

# LOFT WAREHOUSE FOR LEASE REUSE OR REDEVELOP

**T**  
TRANSWESTERN  
REAL ESTATE  
SERVICES

## 515 WEST CHERRY STREET

MILWAUKEE, WI 53212



### Leasing Information:

#### **MARIANNE BURISH, MBA**

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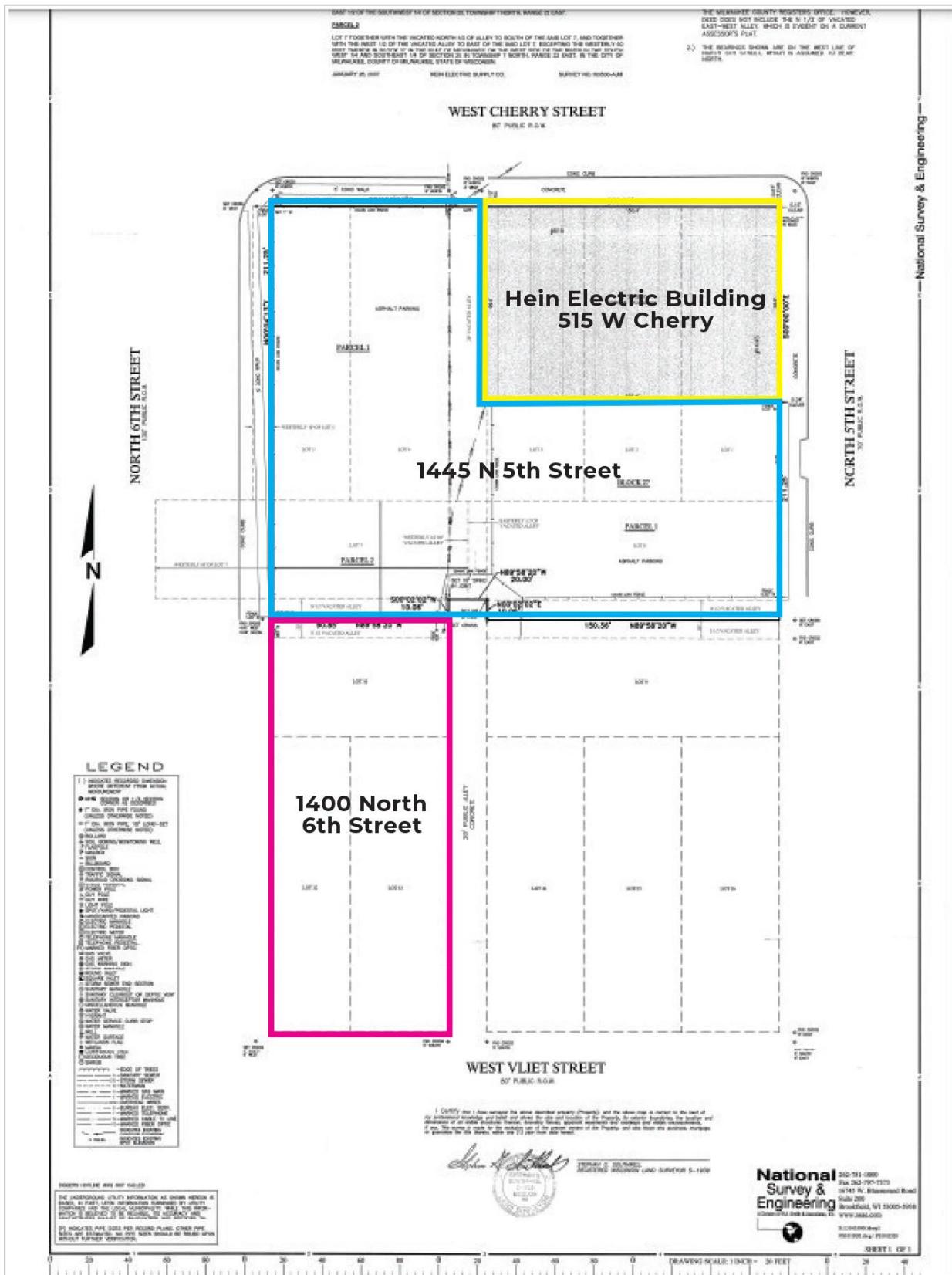
# GENERAL INFORMATION

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.

