

INDUSTRIAL FOR SALE & LEASE

6770 N 43RD ST, MILWAUKEE

6770 NORTH 43RD STREET, MILWAUKEE, WI 53209



FOR SALE & LEASE

KW COMMERCIAL MIDWEST | AMK

14665 Galaxie Ave Suite 350
Apple Valley, MN 55124

PRESENTED BY:

MATTHEW KLEIN, CCIM

Senior Director Investment Services

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20186454, Minnesota

Each Office Independently Owned and Operated

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OFFERING SUMMARY

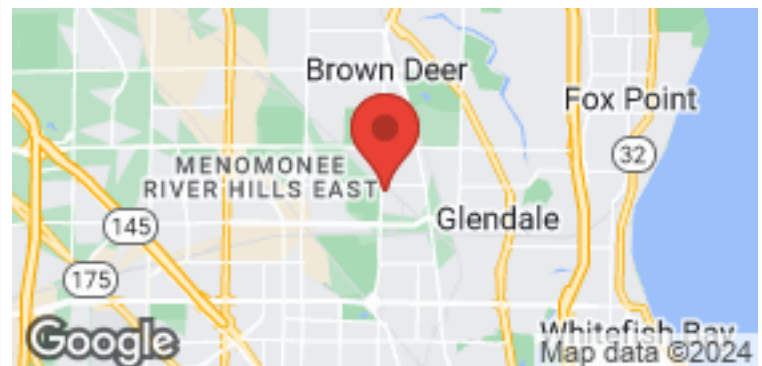
PRICE:	\$1,500,000
LEASE RATE:	Contact Broker
BUILDING SF:	51,566 (not including mezzanine)
WAREHOUSE SF:	44,496
OFFICE SF:	7,070
DOCK DOORS:	Three (3) w/Levelers
GRADE DOORS:	One (1) 14'
CLEAR HEIGHT:	11' - 18'
POWER:	600 amp/240/3-Phase
LOT SIZE:	2.09 Acres

PROPERTY OVERVIEW

Prime Manufacturing Facility for Sale and Lease. This property, zoned IL1-Light Industrial, has three (3) Dock Doors w/Levelers, one (1) 14' Overhead Door, 600 amp electrical service, and potential to add additional docks or overhead doors.

PROPERTY HIGHLIGHTS

- Three (3) Dock Doors w/Levelers
- One (1) 14' Overhead Door
- 11' - 18' Clear Height
- 600 amp/240/3-Phase
- 5,153 SF 2nd Floor Mezzanine
- Floor Drains in Warehouse
- Potential to Add Additional Overhead Doors

