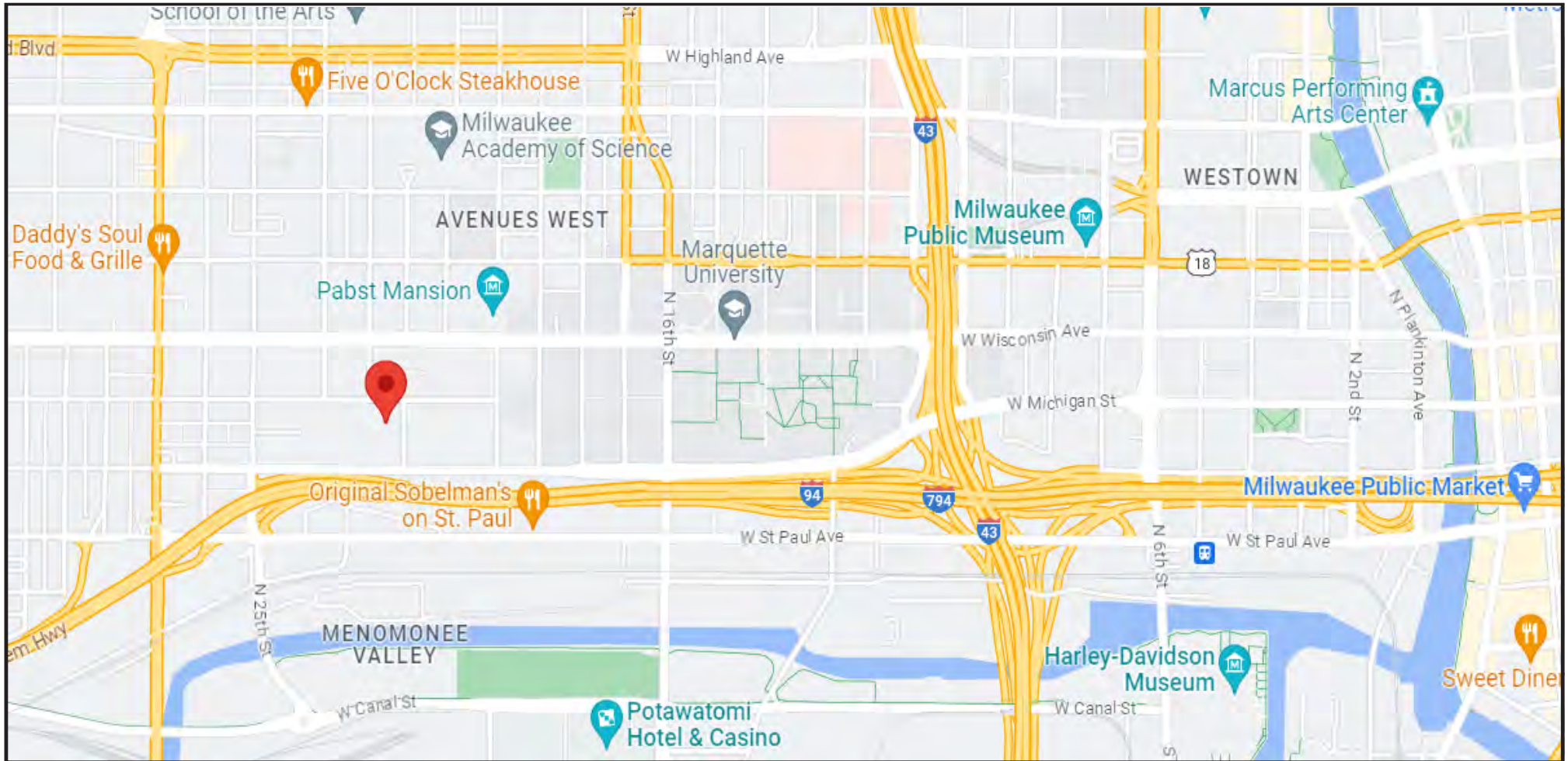
 Luke Fehrenbach · 262.312.4865 · [lukef@ogdenre.com](mailto:lukef@ogdenre.com)

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The information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and is subject to errors, omissions, changes of price or conditions or withdrawal without notice.

