

MANUFACTURING FACILITY

6770 NORTH 43RD STREET, MILWAUKEE, WI 53209

INDUSTRIAL FOR
SALE OR LEASE



FOR SALE & LEASE



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

MATTHEW KLEIN, CCIM
Senior Vice President, Principal
(612) 382-3403
mklein@suntide.com
20186454, Minnesota



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OFFERING SUMMARY

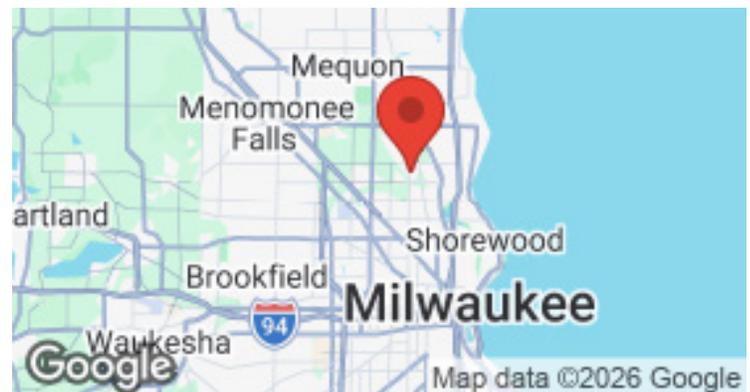
PRICE:	\$1,400,000
LEASE RATE:	Contact Broker
BUILDING SF:	51,566 (not including mezzanine)
WAREHOUSE SF:	44,496
OFFICE SF:	7,070
DOCK DOORS:	Three (3) w/Levelers
GRADE DOORS:	One (1) 14'
CLEAR HEIGHT:	11' - 18'
POWER:	600 amp/240/3-Phase
LOT SIZE:	2.09 Acres

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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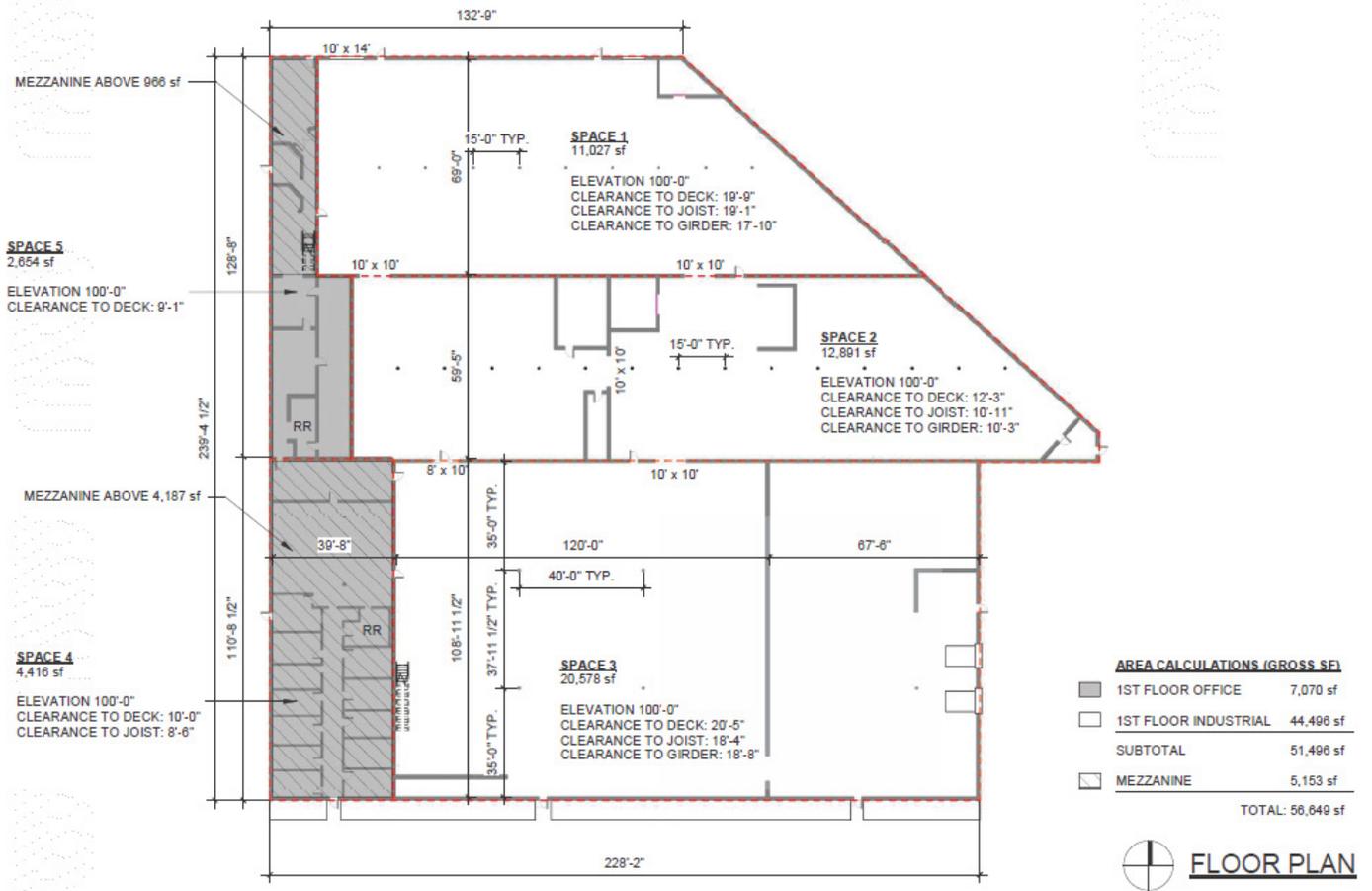
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SITE AND FLOOR PLAN