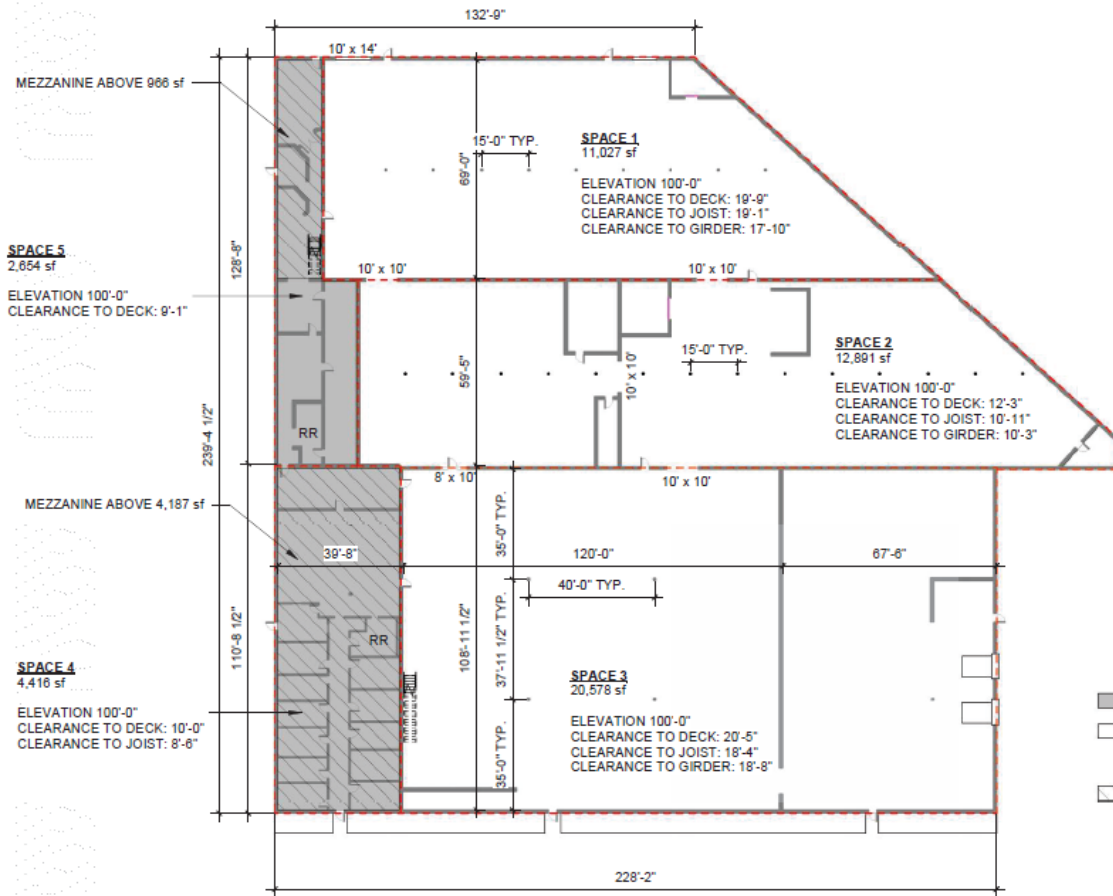


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SITE AND FLOOR PLAN

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AREA CALCULATIONS (GROSS SF)

