



# West Allis Commercial Center

**2005 S. 54TH STREET  
WEST ALLIS, WISCONSIN**

## Building Size

±156,159 SF

## Available Space

±2,500 SF - Unit 5  
±2,500 SF - Unit 9  
±5,000 SF - Units 13-14  
±2,500 SF - Unit 16  
±5,000 SF - Units 18-19  
±2,500 SF - Unit 27  
±10,000 SF - Unit 29  
±14,156 SF - Unit 30  
±2,500 SF - Unit 34

## Parcel Size

±6.718 Acres

## Lease Rate

\$1,995/Month, Modified Gross - (2,500 SF Units)  
\$3,990/Month, Modified Gross - (5,000 SF Units)  
\$7,980/Month, Modified Gross - Unit 29  
\$11,301/Month, Modified Gross - Unit 30

## Property Highlights

- Centralized Location with Access to I-94 via Miller Park Way.
- Professionally Owned & Managed.
- Each unit is fully demised with dedicated loading and restroom.

*For information, please contact:*

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# STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

**Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.**

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

## 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. A 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 within 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 (see “Definition of Material Adverse Facts” below).
- 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 of other parties (see “Confidentiality Notice To Customers” below).
- 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 property inspection, contact an attorney, tax advisor, or property 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 or its Agents in confidence, or any information obtained by the Firm or 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 Wis. Stat. §452.01 (5g) (see “definition of material adverse facts” below).
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 or its Agents by other means. At a later time, you may also provide the Firm or 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://www.doc.wi.gov/> or by phone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

**2005 S. 54TH STREET, WEST ALLIS, WI**

## **BUILDING FEATURES**

### **Construction**

Concrete Block

### **Year Built**

1906, 1940, 1962, 1964 & 1987

### **Sprinkler**

Yes

### **Power**

TBV By Tenant

### **Zoning**

M-1 Manufacturing District

### **Parking**

Ample

### **Utilities**

Municipal Sewer & Water

## **UNIT 5 FEATURES (2090 S. 55TH STREET)**

### **Size**

±2,500 SF

### **Office SF**

±450 SF

### **Warehouse SF**

±2,050 SF

### **Ceiling Height**

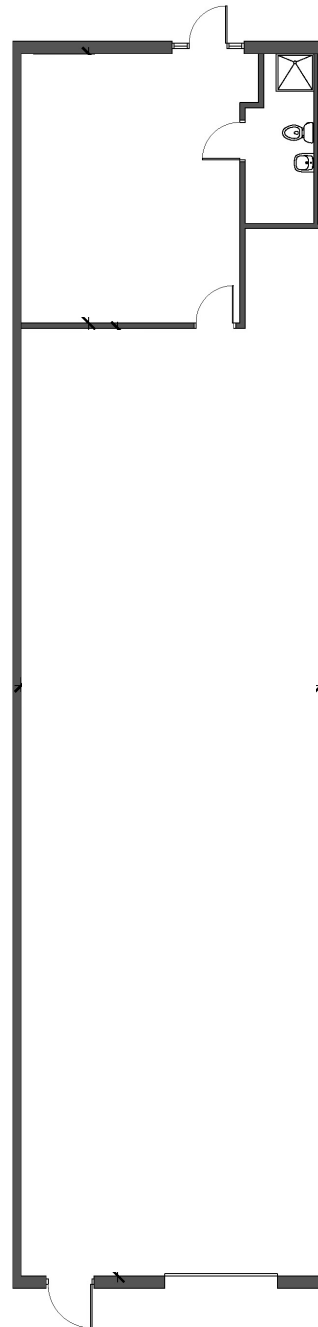
±16'

### **Drive-Ins**

One (1) - 8'x10'

