

VALUE-ADD INVESTMENT OPPORTUNITY



OFFERING MEMORANDUM

Value-Add Light Manufacturing or Warehouse Building Available

7909-7933 N 73rd Street - Milwaukee, WI 53223

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PROPERTY OVERVIEW

Address	7909-7933 N 73rd Street Milwaukee, WI 53223
Building Size	+/- 33,139 SF
Lot Size	2 Acres
Parcel Number	082-9995-122
Tenancy	Multi
Occupancy	35%
Year Built	1970
Loading	(1) Dock Door (4) Drive-In Doors
Zoning	IL1 - Industrial
Clear Height	12' - 15'
Power	TBV
2024 Taxes	\$32,138 (\$0.97 / SF)

This 33,139 SF multi-tenant industrial building in Milwaukee, WI presents a compelling value-add opportunity for private investors or regional owner-operators. Situated on 2 acres and zoned IL1, the property features 12' - 15' clear heights, one dock door, and four drive-in doors, offering flexible functionality for a wide range of light-industrial and service-oriented users.

With under-performing physical and operational conditions, the asset is primed for repositioning through targeted capital improvements and strategic re-tenanting. Its manageable scale and multi-tenant layout allow for staggered lease-up strategies and income diversification, making it an ideal candidate for investors seeking yield through active asset management.



33,139 SF
Building Size



2.0 Acres
Total Lot Size



\$1,600,000
Asking Price

Investment Highlights:

- Value-Add Potential:** Under-performing physical and operational condition offers upside through targeted improvements including parking lot resurfacing, siding upgrades, landscaping, and suite reconfiguration
- Flexible Zoning (IL1):** Accommodates a wide range of light-industrial, flex, and service-oriented users, broadening the tenant pool.
- Multi-Tenant Configuration**
- Repositioning Strategy:** Strategic re-tenanting and suite consolidation could attract stronger credit tenants or single-user occupancy at higher effective rents
- Utility Reconfiguration:** Installing individual or sub-metering may improve NOI and tenant accountability

PROPERTY OVERVIEW



AS-IS FLOOR PLAN



Common Area

SITE ACCESS



Hwy 181 @
W Bradley Rd
0.3 Miles
1 Minute



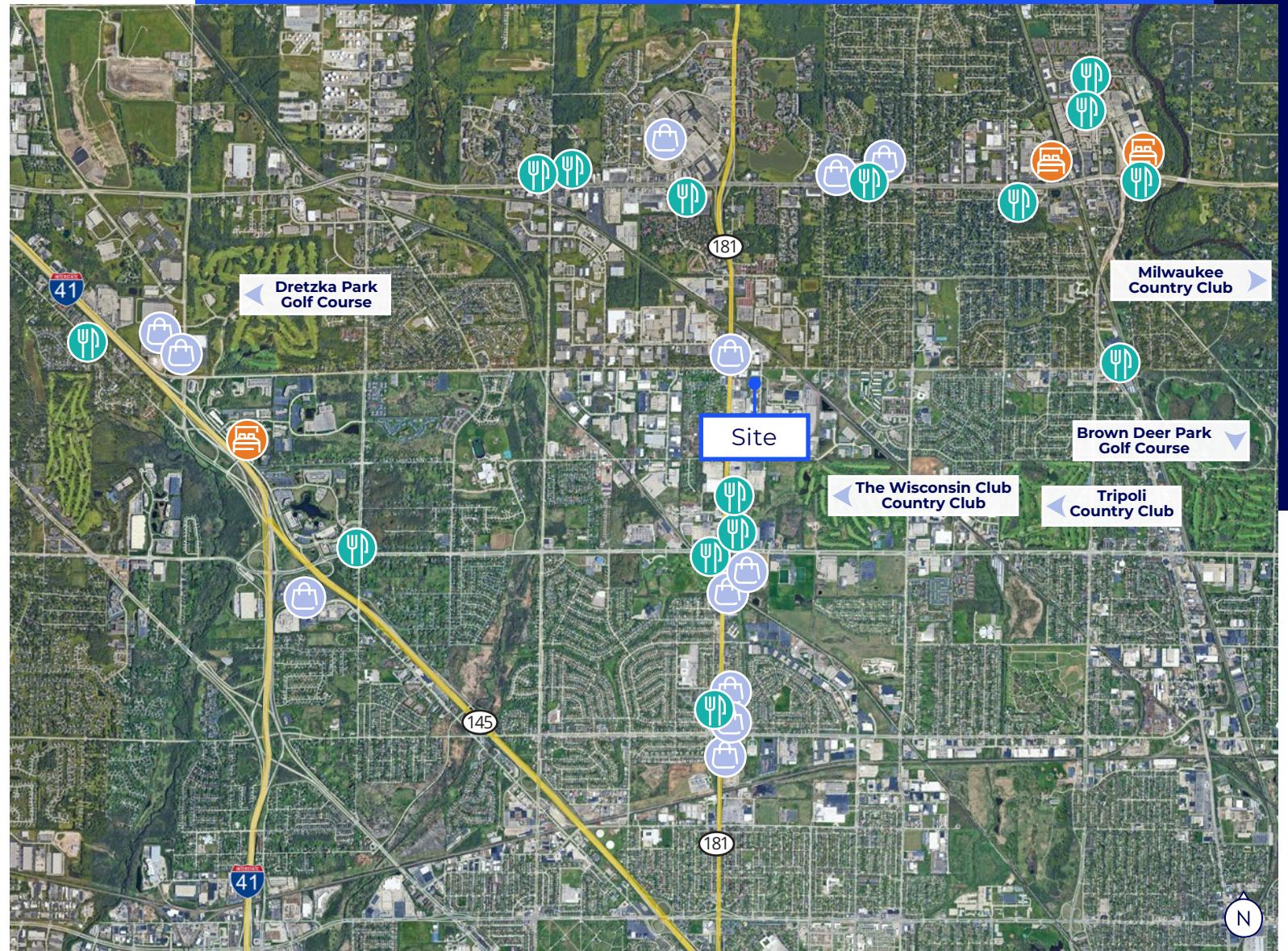
Hwy 141 Access
@ Hwy 181
1.3 Miles
3 Minutes



I-41 Access @
W Bradley Rd
3.5 Miles
8 Minutes



Hwy 145 @
W Bradley Rd
3.3 Miles
7 Minutes



Downtown Milwaukee
14.5 Miles | 22 Minutes



**Milwaukee Mitchell
International Airport**
20.0 Miles | 30 Minutes



Port of Milwaukee
16.7 Miles | 23 Minutes

For more information, contact:

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State of Wisconsin | Disclosure to Non-Residential Customers

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 intent 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/>

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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