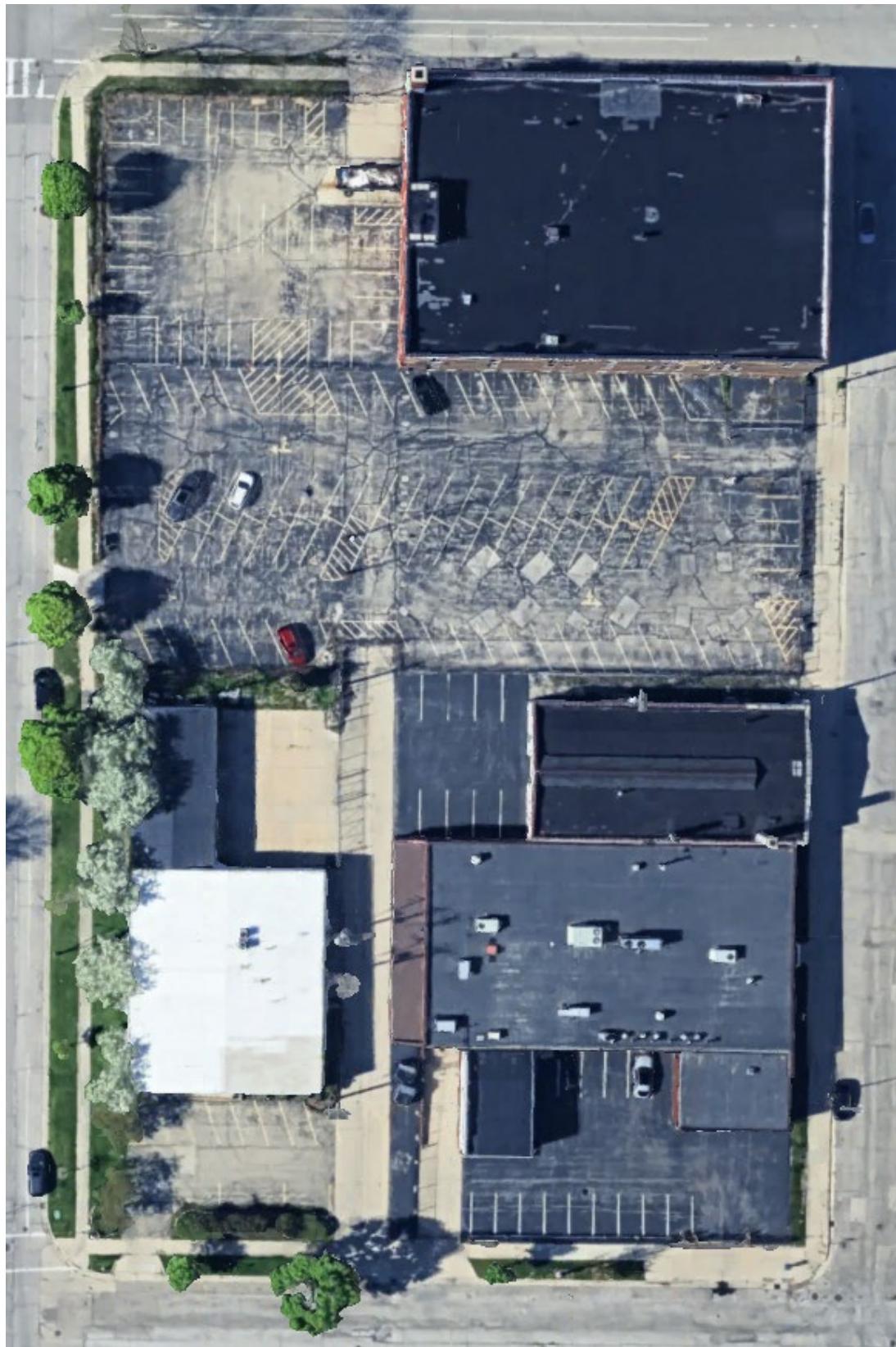
<b>Building Size</b>	45,000 GSF	
<b>Stories</b>	3	
<b>Built</b>	1906/07	
<b>Construction/Framing</b>	Reinforced concrete frame with red pressed brick exterior and rusticated gray limestone lower level.	
<b>Floor Load</b>	Unknown but presumed significant due to original development as a brewery bottling 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</b> <b>Heat (gas)</b> <b>Electric Service</b> <b>Water</b> <b>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