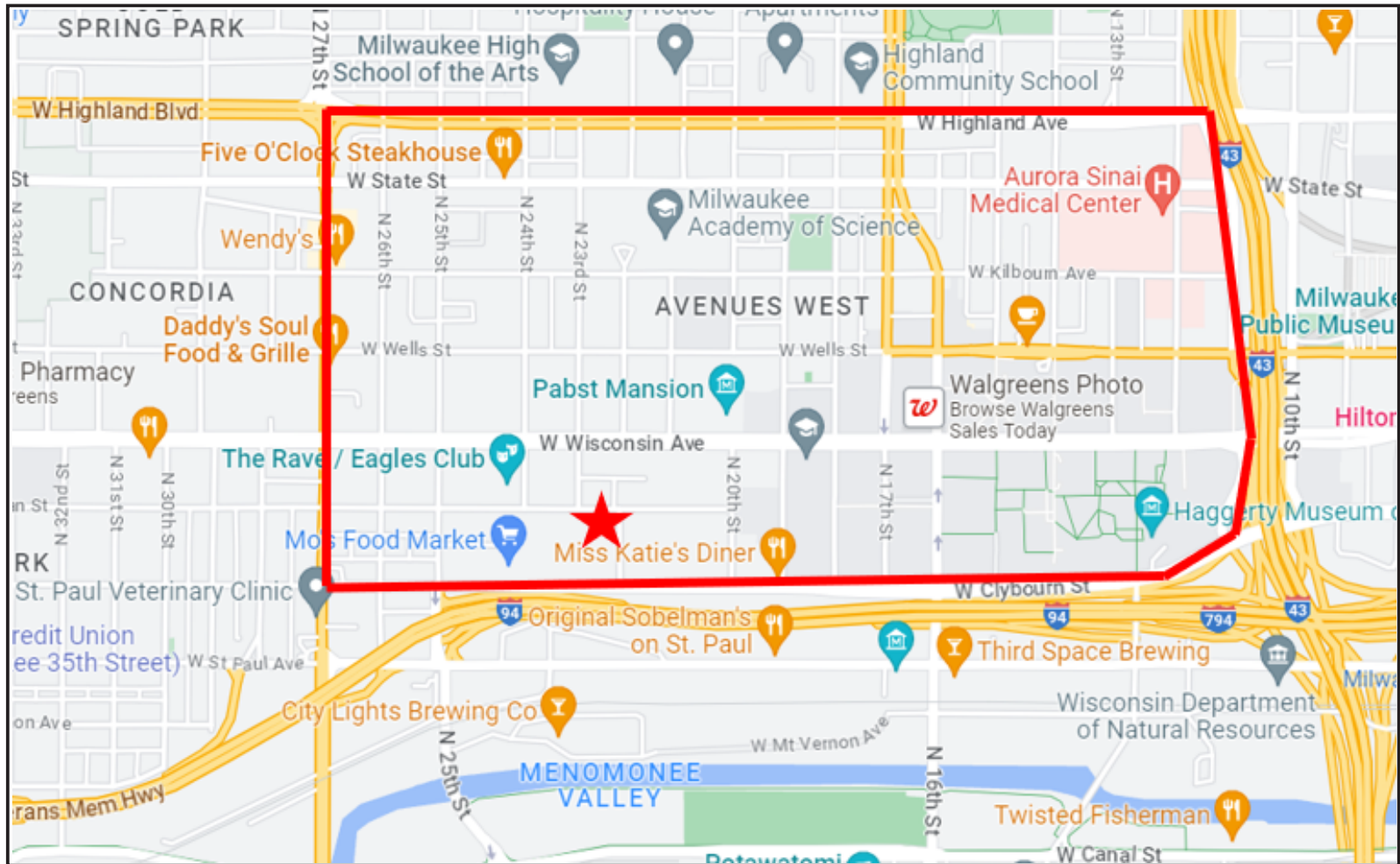


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### MARKET ANALYSIS



The Avenues West neighborhood in Milwaukee primarily consists of residential, commercial, and institutional spaces, with a limited presence of industrial real estate.

**1. Industrial Presence:**

- a. The Avenues West neighborhood is primarily characterized by residential properties, commercial spaces, and educational institutions, with a limited inventory of industrial real estate.
- b. Industrial Zoning: Industrial zoning within the neighborhood is relatively scarce. The majority of available land and buildings are allocated for residential and commercial purposes.

**2. Nearby Industrial Areas:**

- a. Adjacent Industrial Zones: While the Avenues West neighborhood itself has limited industrial real estate, there are industrial areas nearby. For example, the Menomonee Valley, located to the south of the neighborhood, is a prominent industrial district in Milwaukee. It offers a wide range of industrial spaces, including manufacturing facilities, warehouses, and distribution centers.

