

# LOFT WAREHOUSE FOR LEASE REUSE OR REDEVELOP



## 515 WEST CHERRY STREET

MILWAUKEE, WI 53212



### Leasing Information:

#### MARIANNE BURISH, MBA

Executive Vice President

D 414.270.4109

C 414.305.3070

E [marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

310 W. Wisconsin Avenue  
Suite ME110  
Milwaukee, WI 53203  
T 414.225.9700  
[www.transwestern.com/milwaukee](http://www.transwestern.com/milwaukee)

# GENERAL INFORMATION

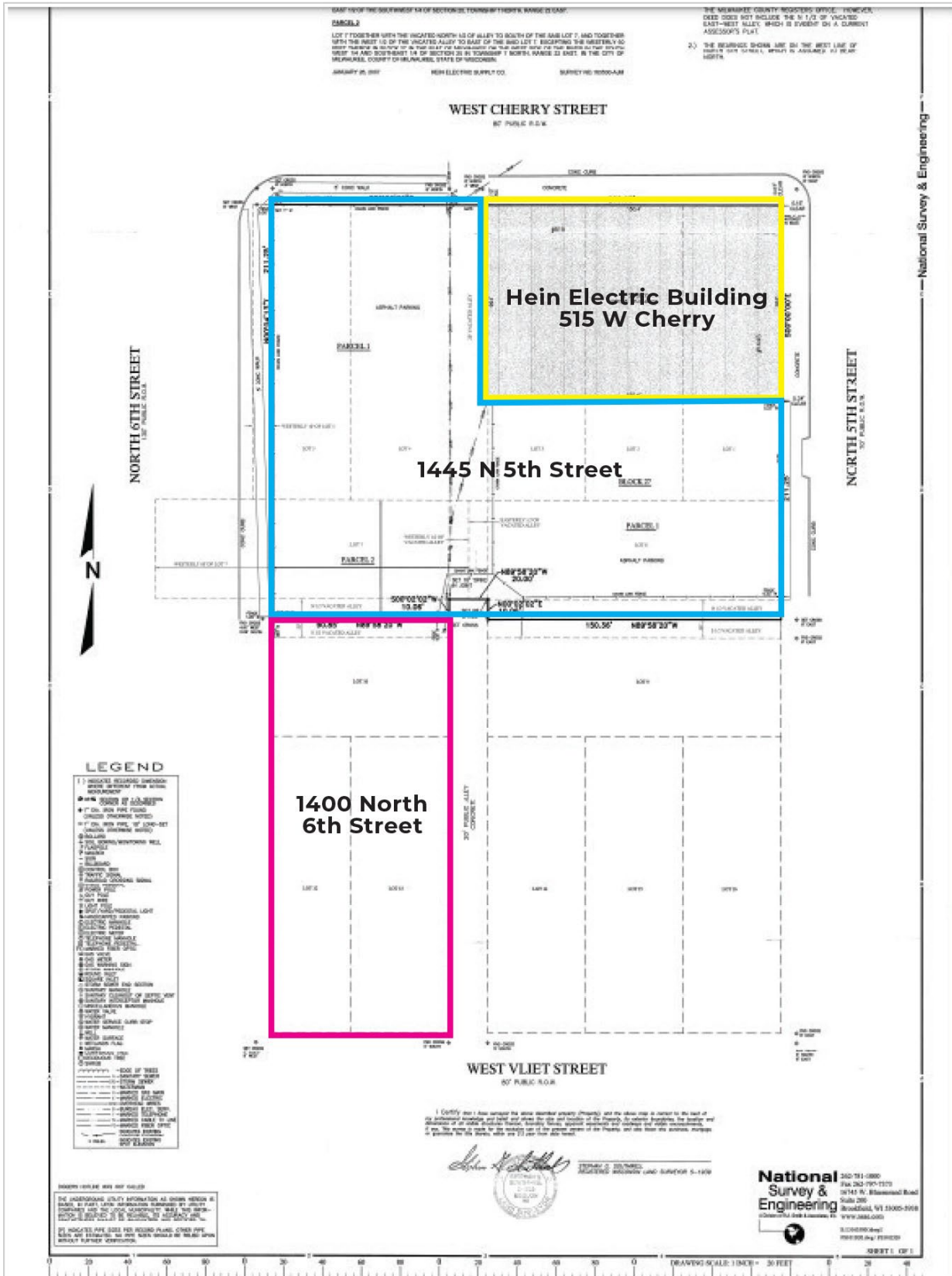
Rare loft warehouse available for lease in the Deer District across from the new Milwaukee Public Museum! Originally built in 1906/07 as a bottling house for the Jung Brewing Company subsequently home to the Olsen Publishing Company (dairy industry periodicals and publications) from 1925 to 1967 and most recently home to Hein Electric Supply Company, this 45,000 sf loft-style warehouse is suitable for reuse in its current form or as a historic mixed use redevelopment project for office, retail/showroom, medical, residential, or other use. Call Marianne Burish today to discuss your space requirement.