4033 WEST CUSTER AVENUE, MILWAUKEE, WI 53209

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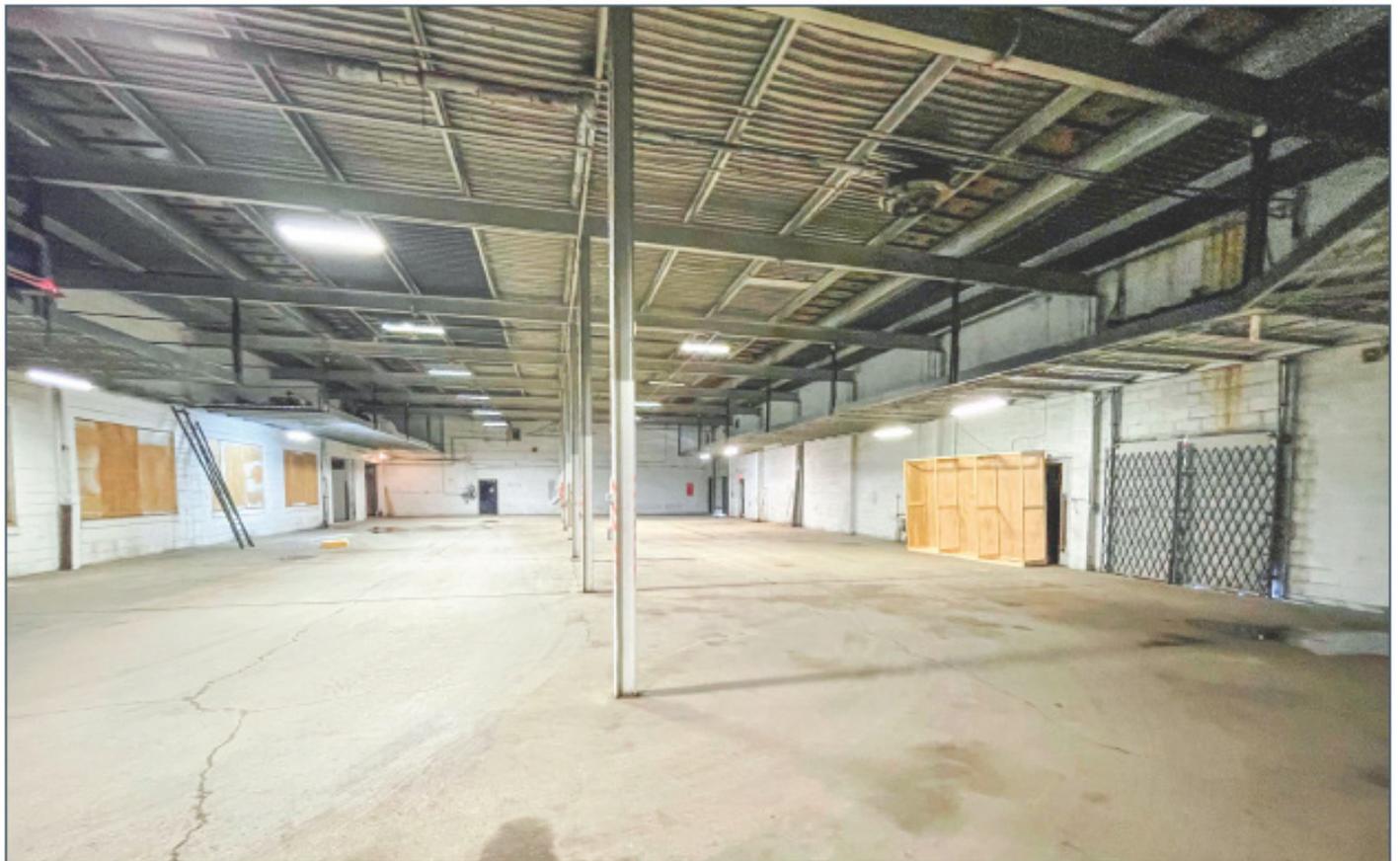
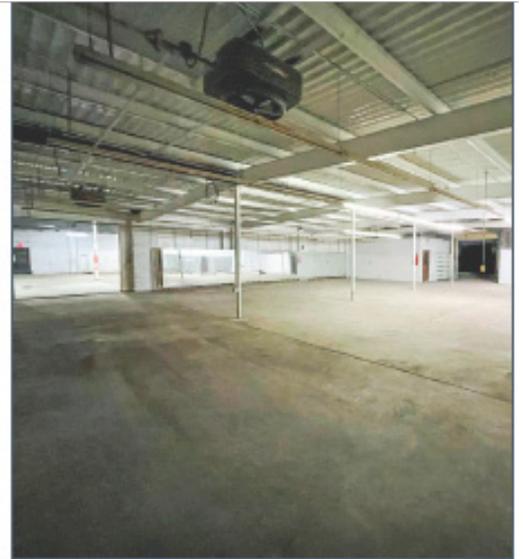
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PROPERTY PHOTOS