### **Notes**

Slop Sink in Warehouse and Shower  
in Restroom



**UNIT 5  
FLOOR PLAN**



2005 S. 54TH STREET, WEST ALLIS, WI

**UNIT 9 FEATURES**  
**(2076 S. 55TH STREET)**

**Size**

±2,500 SF

**Office SF**

BTS

**Warehouse SF**

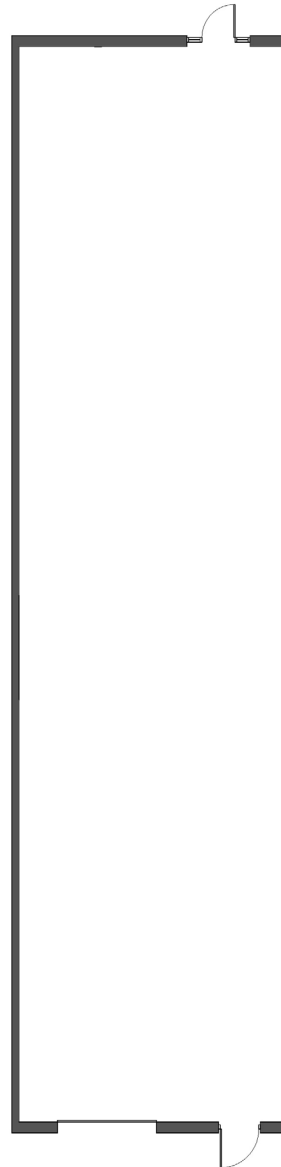
±2,500 SF

**Ceiling Height**

±13.5'

**Drive-Ins**

One (1) - ±8'x8'



UNIT 9  
FLOOR PLAN



2005 S. 54TH STREET, WEST ALLIS, WI

UNIT 13-14 FEATURES  
(2060-64 S. 55TH STREET)

Size

±5,000 SF

Office SF

±400 SF

Warehouse SF

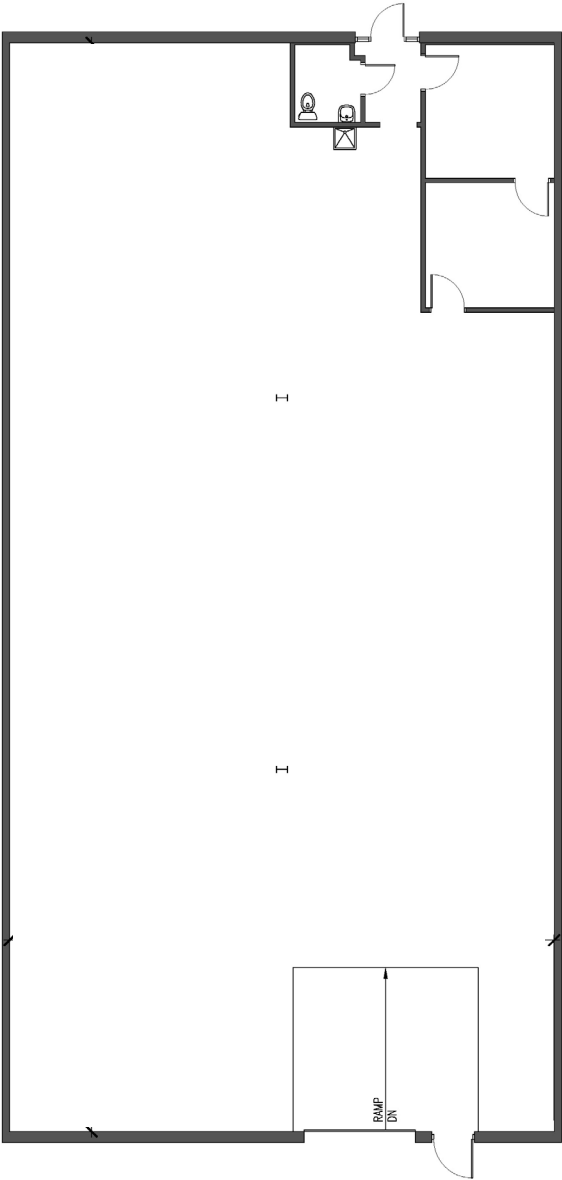
±4,600 SF

Ceiling Height

±11' - 14'

Drive-Ins

One (1) - ±10'x10'



UNIT 13 & 14  
FLOOR PLAN



NORTH

2005 S. 54TH STREET, WEST ALLIS, WI

**UNIT 16 FEATURES**  
**(2052 S. 55TH STREET)**

**Size**

±2,500 SF

**Office SF**

±400 SF

**Warehouse SF**

±2,100 SF

**Ceiling Height**

±13.5'

**Drive-Ins**

One (1) - ±8'x8'