<b>Building Size Stories Built</b>	45,000 GSF 3 1906/07
<b>Construction/Framing</b>	Reinforced concrete frame with red pressed brick exterior and rusticated gray limestone lower level.
<b>Floor Load</b>	Unknown but presumed significant due to original development as a brewery bottling house
<b>Net Rental Rate – Warehouse</b>	\$5.00/sf
<b>Turnover Condition – WHSE</b>	See attached Landlord Whitebox Delivery description
<b>Net Rental Rate - Redevelopment</b>	Market Rate per project scope
<b>Available Space</b>	Lower/Garden Level: +- 15,000 sf 1 <sup>st</sup> Floor: +- 15,000 sf 2 <sup>nd</sup> Floor: +- 15,000 sf
<b>Occupancy</b>	Warehouse: Immediate to 120 days Redevelopment: 12 to 18 months from complete & permitted plans
<b>Lease Term</b>	Warehouse: Negotiable Redevelopment: Market rates based on project scope
<b>Real Estate Taxes Insurance &amp; CAM</b>	2025 Budget: \$.85/sf
<b>Utilities Heat (gas) Electric Service Water Sewer</b>	Payable by Tenant Payable by Tenant (240V/3 PH to be updated) Payable by Tenant (Municipal) Payable by Tenant (Municipal)
<b>Parking</b>	Use of adjacent surface parking lots negotiable – call Broker to discuss.
<b>Special Features</b>	Panoramic views of downtown Milwaukee and Deer District Potential for rooftop deck/event space