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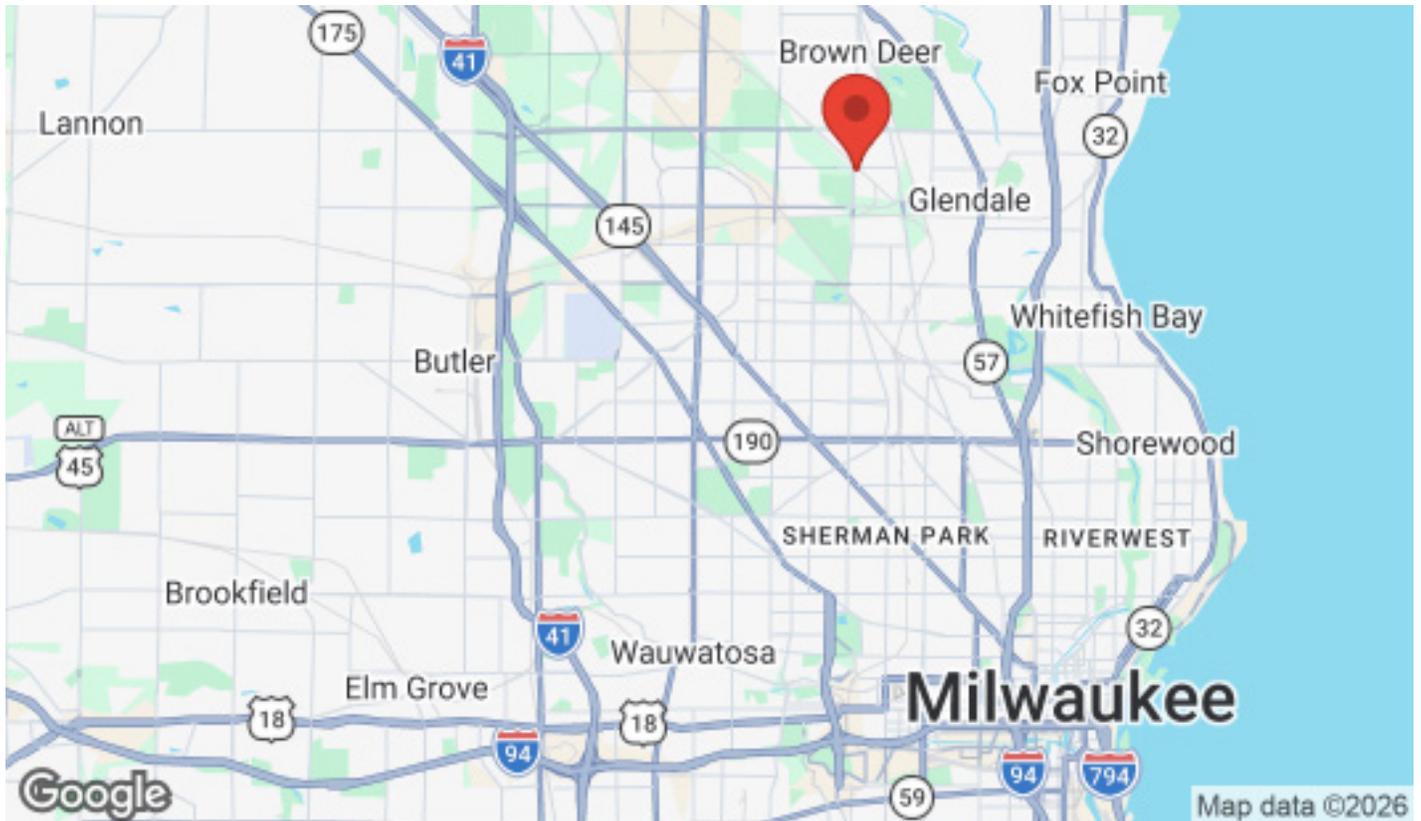