UNIT 16  
FLOOR PLAN



2005 S. 54TH STREET, WEST ALLIS, WI

UNITS 18-19 FEATURES  
(2042-44 S. 55TH STREET)

Size

±5,000 SF

Office SF

±1,600 SF

Warehouse SF

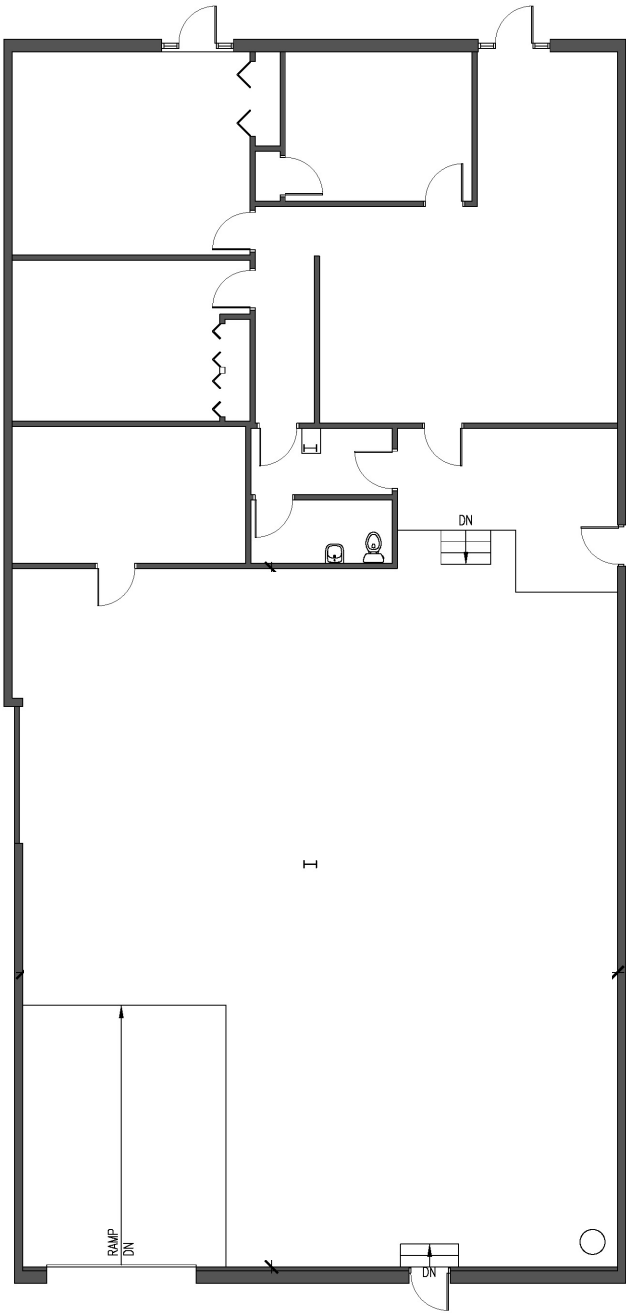
±3,400 SF

Ceiling Height

±13.5'

Drive-Ins

One (1) - 10'x12'



UNIT 18 & 19  
FLOOR PLAN



2005 S. 54TH STREET, WEST ALLIS, WI

**UNIT 27 FEATURES**  
**(2016 S. 55TH STREET)**

**Size**

±2,500 SF

**Office SF**

±300 SF

**Warehouse SF**

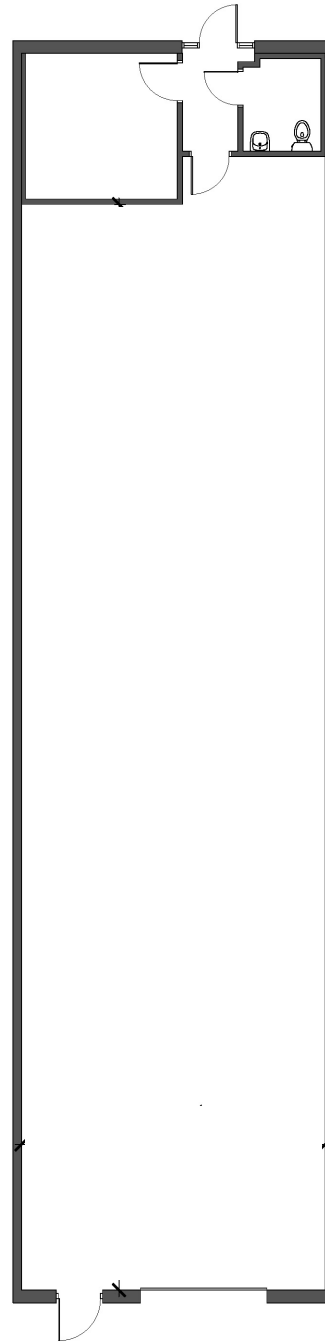
±2,200 SF

**Ceiling Height**

±13.5'