**3. Access to Industrial Amenities:**

- a. Proximity to Industrial Services: Despite the limited presence of industrial real estate within the Avenues West neighborhood, businesses in the area can benefit from the proximity to nearby industrial zones. This allows access to industrial services such as logistics, supply chain support, manufacturing capabilities, and specialized equipment.

**4. Potential for Adaptive Reuse:**

- a. Redevelopment Opportunities: As industrial real estate within the Avenues West neighborhood is limited, there may be opportunities for adaptive reuse of existing buildings or land for industrial purposes. Older commercial or institutional buildings that are no longer in use could be transformed into mixed-use spaces that incorporate industrial elements.

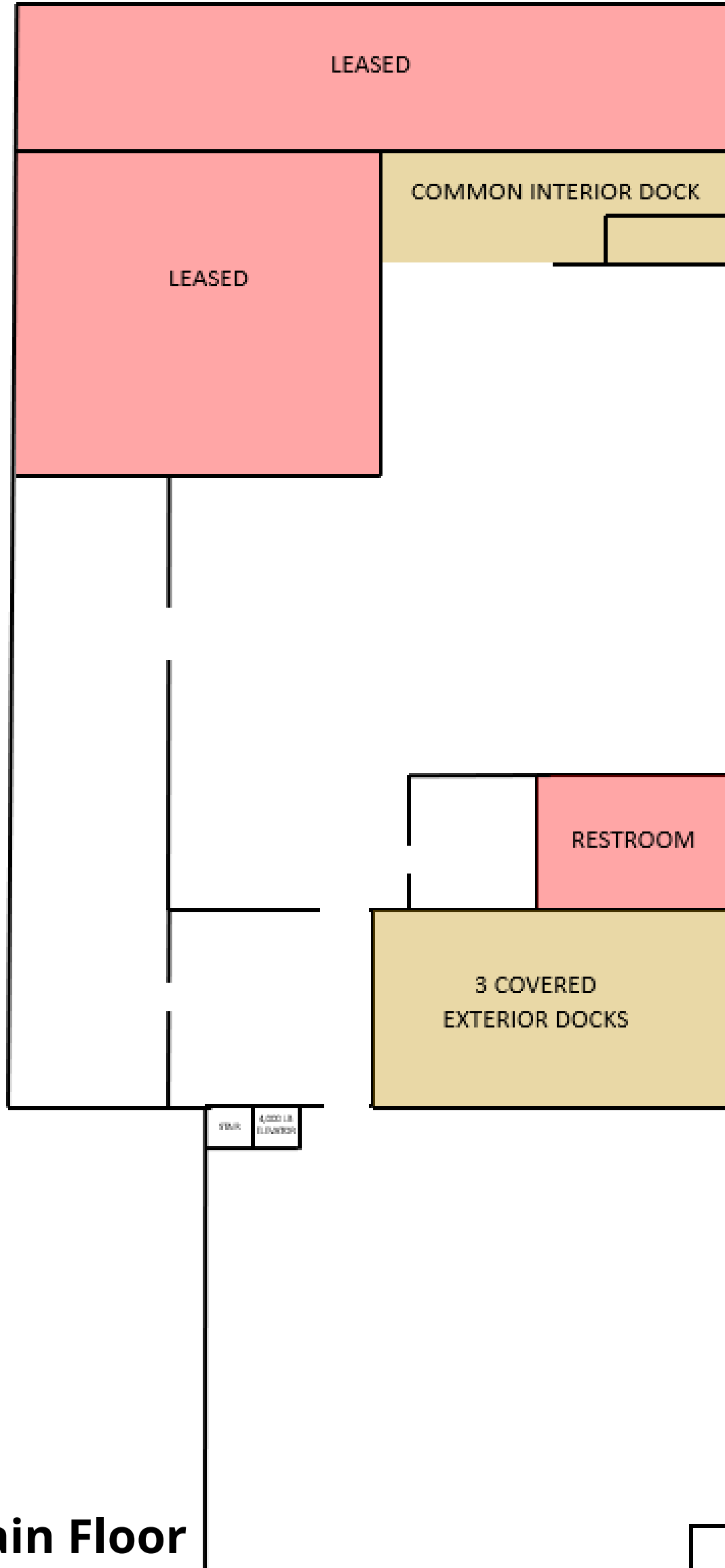
**5. Transportation and Logistics:**

- a. Connectivity: The neighborhood benefits from its location near downtown Milwaukee, offering convenient access to major transportation routes and logistics infrastructure.
- b. Highway Access: Major highways, such as I-43 and I-94, are easily accessible from the neighborhood, providing connections to regional and national transportation networks.