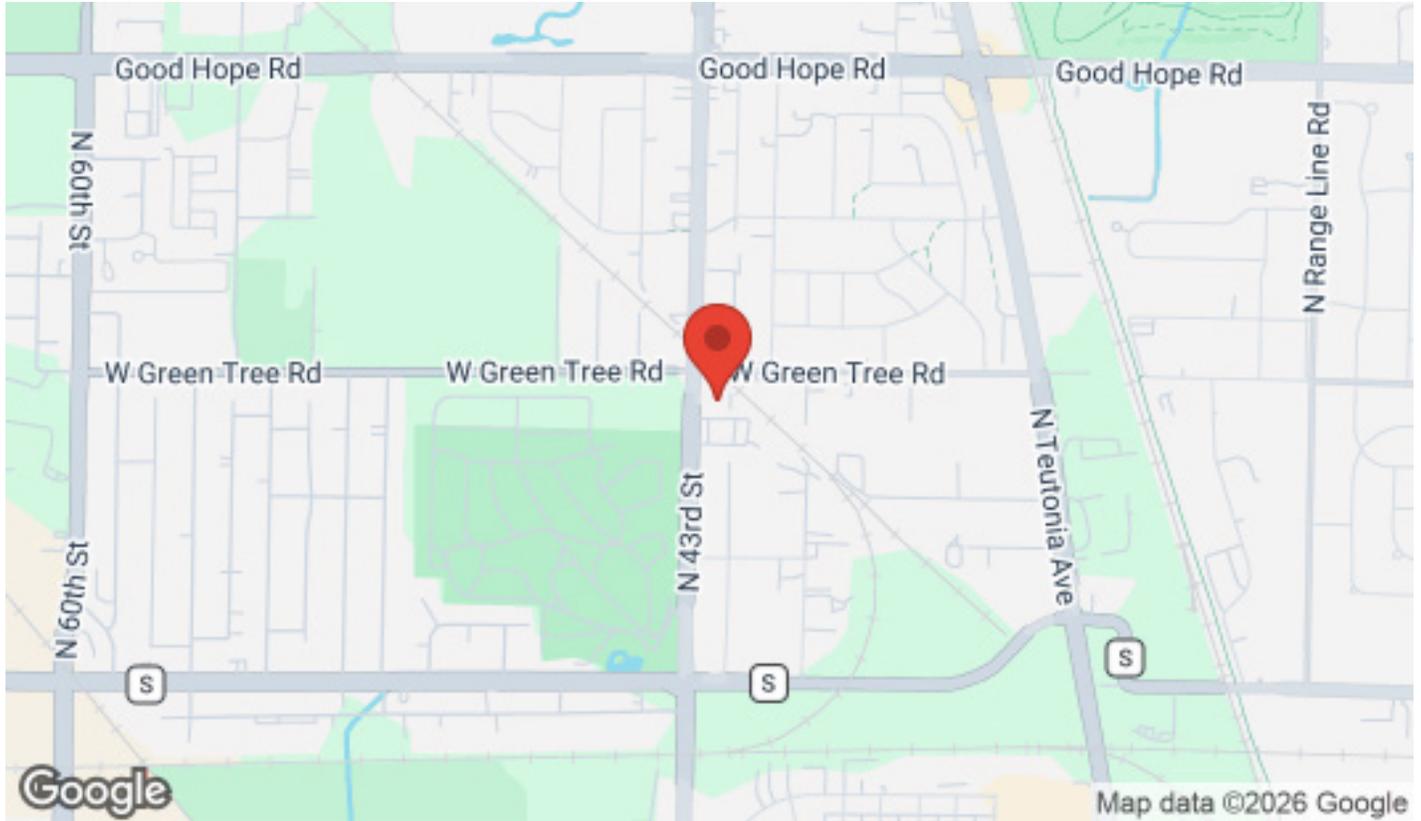
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LOCATION MAPS