**Drive-Ins**

One (1) - ±10'x10'



UNIT 27  
FLOOR PLAN



NORTH



2005 S. 54TH STREET, WEST ALLIS, WI

UNIT 29 FEATURES  
(2006 S. 55TH STREET)

Size

±10,000 SF

Office SF

±3,260 SF

Warehouse SF

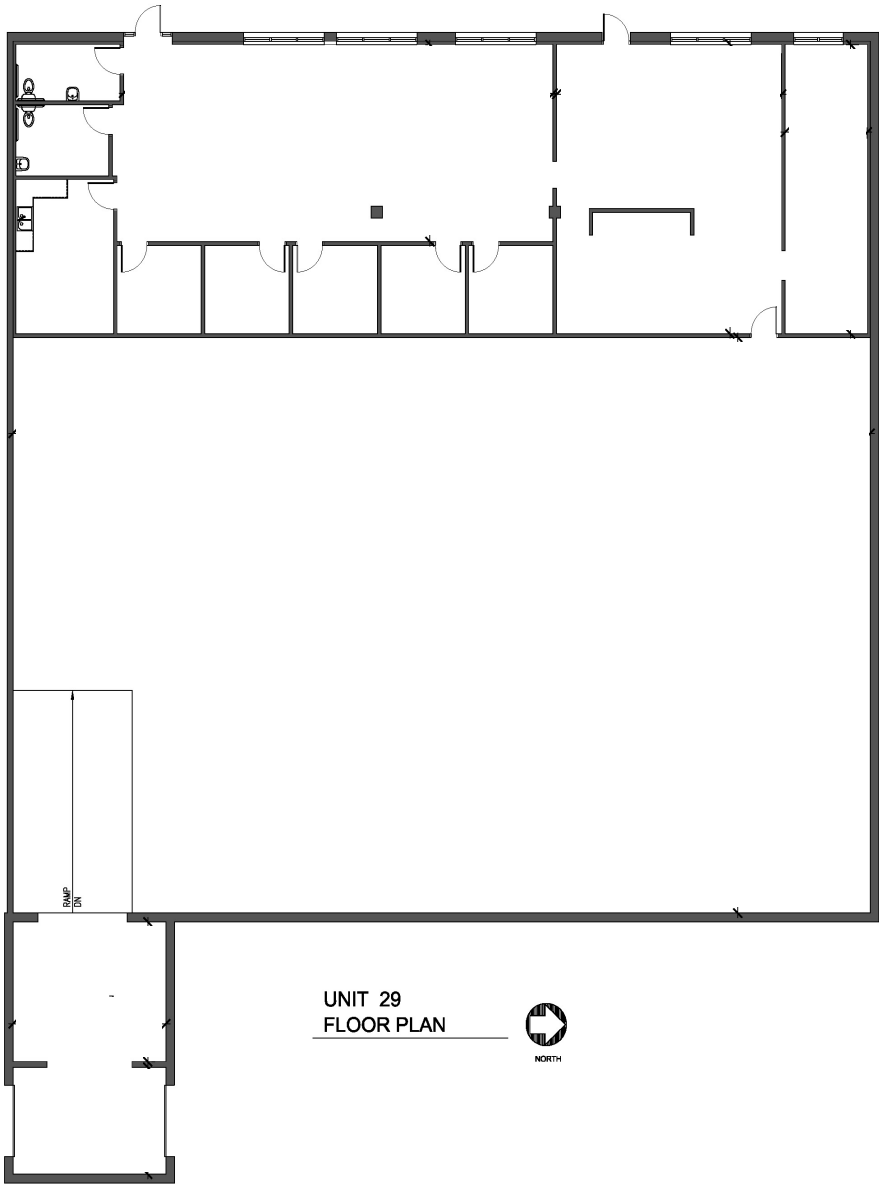
±6,740 SF

Ceiling Height

±13.5'