*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

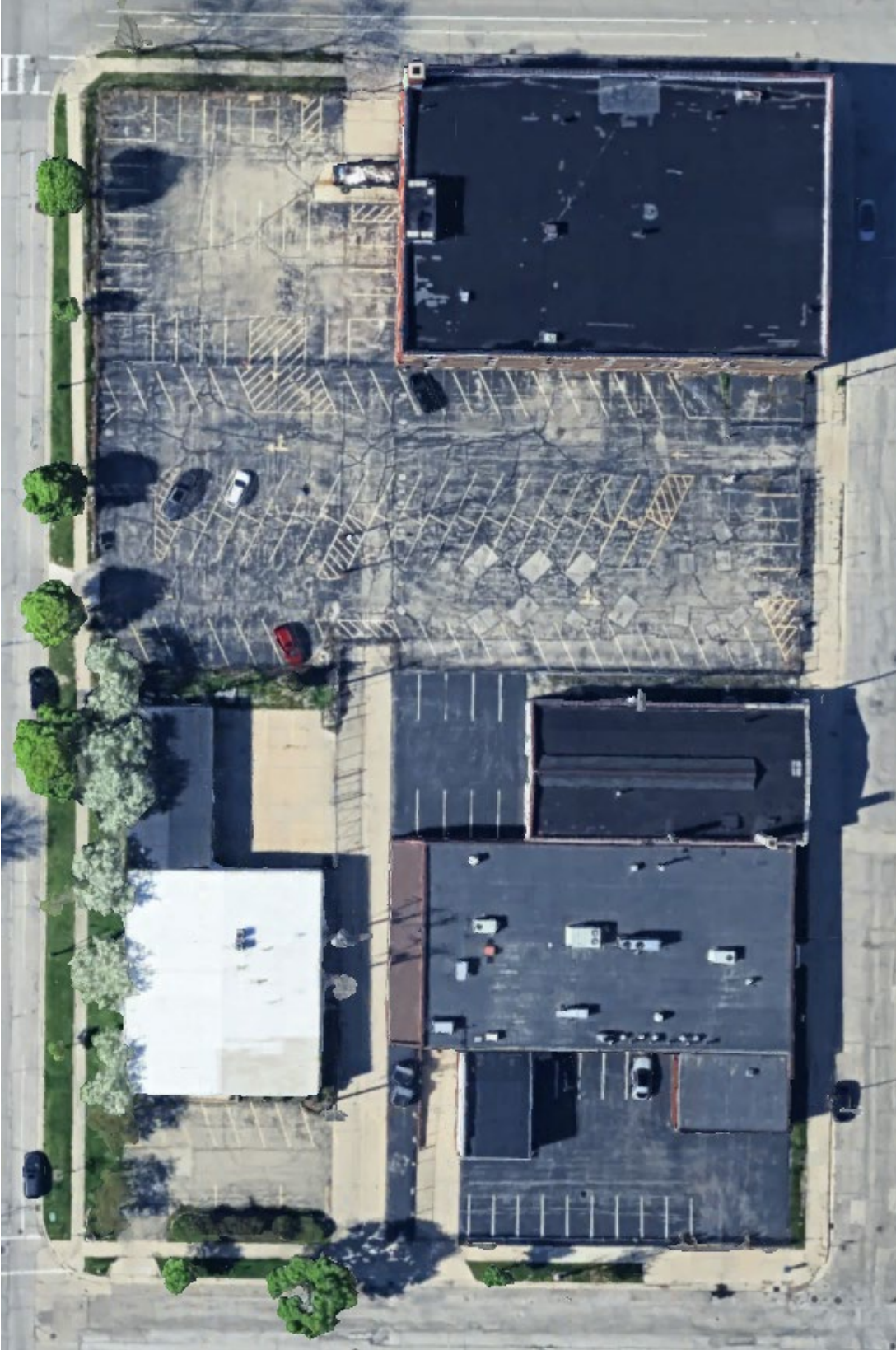


# SITE PLAN



515 WEST CHERRY STREET  
MILWAUKEE, WI 53212

# AERIAL IMAGES



515 WEST CHERRY STREET  
MILWAUKEE, WI 53212



TRANSWESTERN REAL ESTATE SERVICES

| PG 4



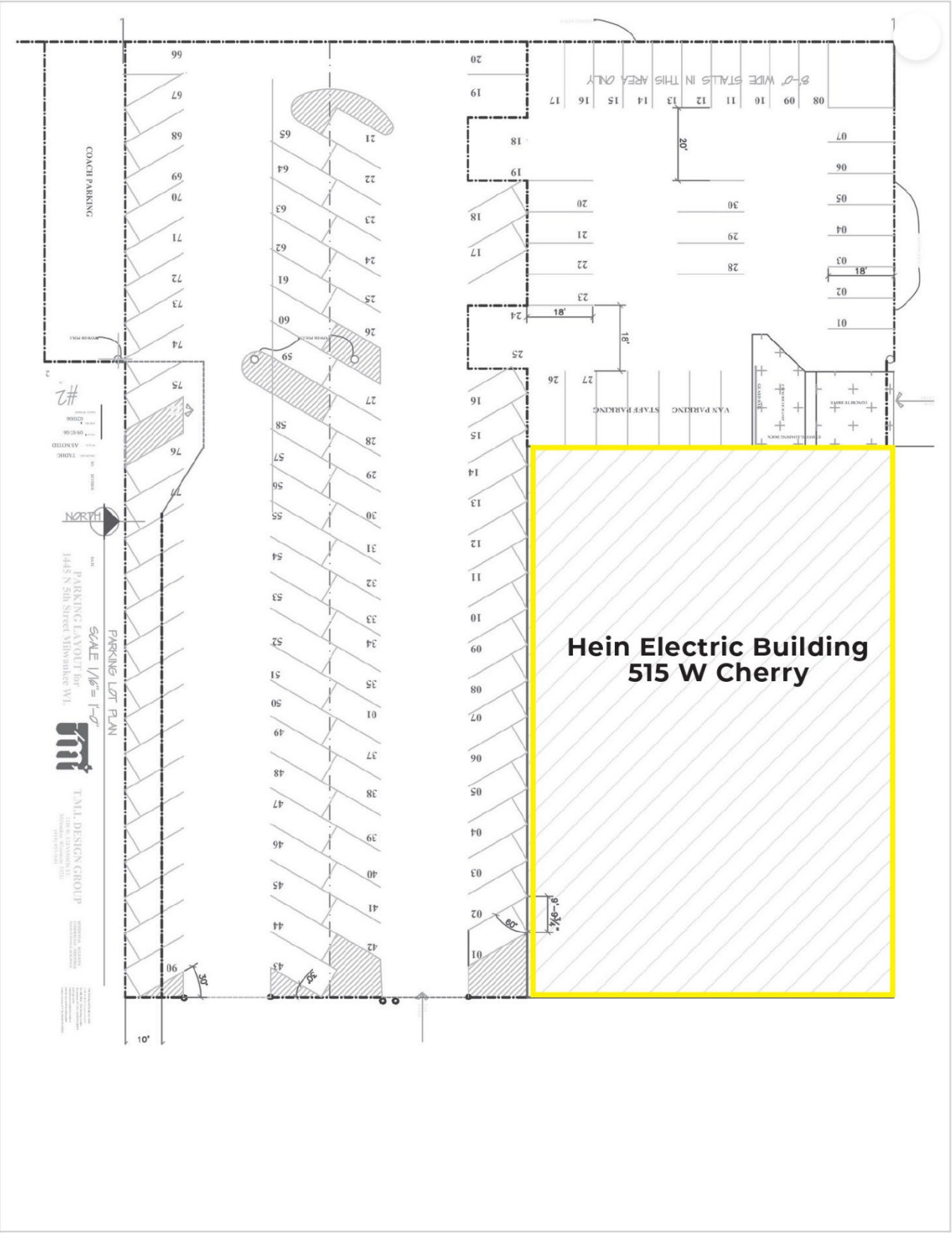
# AERIAL IMAGES



515 WEST CHERRY STREET  
MILWAUKEE, WI 53212



# SITE PLAN HEIN ELECTRIC, 515 W CHERRY ST



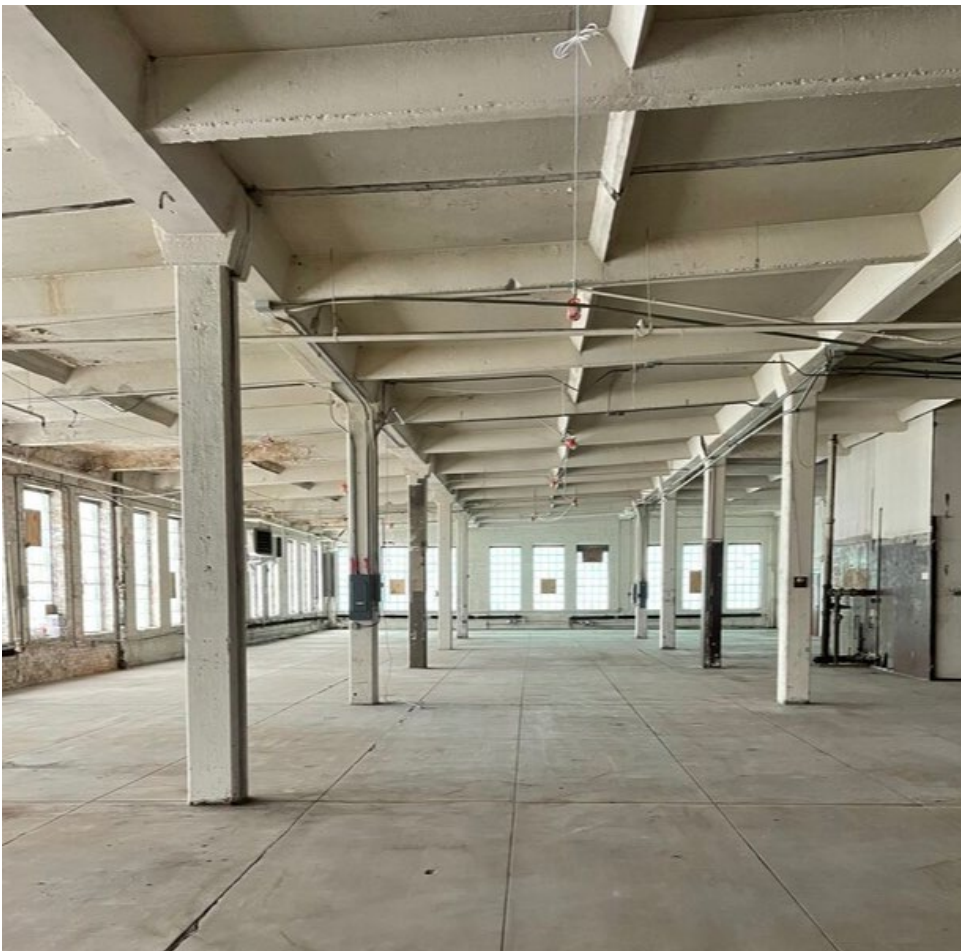
# EXTERIOR PHOTOS *HEIN ELECTRIC, 515 W CHERRY ST*



515 WEST CHERRY STREET  
MILWAUKEE, WI 53212

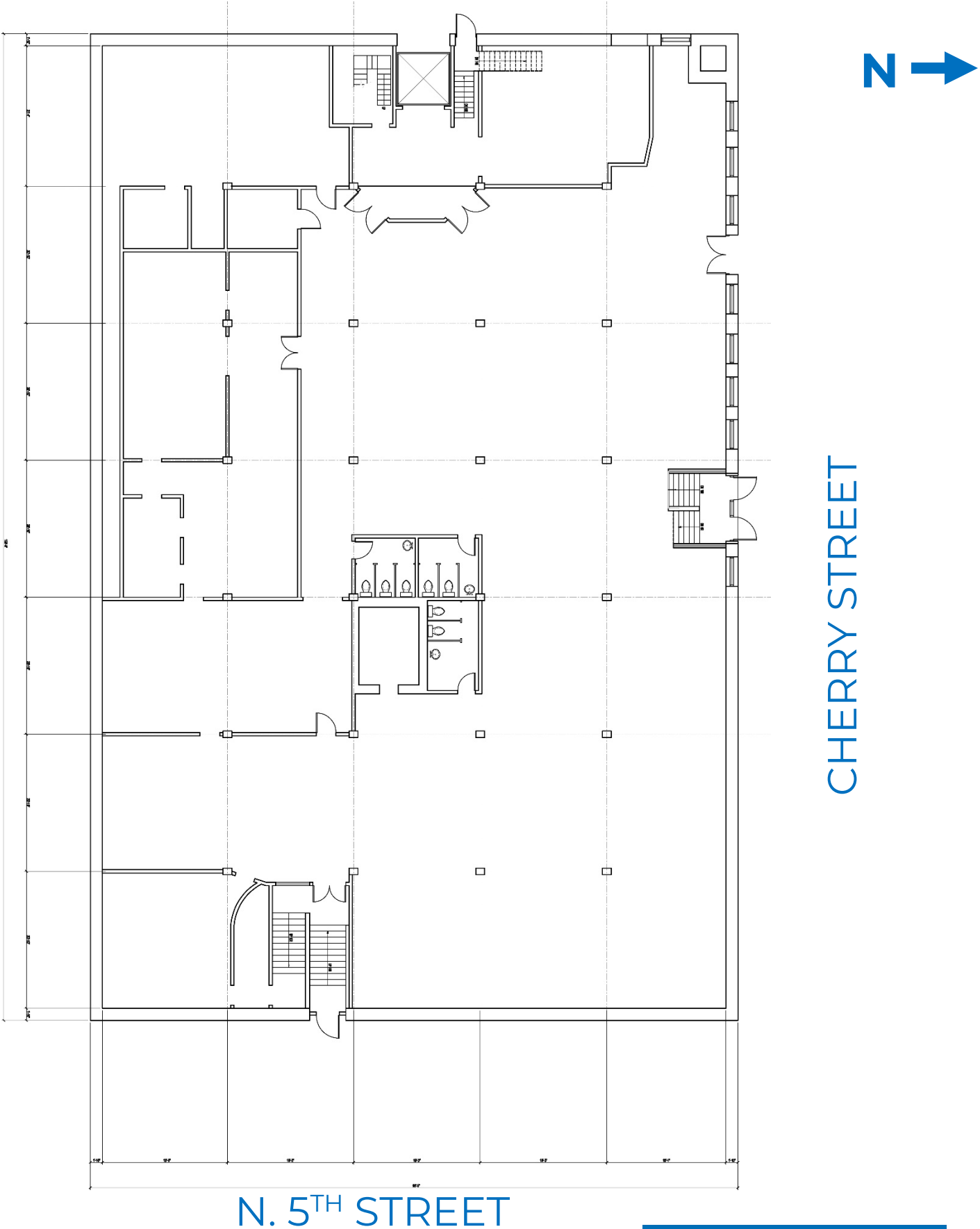


# INTERIOR PHOTOS *HEIN ELECTRIC, 515 W CHERRY ST*



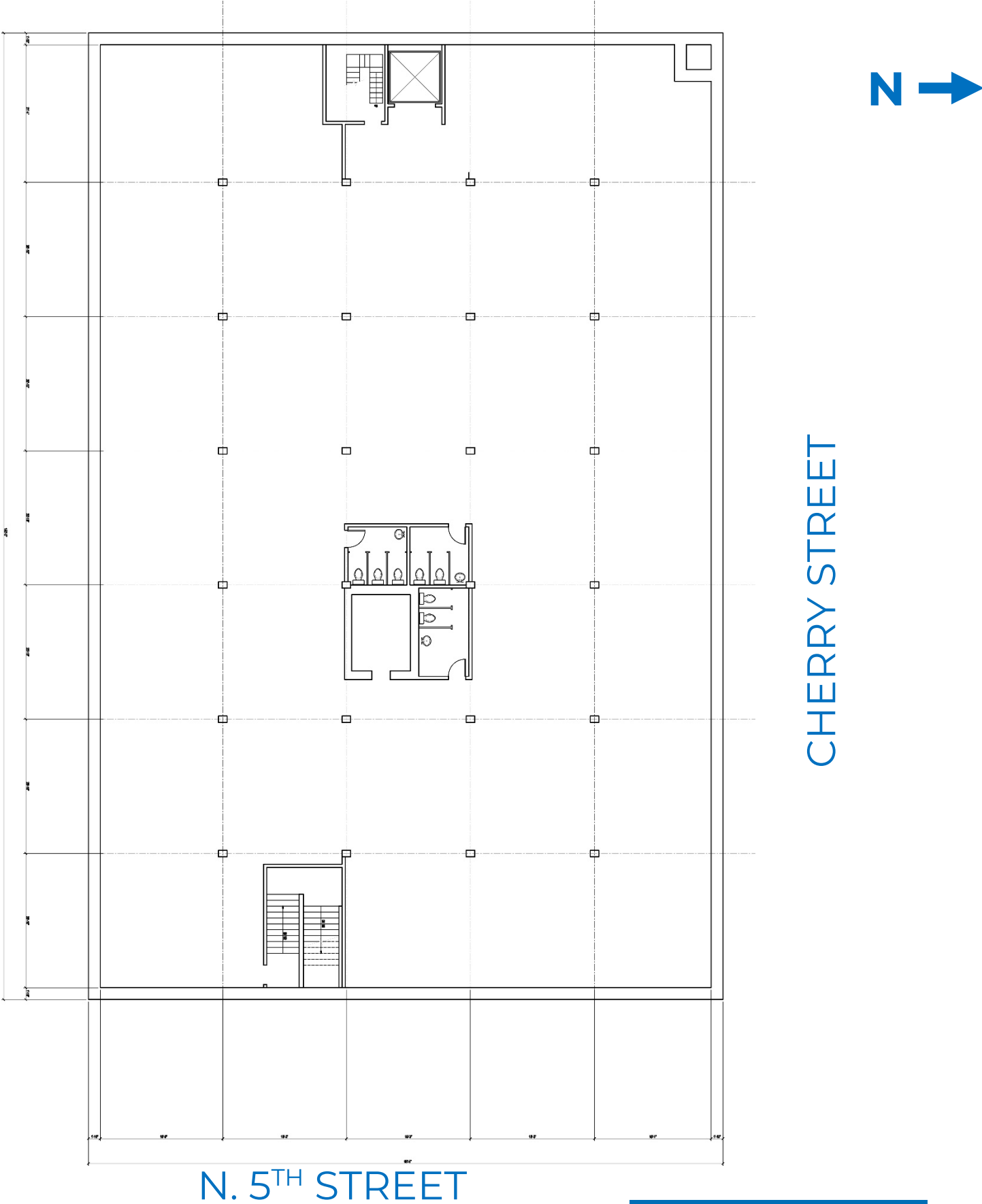


# FLOOR PLAN – FIRST FLOOR



515 WEST CHERRY STREET  
MILWAUKEE, WI 53212

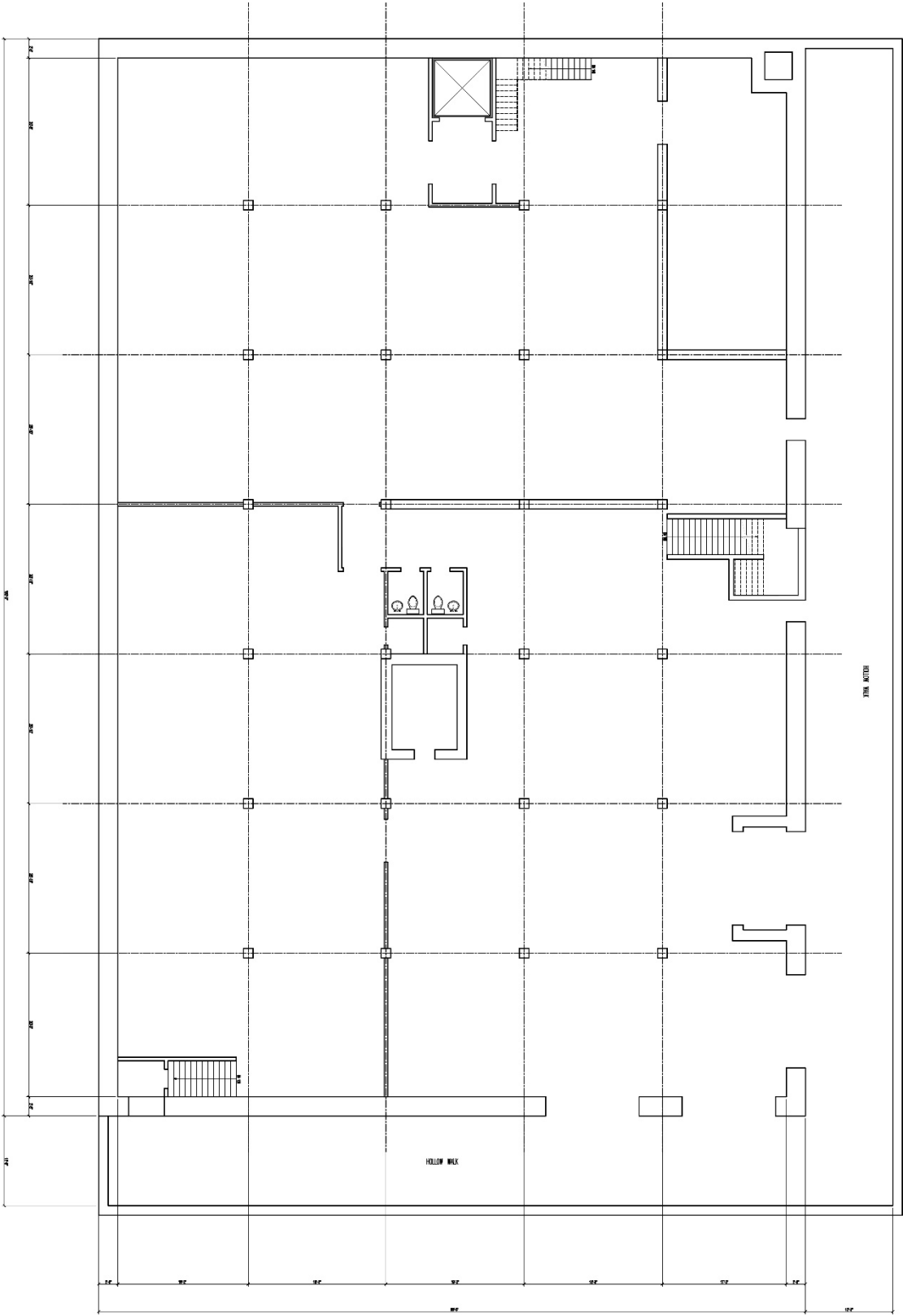
# FLOOR PLAN – SECOND FLOOR



515 WEST CHERRY STREET  