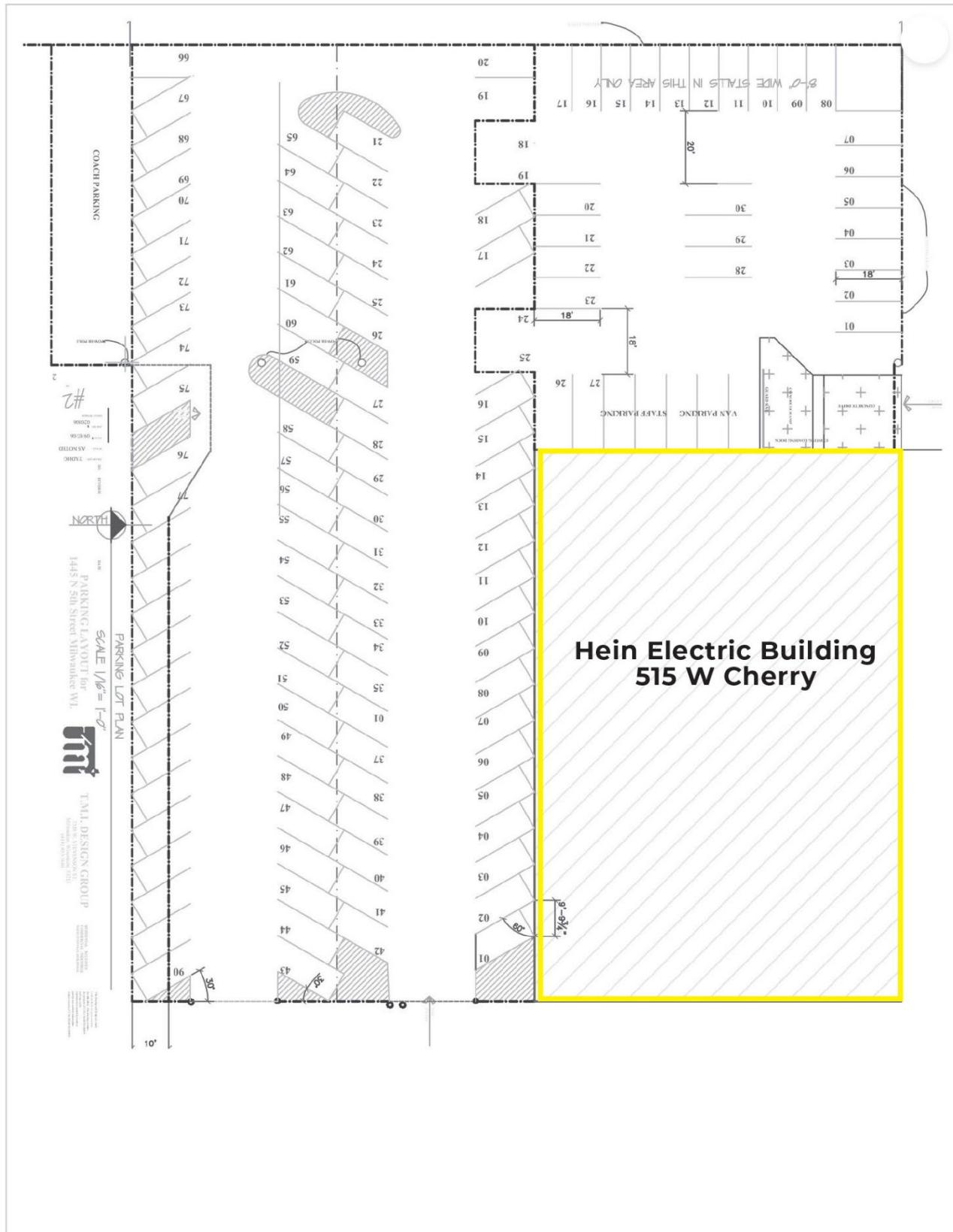
# AERIAL IMAGES



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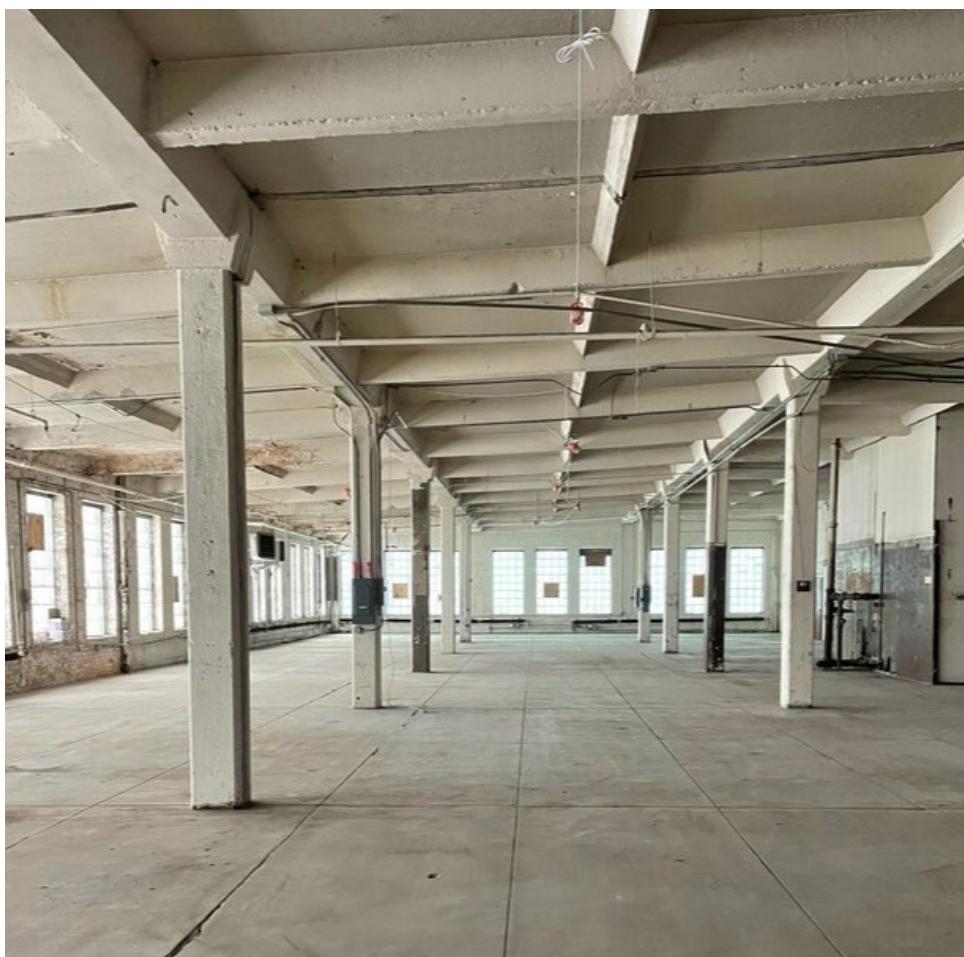
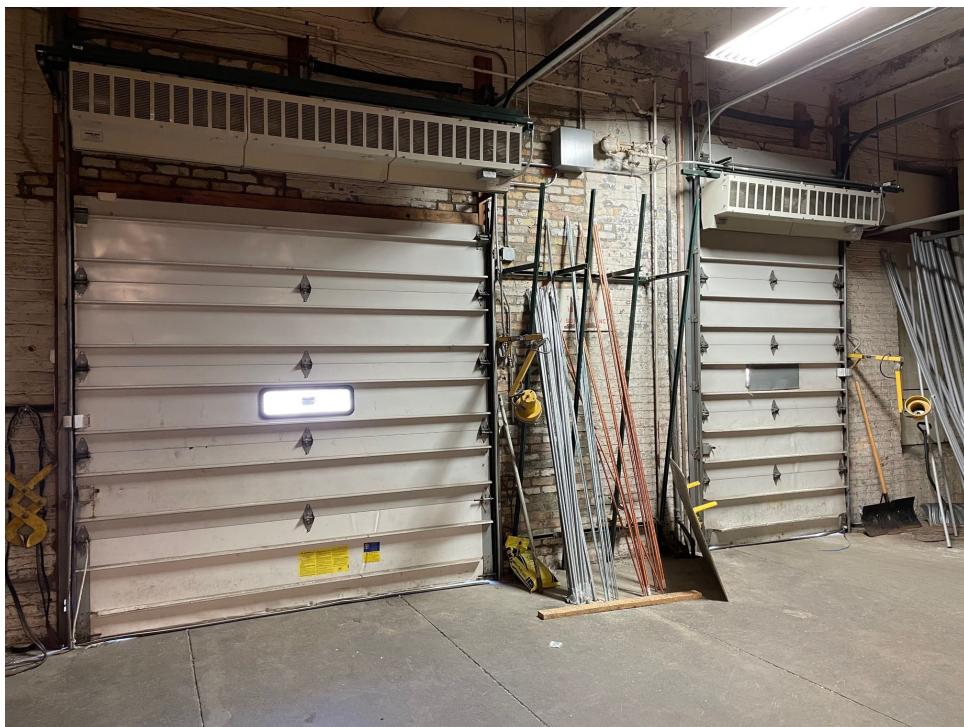
# SITE PLAN HEIN ELECTRIC, 515 W CHERRY ST