Docks

One (1) Shared - ±8'x9'



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UNIT 30 FEATURES  
(2005 S. 54TH STREET)

Size

±14,156 SF

Office SF

±500 SF

Warehouse SF

±13,656 SF

Ceiling Height

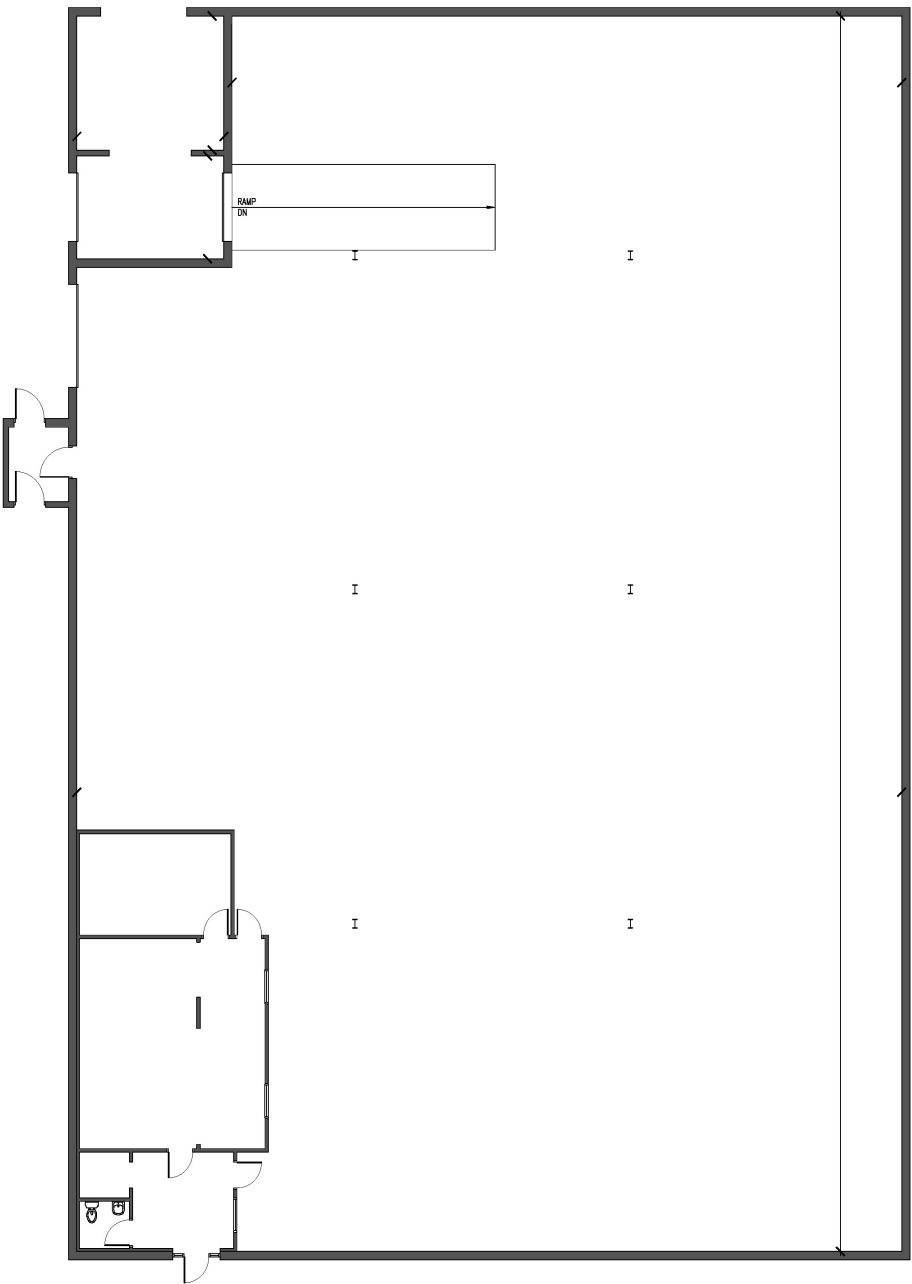
±13.5'