**6. Economic Factors:**

- a. Workforce Availability: The Avenues West neighborhood benefits from its proximity to downtown Milwaukee, which provides access to a diverse and skilled labor pool for industrial businesses.
- b. Economic Development Initiatives: While industrial real estate within the neighborhood itself may be limited, ongoing economic development initiatives in the broader Milwaukee area may indirectly support industrial growth, which could have potential spill-over effects.

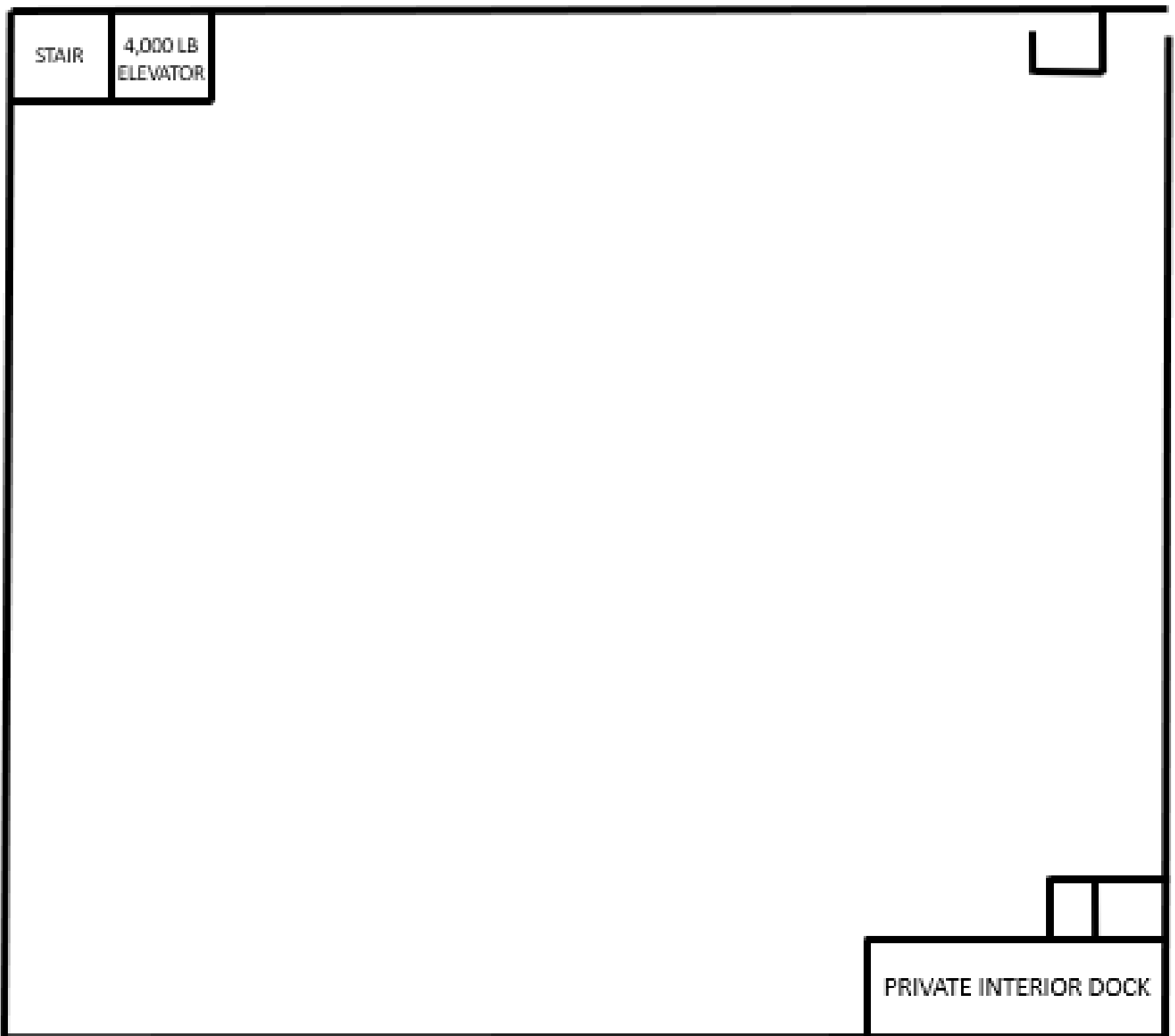
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**Main Floor**

For reference only. Not to scale.

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## Lower Level

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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
  - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. List Home/Cell Numbers: \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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Drafted by Attorney Richard J. Staff