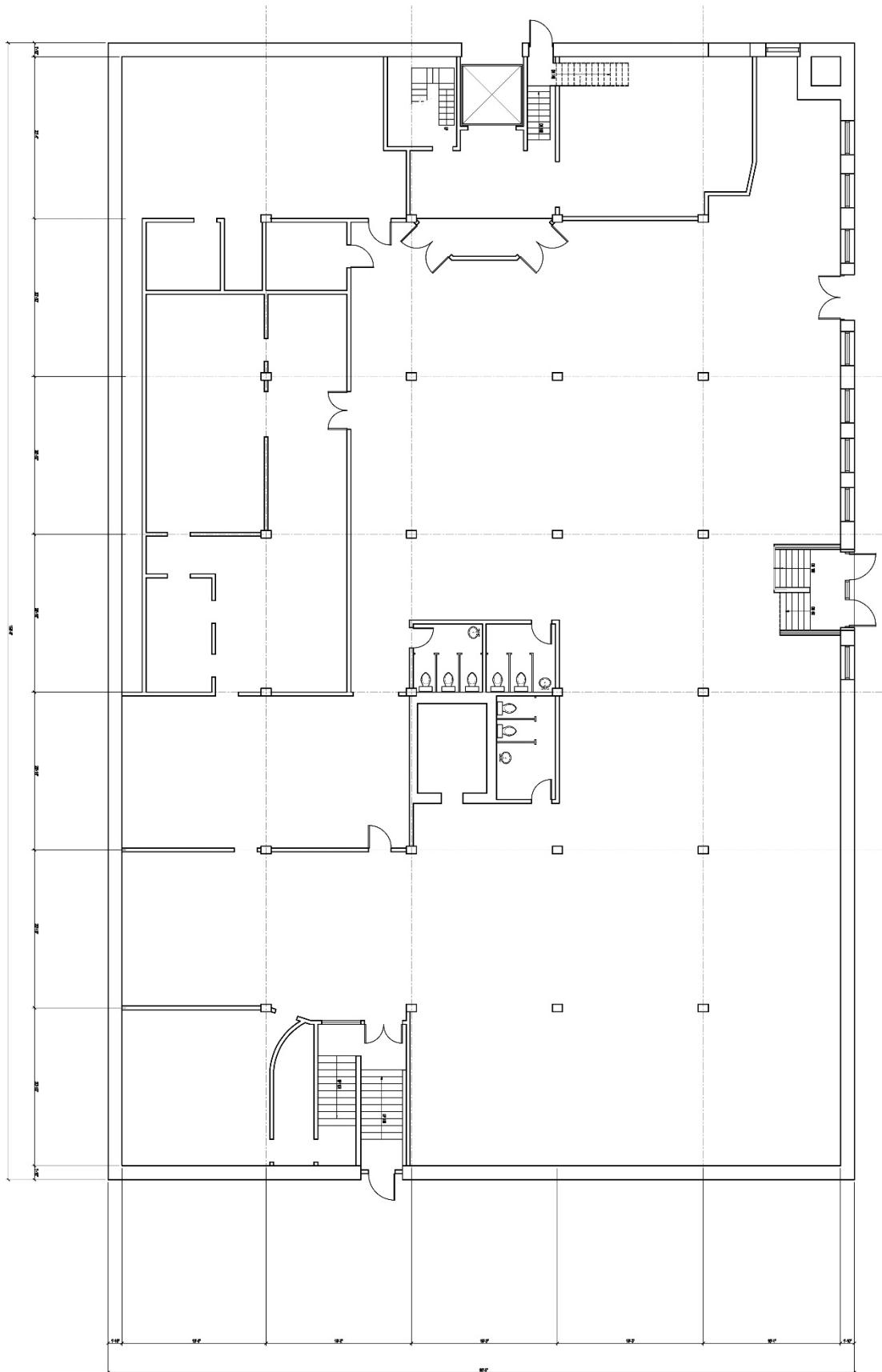
# EXTERIOR PHOTOS *HEIN ELECTRIC, 515 W CHERRY ST*



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



# FLOOR PLAN – FIRST FLOOR

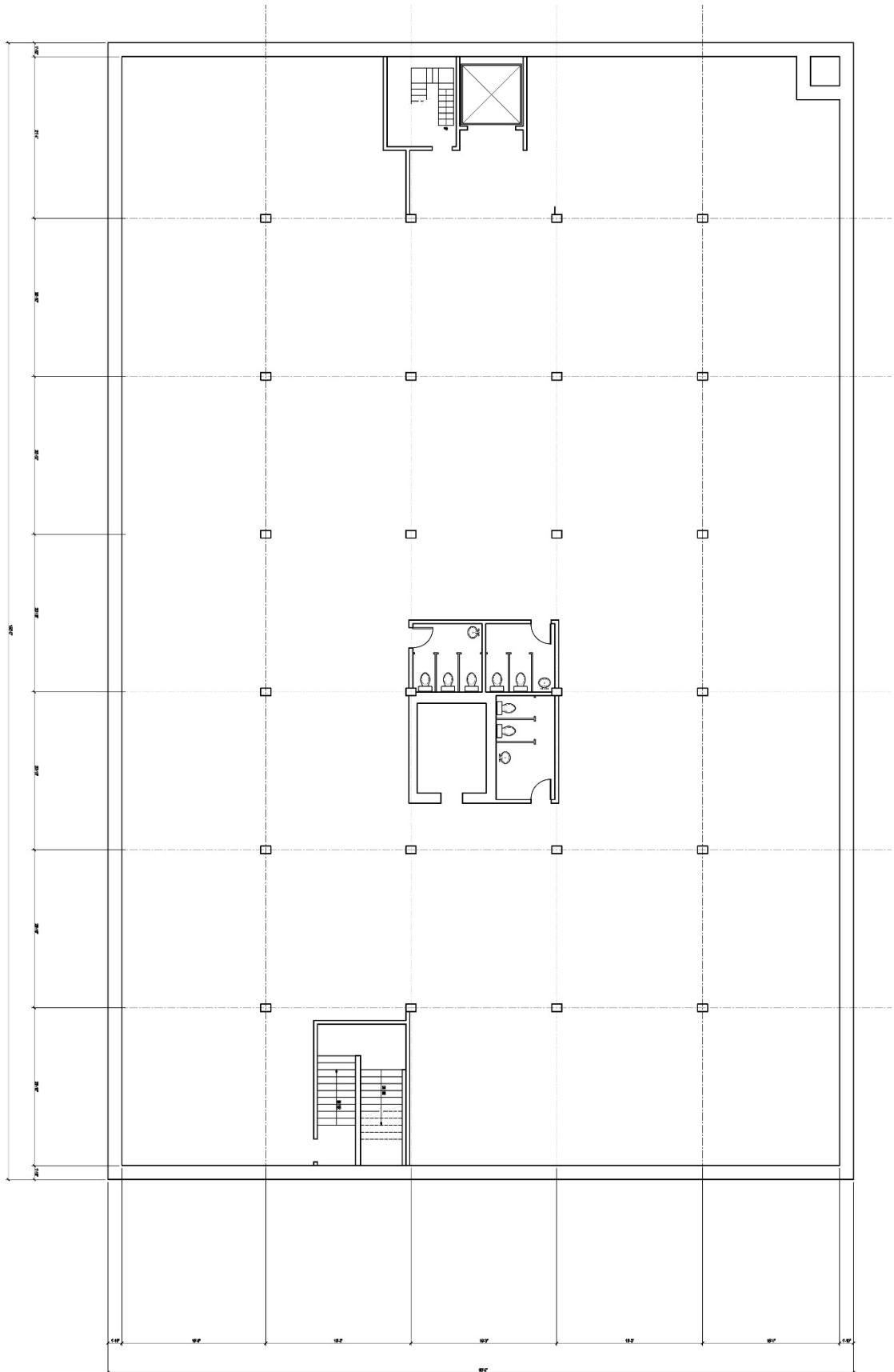


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## FLOOR PLAN – SECOND FLOOR