Docks

One (1) Shared - ±8'x9'

Drive-Ins

One (1) - ±10'x10'



UNIT 30  
FLOOR PLAN



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UNIT 34 FEATURES  
(2025 S. 54TH STREET)

Size

±2,500 SF

Office SF

±500 SF

Warehouse SF

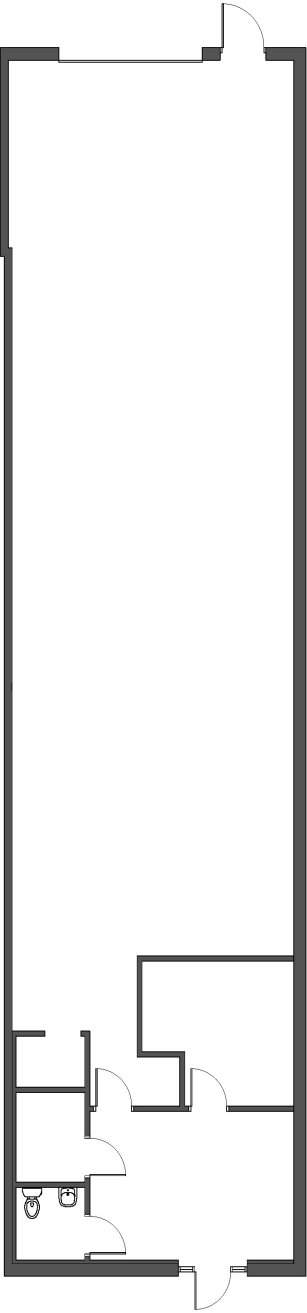
±2,000 SF

Ceiling Height

±13.5'

Drive-Ins

One (1) - ±10'x10'