1ST FLOOR OFFICE	7,070 sf
1ST FLOOR INDUSTRIAL	44,496 sf
SUBTOTAL	51,496 sf
MEZZANINE	5,153 sf
TOTAL	56,649 sf

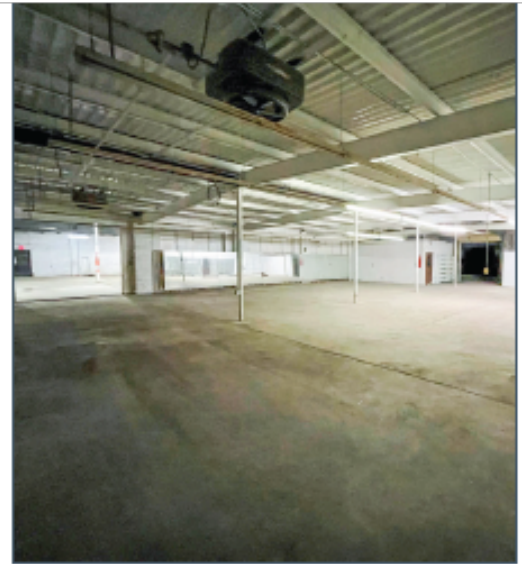


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PROPERTY PHOTOS

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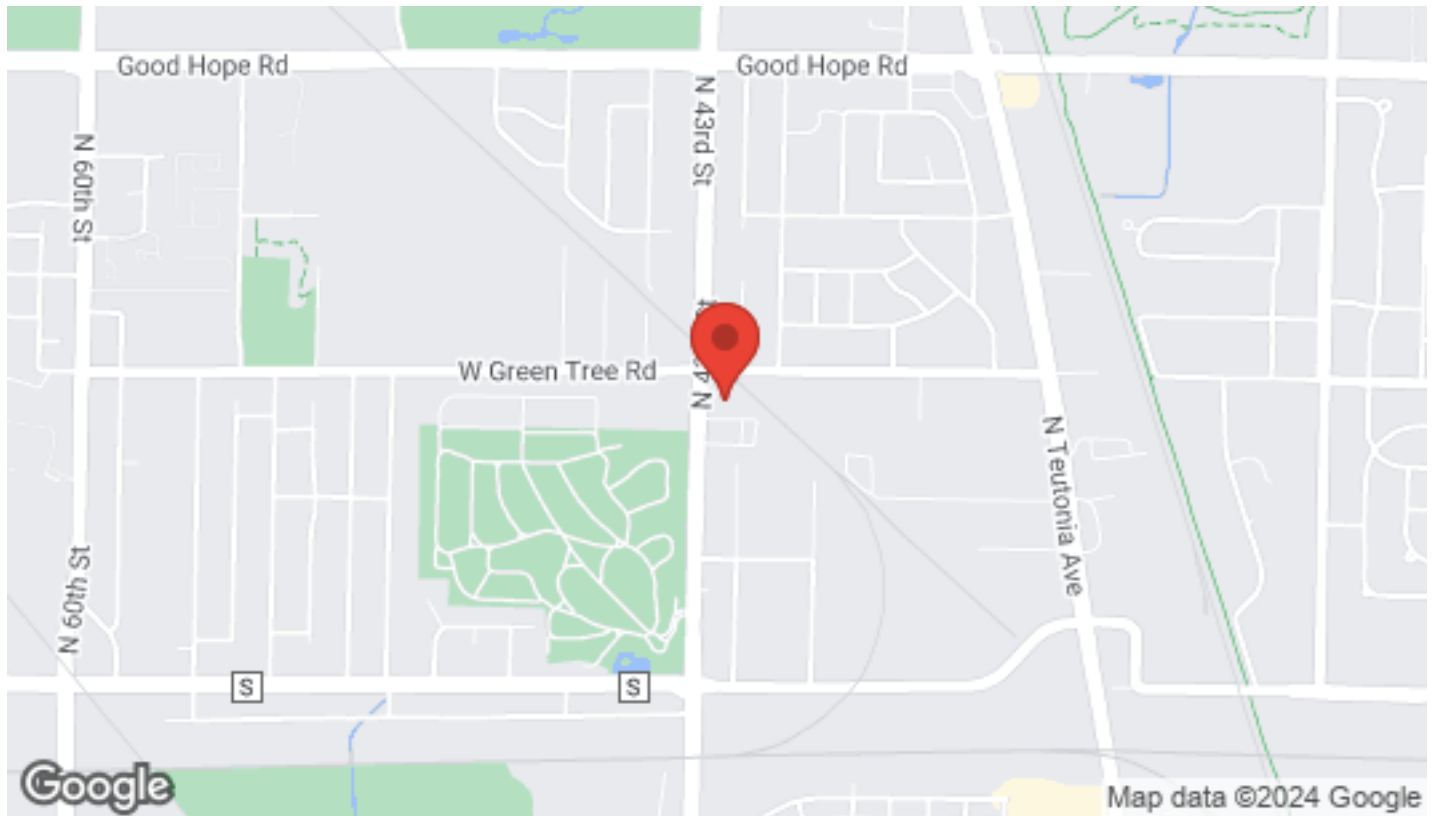
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LOCATION MAPS