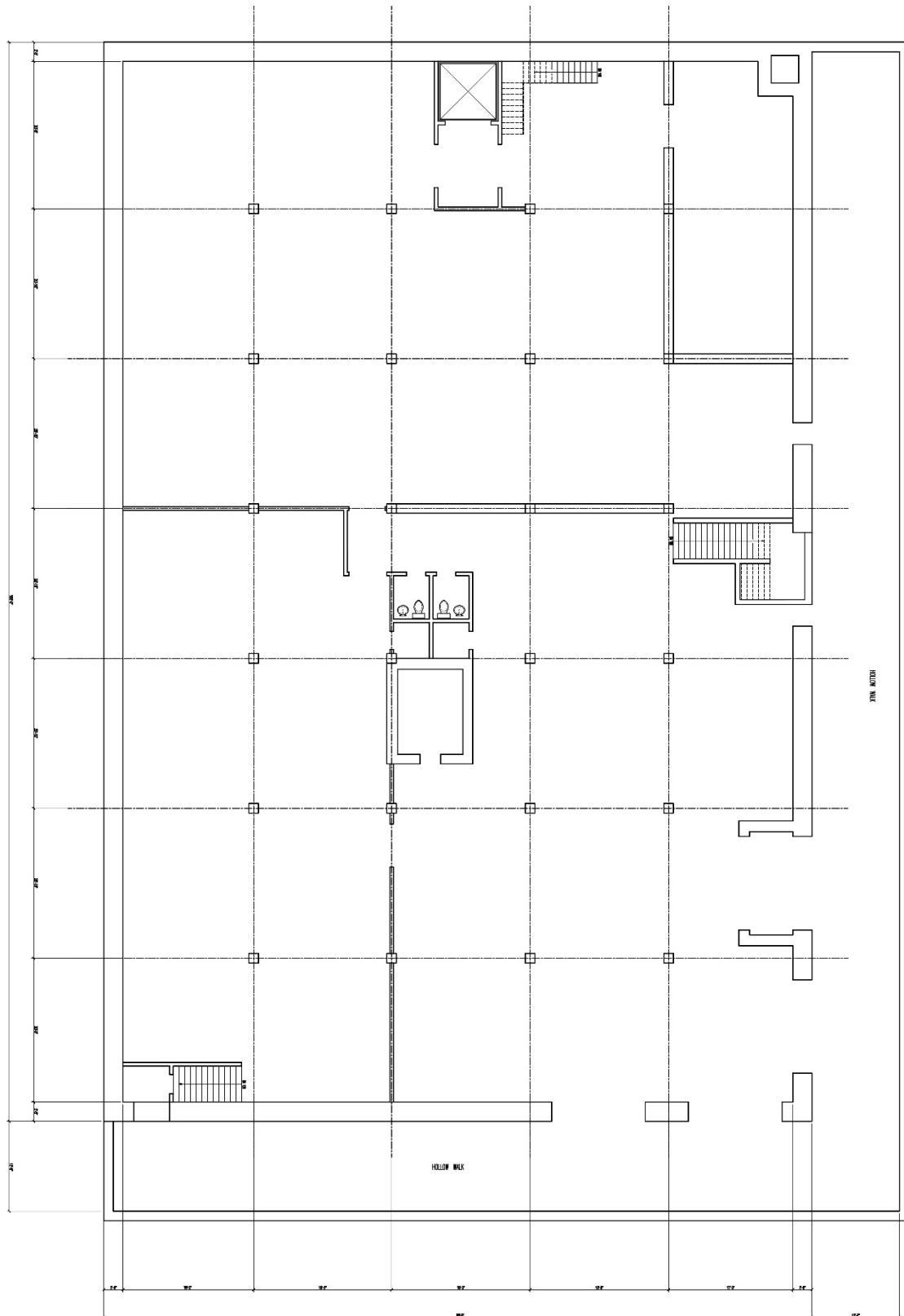
N →

## CHERRY STREET

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

515 WEST CHERRY STREET  
MILWAUKEE, WI 53212

# FLOOR PLAN - BASEMENT



N

CHERRY STREET

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

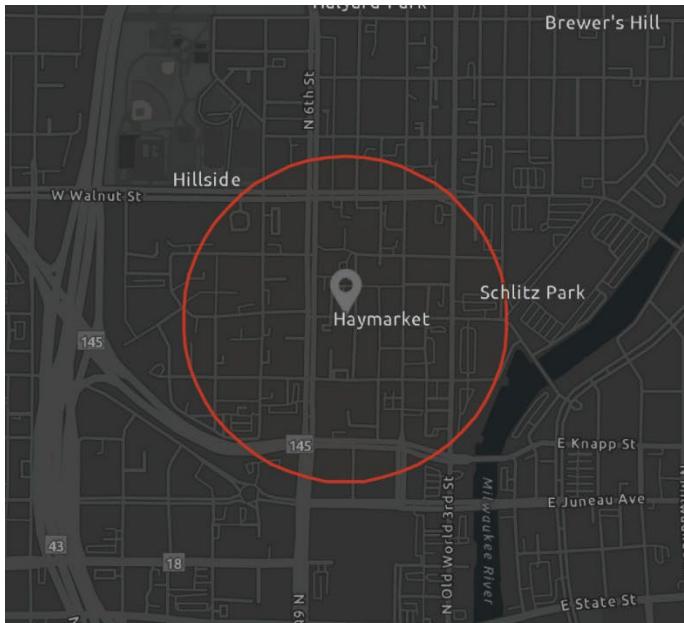
# AREA RETAILER MAP



## MAP KEY

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

# DEMOGRAPHICS – 0.25 MILE



## KEY FACTS

**26.6**

Median Age

**1,758**

Population

**756**

Households

**\$23,007**

Median Disposable Income