UNIT 34  
FLOOR PLAN



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## CONTACT

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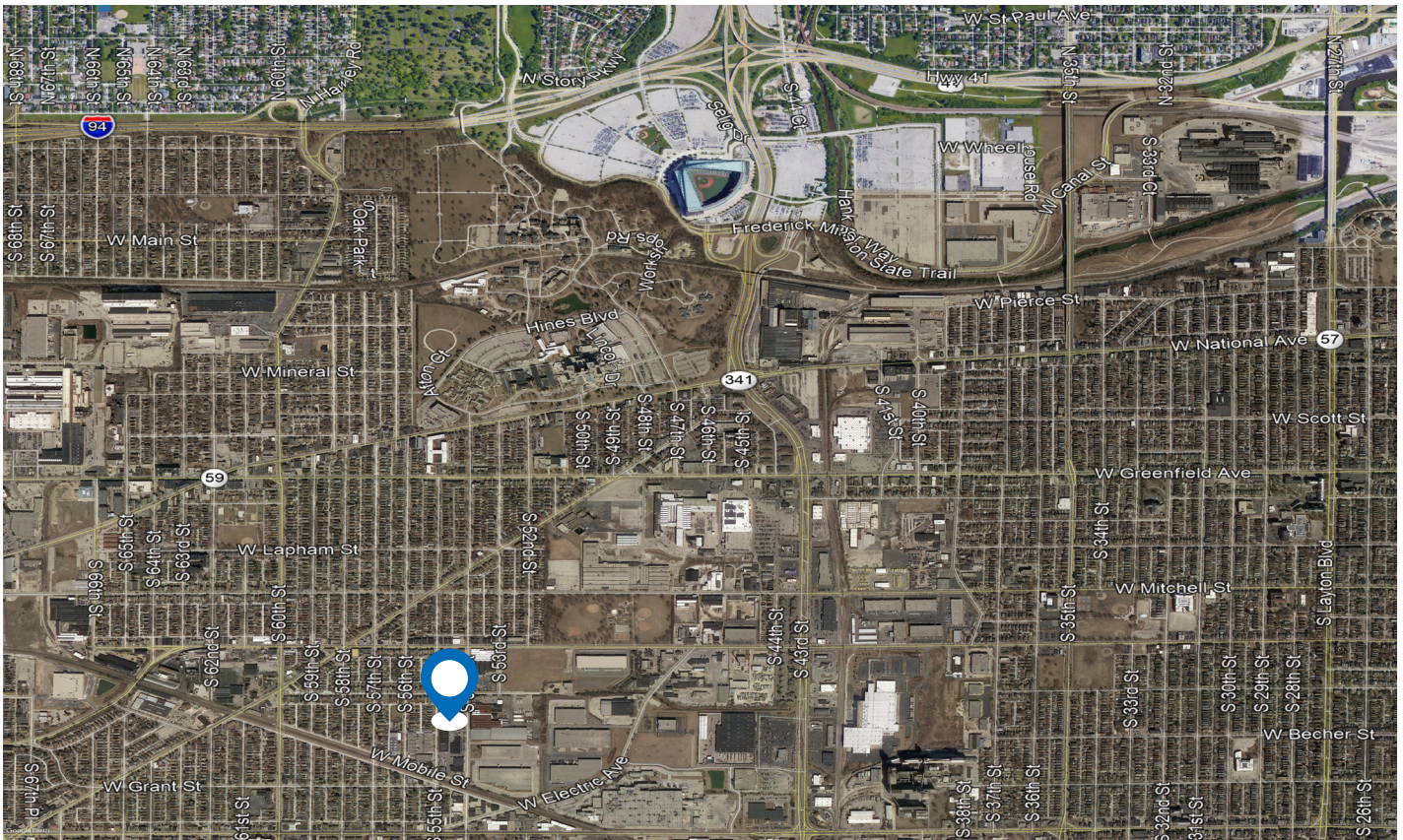
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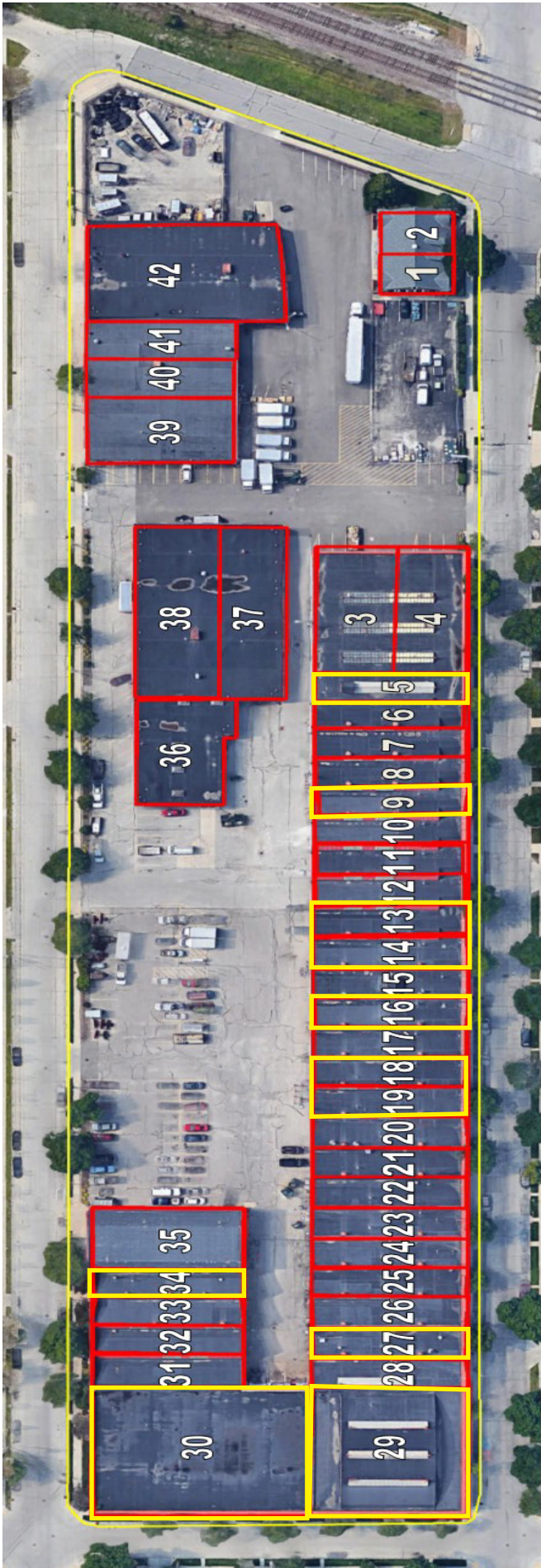
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