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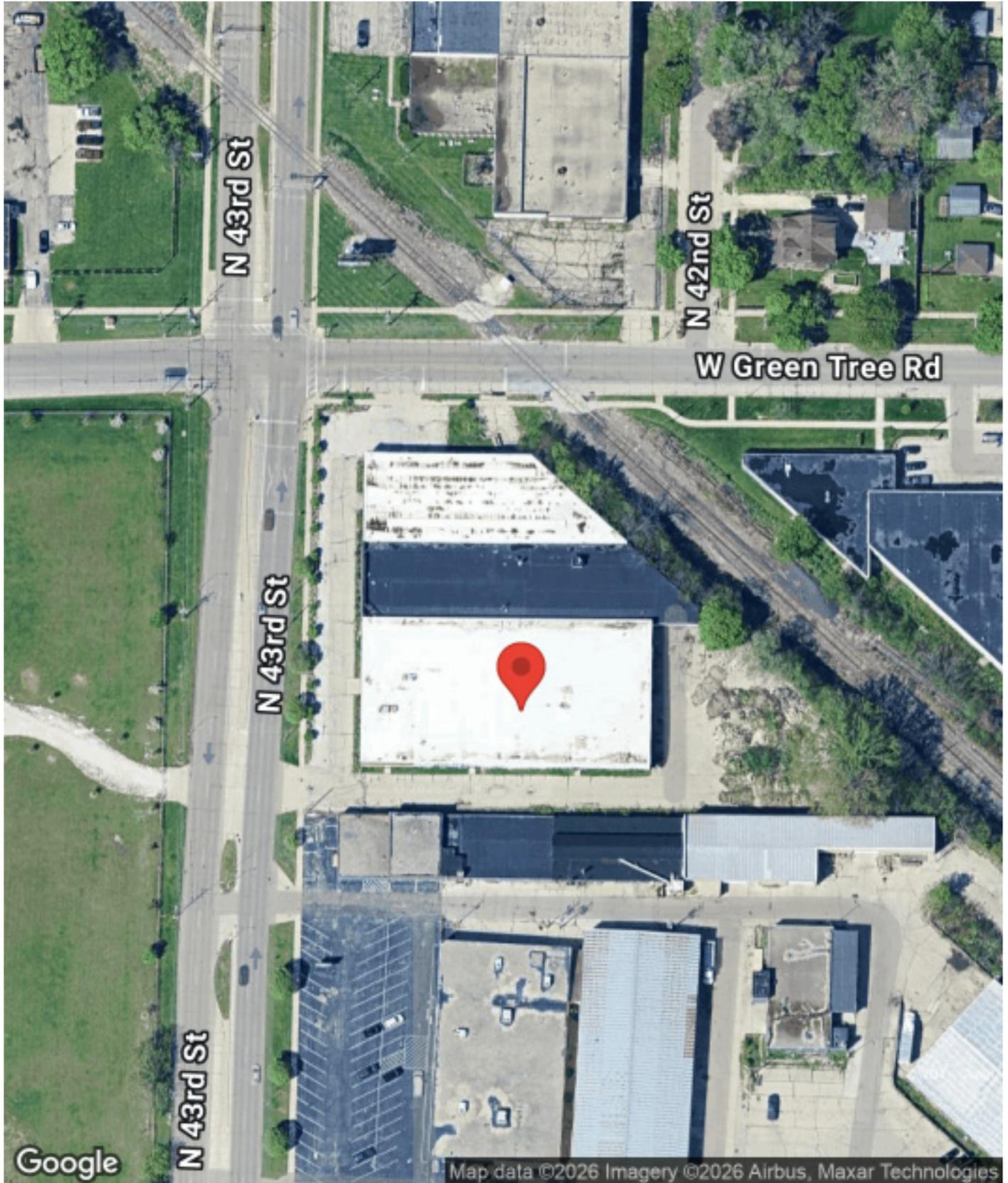
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AERIAL MAP