MILWAUKEE, WI 53212



# FLOOR PLAN - BASEMENT



CHERRY STREET

N. 5<sup>TH</sup> STREET

## AREA RETAILER MAP

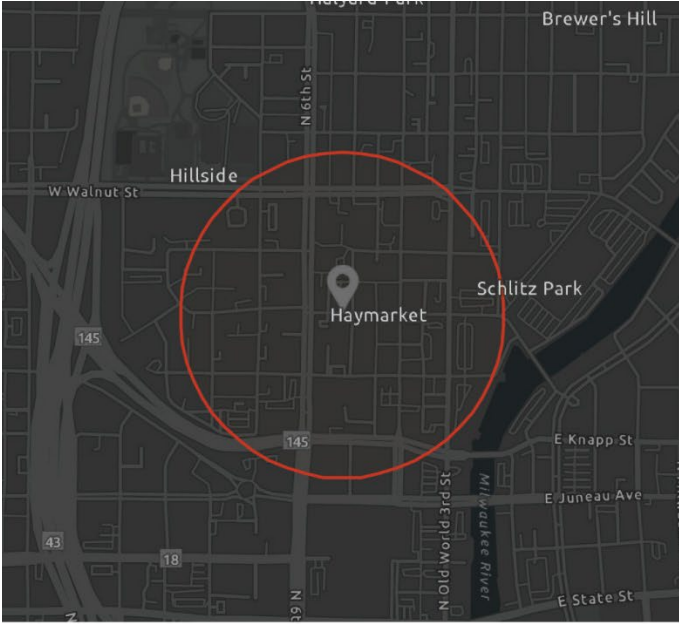


### MAP KEY

- |  |   |  |
|--|---|--|
| 1. 515 West Cherry Street                    | 20. Thai-namite   | 39. Bonbon Shop  |
| 2. Dead Bird Brewing Company, Pilcrow Coffee | 21. Shawarma Palace   | 40. Central Waters Brewing Co.                         |
| 3. Mi Casa Su Casa Cafe                      | 22. Gloriosos's Italian Market                                    | 41. Jacob Leinenkugel Brewing Company                  |
| 4. Wendy's                                   | 23. Peter Sciortino Bakery  | 42. Speed Queen Bar-B-Q                                |
| 5. Pete's Fruit Market                       | 24. Nashville North, Pete's Pub, Kompali Taqueria, Twisted Plants | 43. ABC Liquor & Beer Depot                            |