## INCOME



**\$26,691**

Median Household Income



**\$23,838**

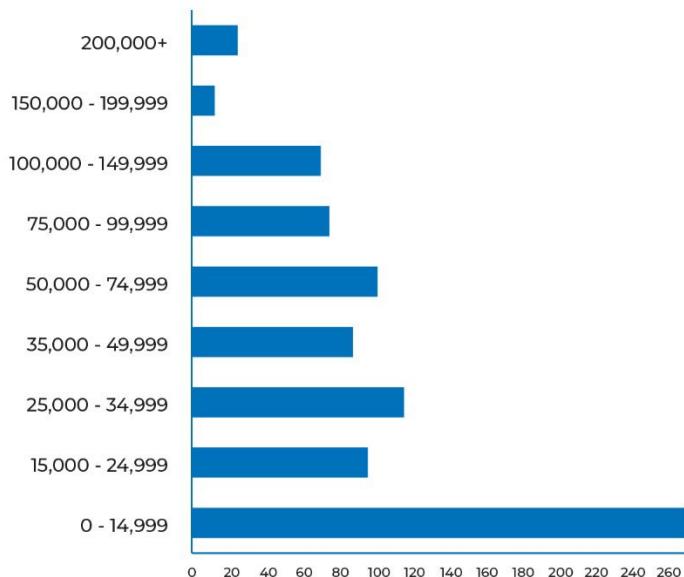
Per Capita Income



**\$9,220**

Median Net Worth

## 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

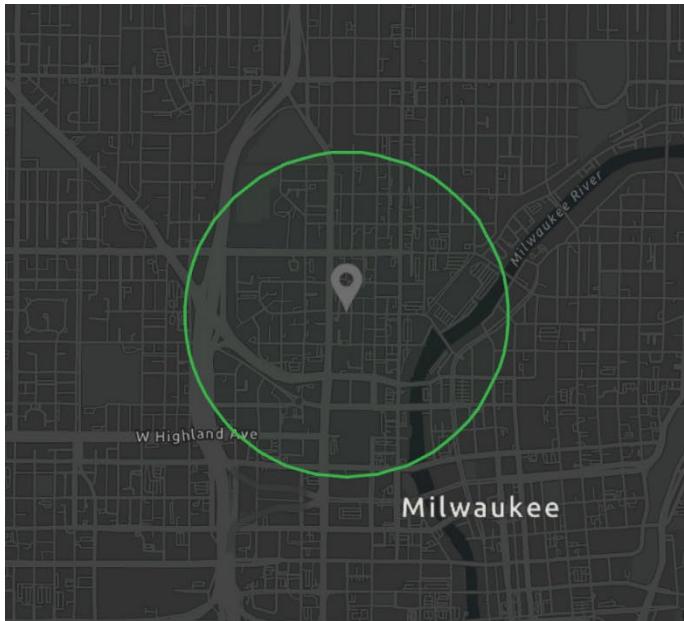
**41.6%**

Some  
College

**26.4%**

Bachelor's/  
Grad/Prof  
Degree

# DEMOGRAPHICS – 0.5 MILES



## KEY FACTS

**29.2**

Median Age

**5,470**

Population

**2,999**

Households

**\$28,997**

Median Disposable Income

## INCOME



**\$33,698**

Median Household Income