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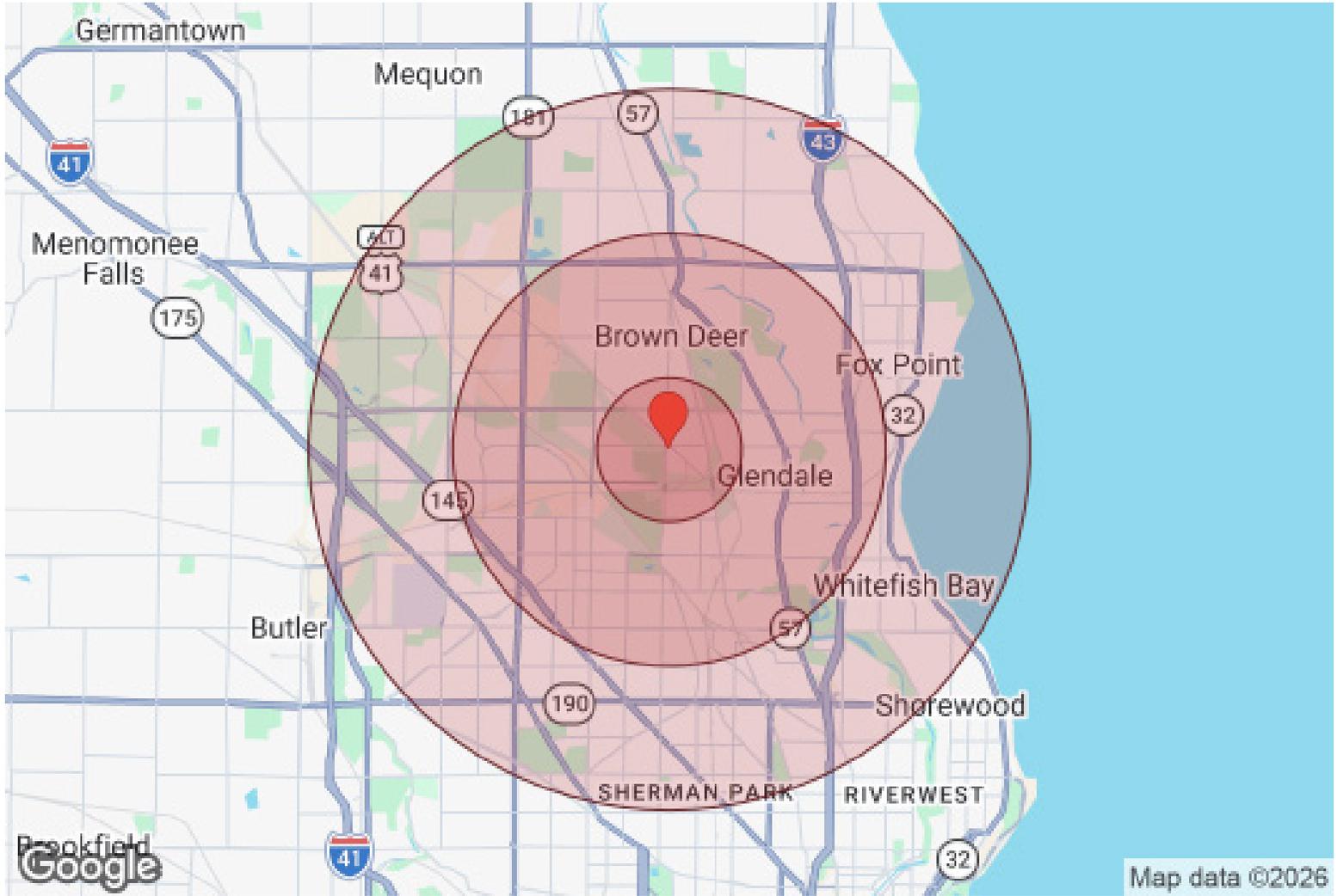
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,584	46,915	134,262
Female	5,405	53,699	153,370
Total Population	9,989	100,614	287,632