| 6. Pepperpot                                 | 25. Chipotle  | 44. Jake's Deli, Galst Food Market                     |
| 7. NYPD Pizza                                | 26. Dave's Hot Chicken  | 45. Checker's  |
| 8. Pick n' Save                              | 27. Fusion Poke   | 46. American Subs                                      |
| 9. Beerline Cafe                             | 28. Points East Pub   | 47. McDonald's   |
| 10. Pizza Man Milwaukee                      | 29. Fresh Thyme Market  | 48. Deli1614   |
| 11. Bel Air Cantina                          | 30. Fairgrounds Coffee & Tea                                      | 49. The Wisconsin Club                                 |
| 12. Curry Hut East Side Indian Cuisine       | 31. Metro Market  | 50. Safehouse  |
| 13. Red Lion British Pub                     | 32. Ian's Pizza, AJ Bombas  | 51. Lupi & Iris  |
| 14. Tauro Cocina                             | 33. Mader's   | 52. Mason Street Grill                                 |
| 15. Casablanca                               | 34. Miller High Life Theater                                      | 53. Brunch It Up                                       |
| 16. The Diplomat                             | 35. Baird Center  | 54. Downtown Kitchen, Colectivo Coffee, US Bank Center |
| 17. Mangos Cafe East                         | 36. Top Golf  | 55. Bacchus - A Bartolotta Restaurant                  |
| 18. Up-Down MKE                              | 37. MATC Downtown Bookstore                                       | 56. Chaser Tower by Colliers                           |
| 19. Lucky Liu's                              | 38. Pabst Brewery   |  |