**\$32,767**

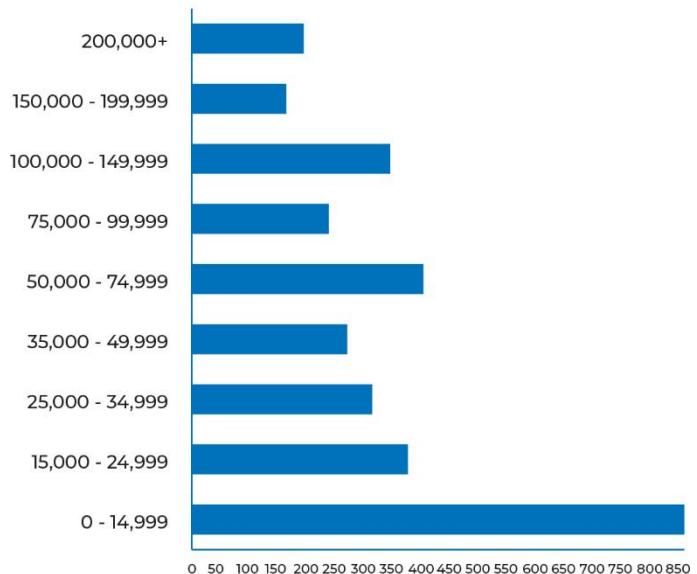
Per Capita Income



**\$11,560**

Median Net Worth

## 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

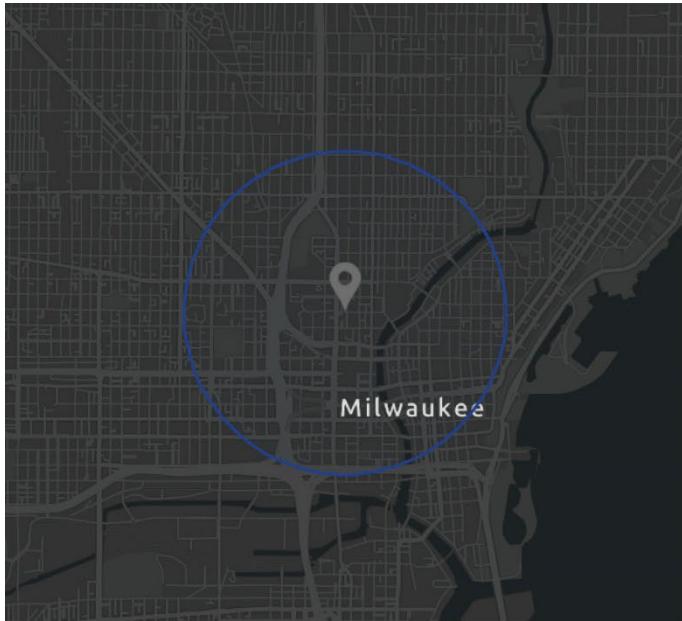
**31.2%**

Some  
College

**35.1%**

Bachelor's/  
Grad/Prof  
Degree

# DEMOGRAPHICS – 1 MILES



## KEY FACTS

**29.3**

Median Age

**33,599**

Population

**17,282**

Households

**\$45,355**

Median Disposable Income

## INCOME



**\$54,770**

Median Household Income



**\$44,911**

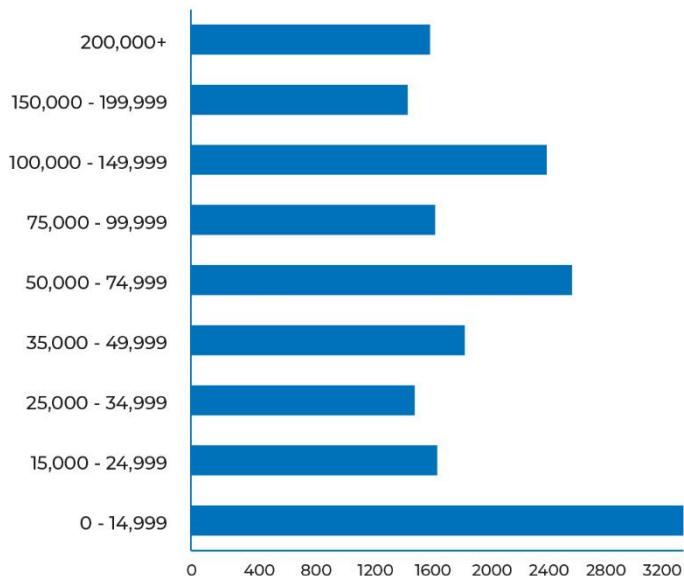
Per Capita Income