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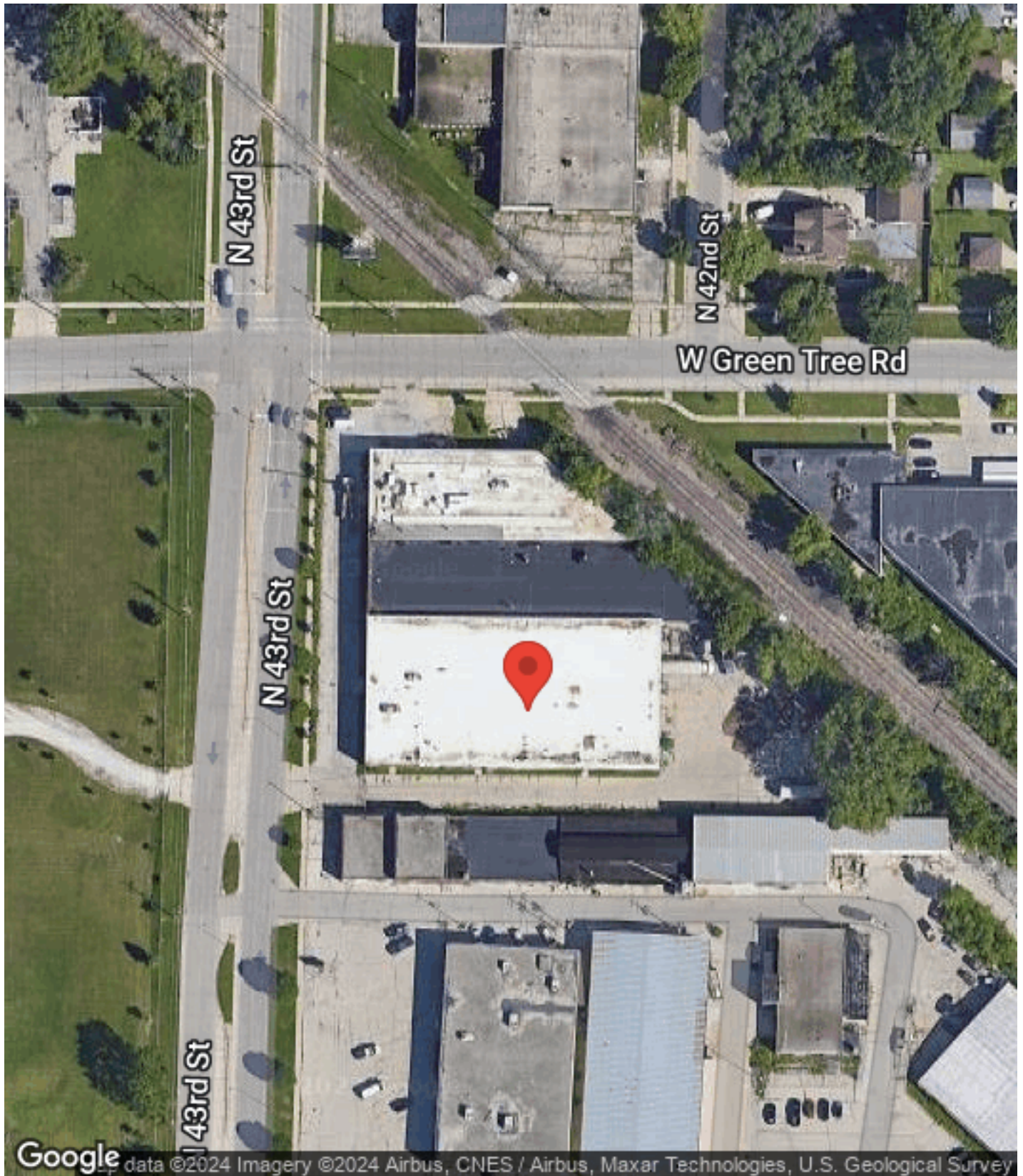