# DEMOGRAPHICS – 0.25 MILE



## INCOME



**\$26,691**

Median Household Income



**\$23,838**

Per Capita Income



**\$9,220**

Median Net Worth

## KEY FACTS

**26.6**

Median Age

**1,758**

Population

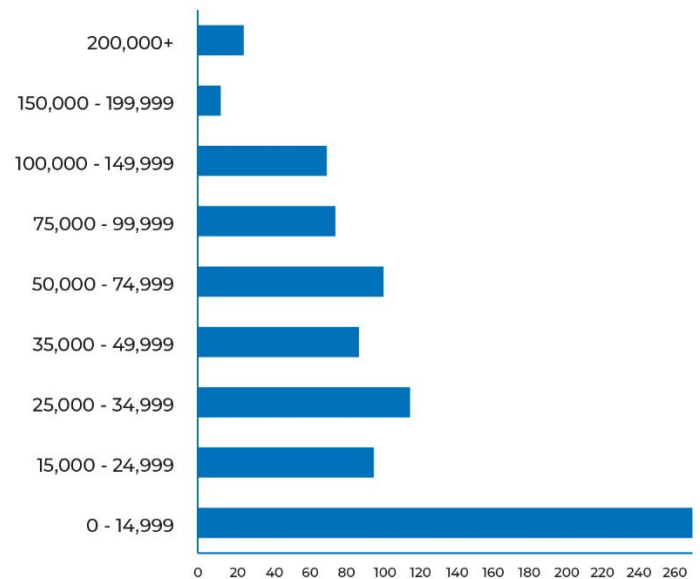
**756**

Households

**\$23,007**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**67.3%** White Collar



**10.9%** Blue Collar



**35.0%** Services

**5.7%**

Unemployment  
Rate

## EDUCATION

**6.9%**

No High  
School  
Diploma

**25.2%**

High  
School  
Graduate

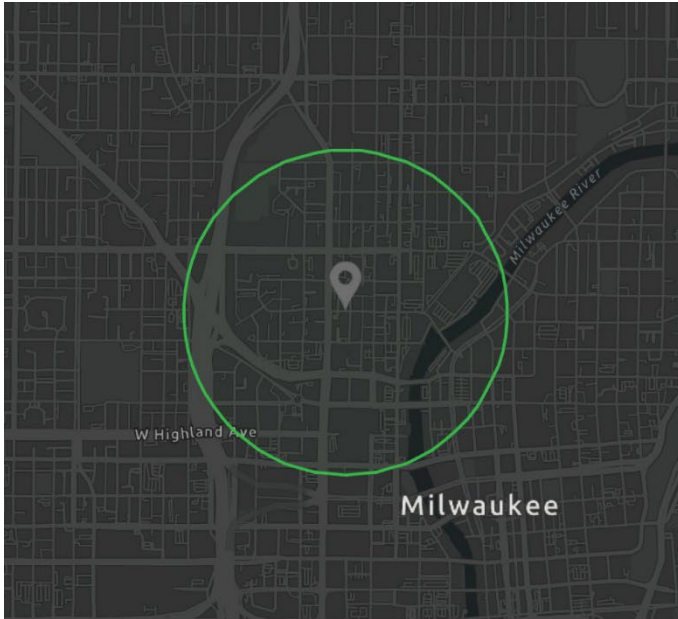
**41.6%**

Some  
College

**26.4%**

Bachelor's/  
Grad/Prof  
Degree

# DEMOGRAPHICS – 0.5 MILES



## INCOME



**\$33,698**

Median Household Income



**\$32,767**

Per Capita Income



**\$11,560**

Median Net Worth

## KEY FACTS

**29.2**

Median Age

**5,470**

Population

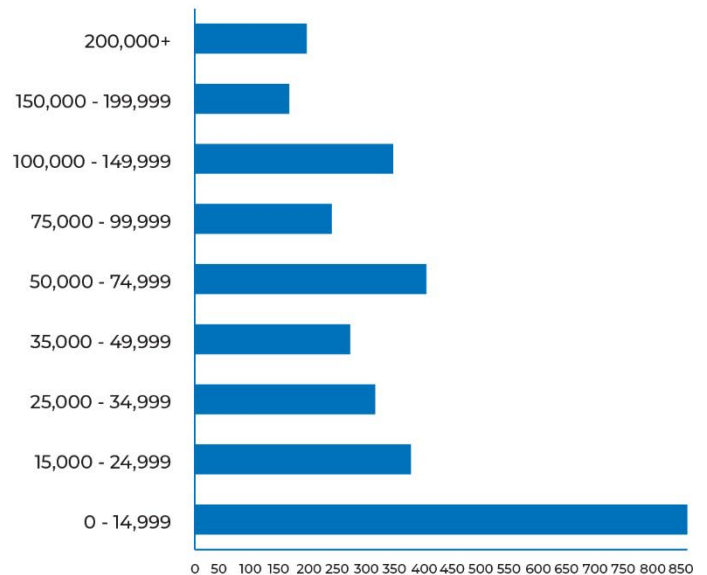
**2,999**

Households

**\$28,997**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**78.7%** White Collar



**8.3%** Blue Collar



**22.3%** Services

**5.5%**

Unemployment Rate

## EDUCATION

**10.4%**

No High School Diploma

**23.2%**

High School Graduate

**31.2%**

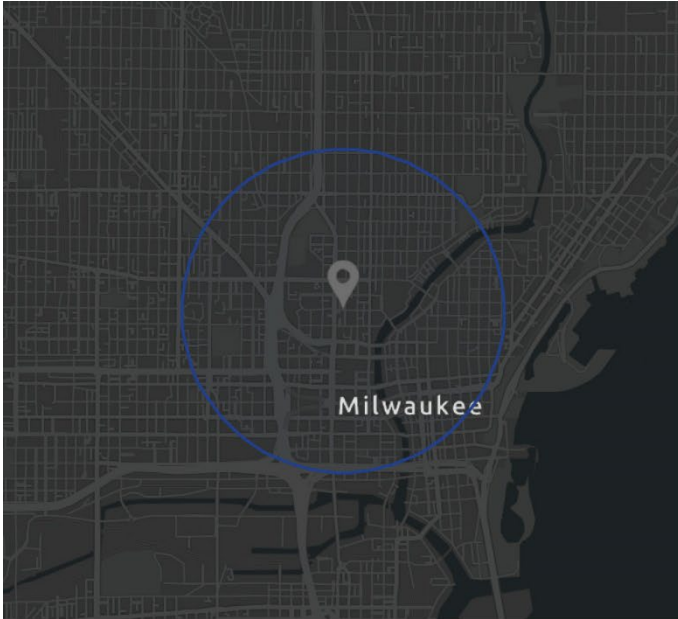
Some College

**35.1%**

Bachelor's/ Grad/Prof Degree



# DEMOGRAPHICS – 1 MILES



## INCOME



**\$54,770**

Median Household Income



**\$44,911**

Per Capita Income



**\$14,868**

Median Net Worth

## KEY FACTS

**29.3**

Median Age

**33,599**

Population

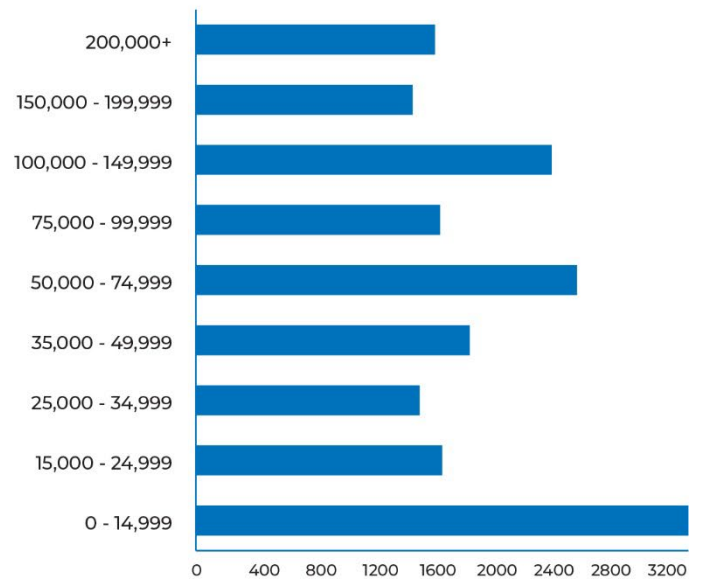
**17,282**

Households

**\$45,355**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**79.4%** White Collar



**9.3%** Blue Collar



**14.8%** Services

**3.5%**

Unemployment Rate

## EDUCATION

**5.8%**

No High School Diploma

