

# Industrial Property For Sale

9947 W Carmen Ave · Milwaukee, WI 53225



**Jerry Erdmann**

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# Overview

## BUILDING SPECIFICATIONS

<b>Address:</b>	9947 W Carmen Ave, Milwaukee, WI 53225
<b>Zoning:</b>	ILZ – Industrial Light Zoning
<b>Lot Size:</b>	1.965 AC
<b>Total Building:</b>	~39,400 SF (approximate)
<b>Office:</b>	2 Floors × 2,700 SF each = 5,400 SF
<b>Warehouse:</b>	18,000 SF   18' Clear Height
<b>Crane Bay:</b>	6,000 SF   21'6" Clear Height
<b>High Bay:</b>	10,000 SF   24' Clear Height
<b>Crane:</b>	5 Ton Overhead Crane
<b>Dock Doors:</b>	7 Dock High Doors
<b>Drive-In:</b>	5 Grade Level Drive-In Doors
<b>Yard:</b>	Fenced Yard
<b>Access:</b>	Easy Access to I-41 / HWY 45

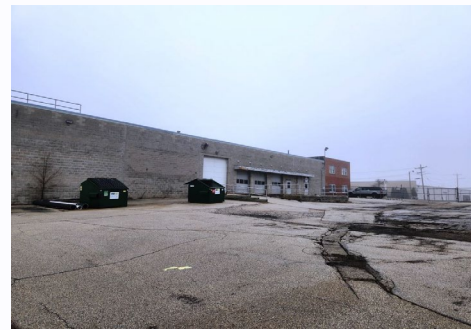
## IDEAL USES

- ▶ Light Manufacturing
- ▶ Distribution & Warehousing
- ▶ Service Industry
- ▶ Flex Industrial

**Asking Price:**  
**\$1,400,00.00**



# Exterior Photos



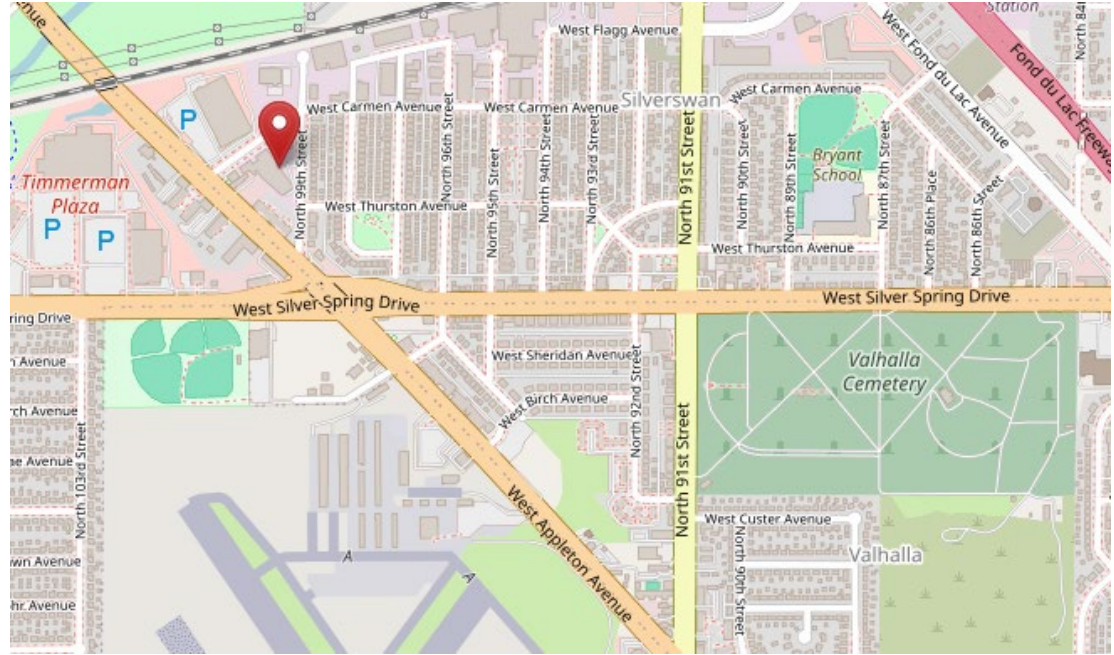
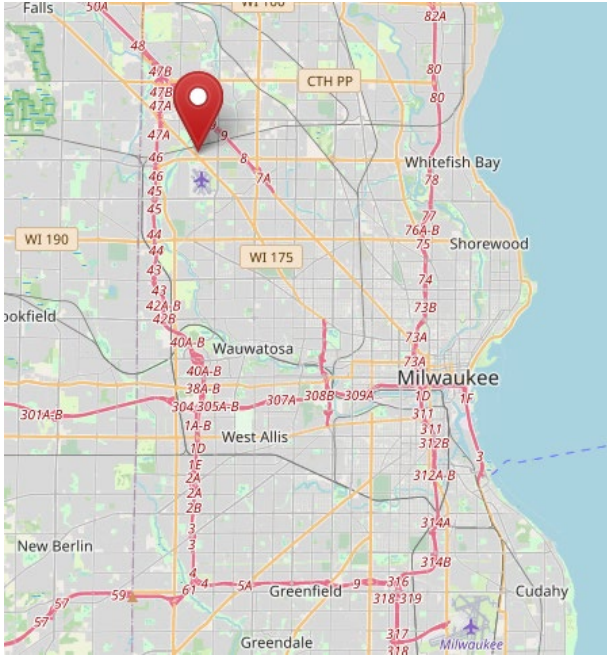
# Interior Photos – Warehouse



# Interior Photos – Office



# Location – Map



# 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:

**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. 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) 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.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) 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. 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.

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The following information is required to be disclosed by law: (1) Material Adverse Facts, as defined in Wis. Stat. § 452.01 (5g). (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.

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