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AERIAL MAP

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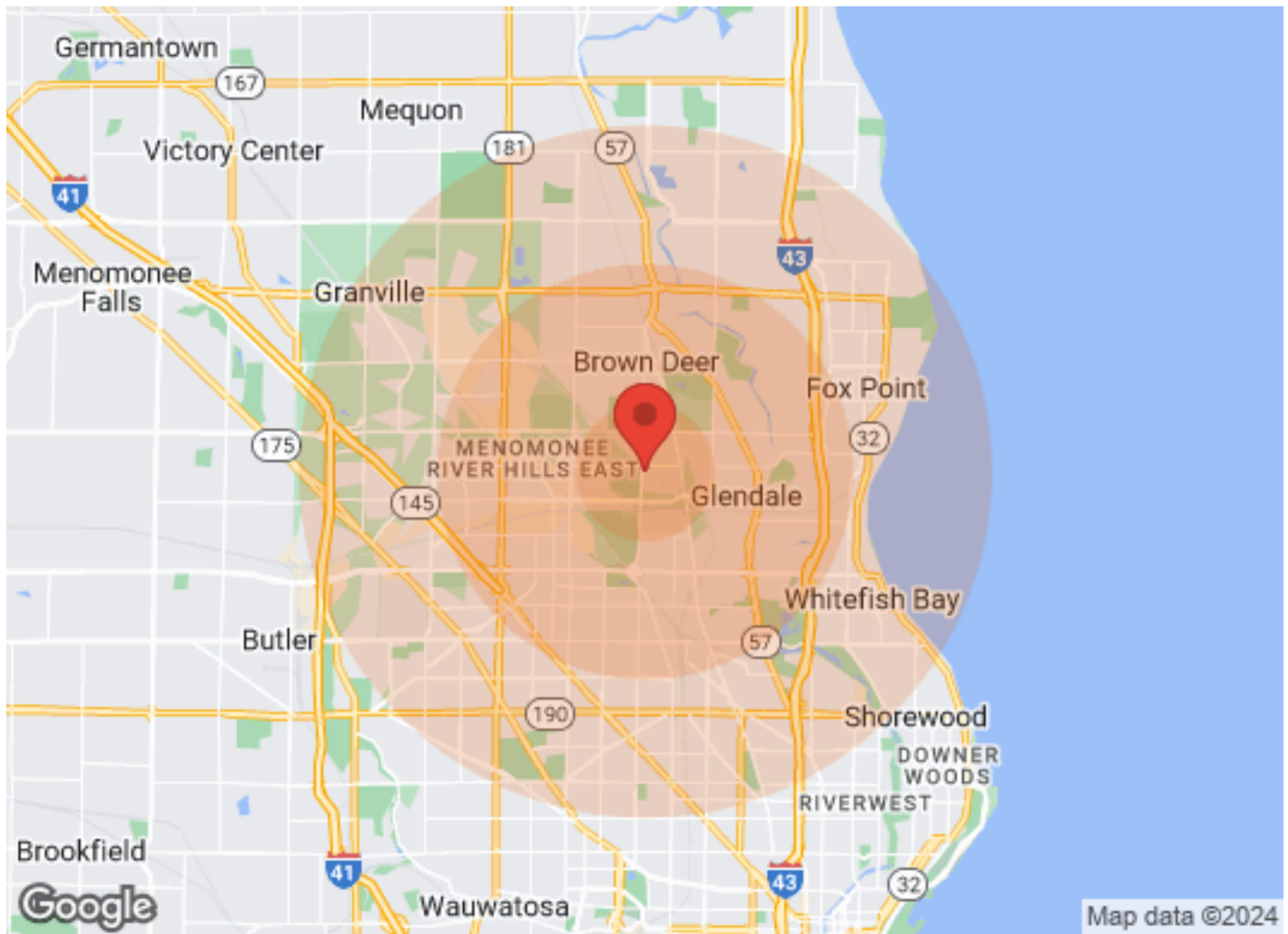
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,584	46,915	134,262	Median	\$35,239	\$37,228	\$37,553
Female	5,405	53,699	153,370	< \$15,000	853	6,445	19,420
Total Population	9,989	100,614	287,632	\$15,000-\$24,999	523	5,473	15,359
				\$25,000-\$34,999	475	5,191	14,636
Age				\$35,000-\$49,999	909	6,631	16,834
Ages 0-14	2,792	25,500	70,981	\$50,000-\$74,999	623	6,142	19,140
Ages 15-24	1,651	16,082	44,784	\$75,000-\$99,999	312	4,265	11,359
Ages 25-54	3,814	36,119	105,443	\$100,000-\$149,999	144	2,589	8,932
Ages 55-64	915	10,455	30,507	\$150,000-\$199,999	10	528	2,425
Ages 65+	817	12,458	35,917	> \$200,000	11	673	3,114
				Housing			
Race				Total Units	4,104	43,025	125,666
White	2,016	29,409	95,574	Occupied	3,869	39,664	114,509
Black	7,214	63,517	174,706	Owner Occupied	1,537	22,332	61,884
Am In/AK Nat	8	43	97	Renter Occupied	2,332	17,332	52,625
Hawaiian	N/A	9	18	Vacant	235	3,361	11,157
Hispanic	485	4,389	12,227				
Multi-Racial	936	6,078	17,532				

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DISCLAIMER

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