**\$14,868**

Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



**79.4%** White Collar

**3.5%**

Unemployment  
Rate



**9.3%** Blue Collar



**14.8%** Services

## EDUCATION



**5.8%**  
No High  
School  
Diploma



**17.7%**  
High  
School  
Graduate

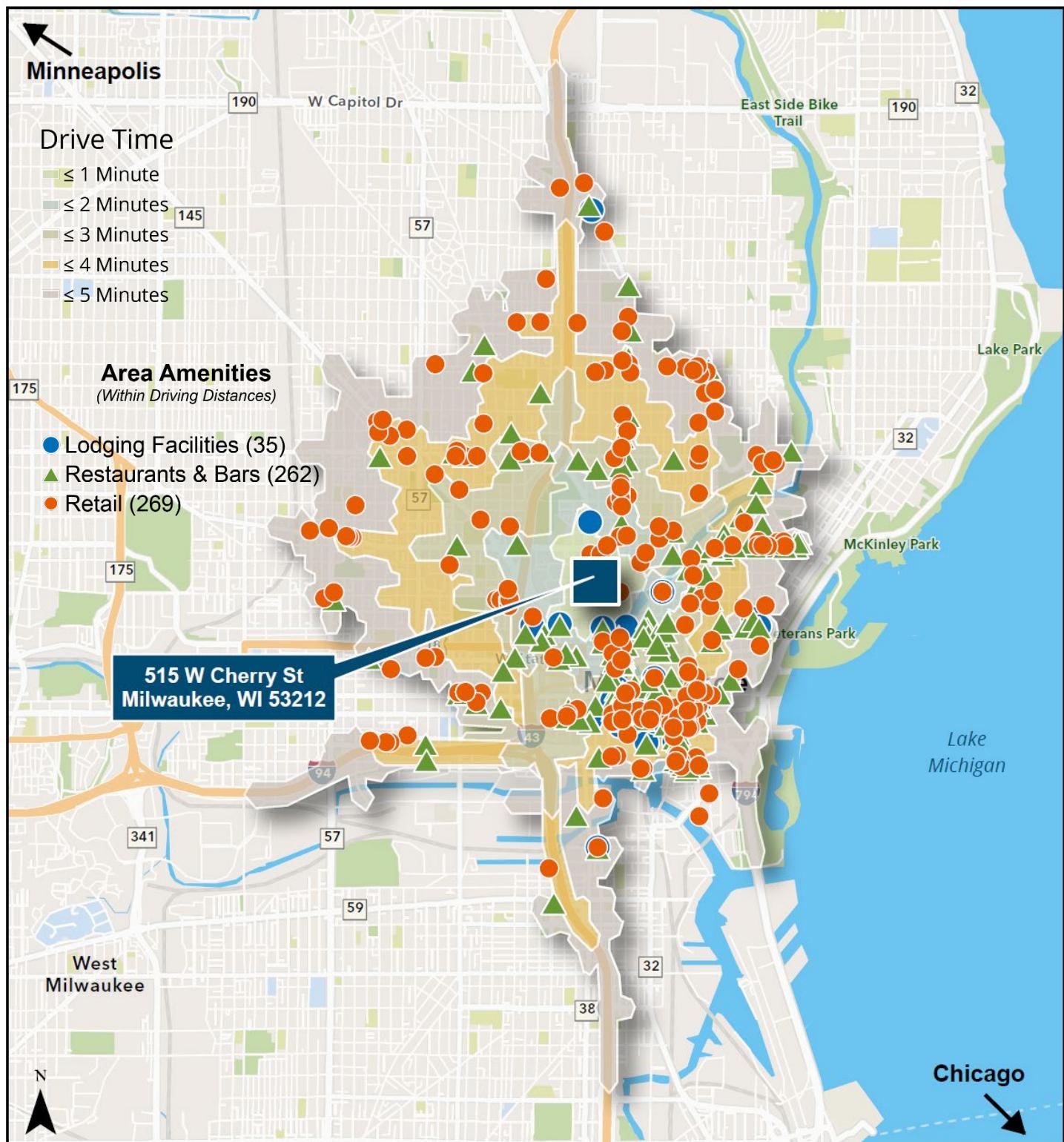


**23.4%**  
Some  
College

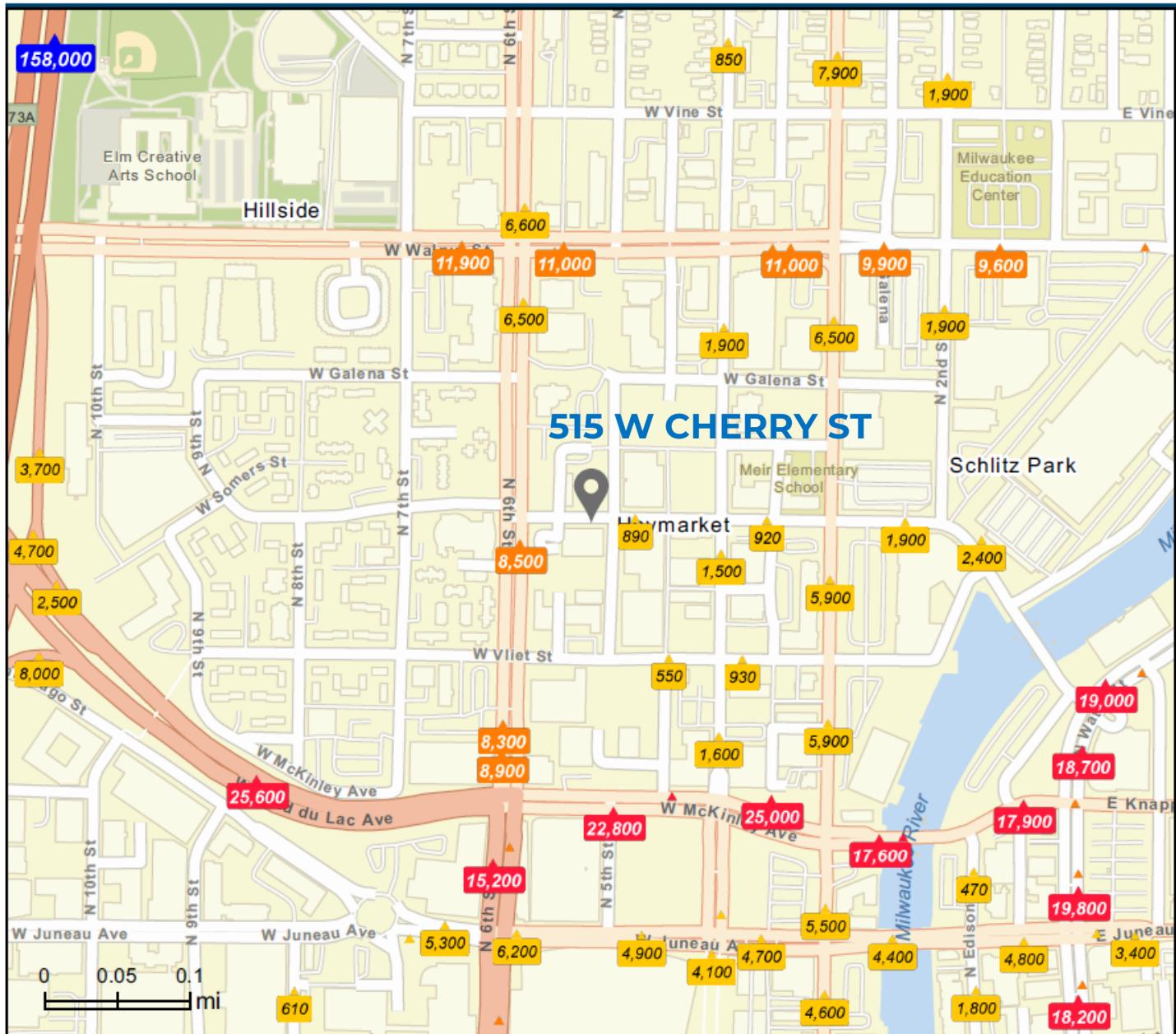


**53.0%**  
Bachelor's/  
Grad/Prof  
Degree

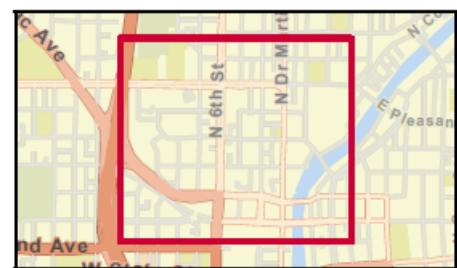
# PROXIMITY (DRIVE TIME) ANALYSIS



# 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.