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,792	25,500	70,981
Ages 15-24	1,651	16,082	44,784
Ages 25-54	3,814	36,119	105,443
Ages 55-64	915	10,455	30,507
Ages 65+	817	12,458	35,917

Race	1 Mile	3 Miles	5 Miles
White	2,016	29,409	95,574
Black	7,214	63,517	174,706
Am In/AK Nat	8	43	97
Hawaiian	N/A	9	18
Hispanic	485	4,389	12,227
Multi-Racial	936	6,078	17,532

Income	1 Mile	3 Miles	5 Miles
Median	\$35,239	\$37,228	\$37,553
< \$15,000	853	6,445	19,420
\$15,000-\$24,999	523	5,473	15,359
\$25,000-\$34,999	475	5,191	14,636
\$35,000-\$49,999	909	6,631	16,834
\$50,000-\$74,999	623	6,142	19,140
\$75,000-\$99,999	312	4,265	11,359
\$100,000-\$149,999	144	2,589	8,932
\$150,000-\$199,999	10	528	2,425
> \$200,000	11	673	3,114

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,104	43,025	125,666
Occupied	3,869	39,664	114,509
Owner Occupied	1,537	22,332	61,884
Renter Occupied	2,332	17,332	52,625
Vacant	235	3,361	11,157



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DISCLAIMER

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