**17.7%**

High School Graduate

**23.4%**

Some College

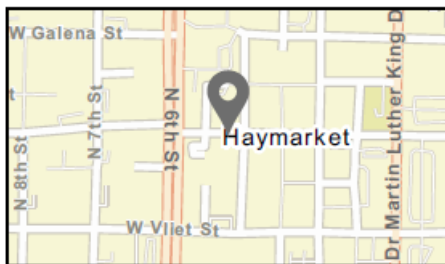
**53.0%**

Bachelor's/ Grad/Prof Degree

[illegible]

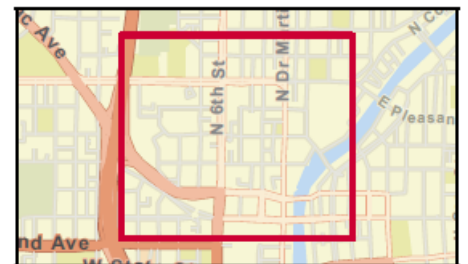


## TRAFFIC COUNTS



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



**Source:** ©2024 Kalibrate Technologies (Q2 2024).

# WHITE BOX SPECIFICATIONS

## **1<sup>st</sup> FLOOR, 2<sup>nd</sup> FLOOR AND BASEMENT**

- The existing interior partitions and restrooms will be demolished by Landlord.
- New windows on first and second floors.
- Exterior cleaned.
- Existing concrete floors will be cleaned with cracks filled and rough edges ground down for a smooth interior finished surface.
- Interior faces of exterior brick walls, columns and underside of concrete ceilings will be cleaned to remove scaling paint.
- The existing freight elevator will be replaced by a new 4,000 lb. elevator with interior cab dimensions of approximately 5'-4" width by 7'-8" depth.
- Two new (2) public restrooms will be constructed on all floors as follows:
  - Men's room will include one (1) ADA toilet in baked enamel floor-mounted enclosure, one (1) wall-mounted urinal with baked enamel privacy screen and two (2) porcelain wall-mounted lavatories.
  - Women's room will include one (1) ADA toilet and one (1) standard toilet in baked enamel floor-mounted enclosures and two (2) porcelain wall-mounted lavatories.
- The existing electrical system will be replaced by a new building power distribution system. Landlord shall provide 120/208 volt electrical service with panel to the Lease premises.
- Existing HVAC systems will be replaced by packaged rooftop units with duct drops/connections provided to the Lease space.
- Sprinklered, new roof, new parking lot.