

11300 W THEO TRECKER WAY

BEAR
Commercial



FOR LEASE

11300 W THEO TRECKER WAY
WEST ALLIS, WI 53214

BEAR GROUP
REAL ESTATE

PROPERTY INFORMATION

FOR LEASE

SITE INFORMATION

Up to +/- 20,000 SF Contiguous Available	5,148 SF
	4,787 SF
	10,028 SF
Lease Rate:	\$13.25/SF NNN
2023 Op Ex:	\$4.69/SF



PROPERTY HIGHLIGHTS

- Site is located 0.7 mi, 2 min from MKE Zoo Interchange and 1.7 mi, 3 min from I -41 on/off ramp @ I-94
- Site is located at the Zoo Interchange only 23 min from the General Mitchell Airport.



PROPERTY HIGHLIGHTS

SITE INFORMATION

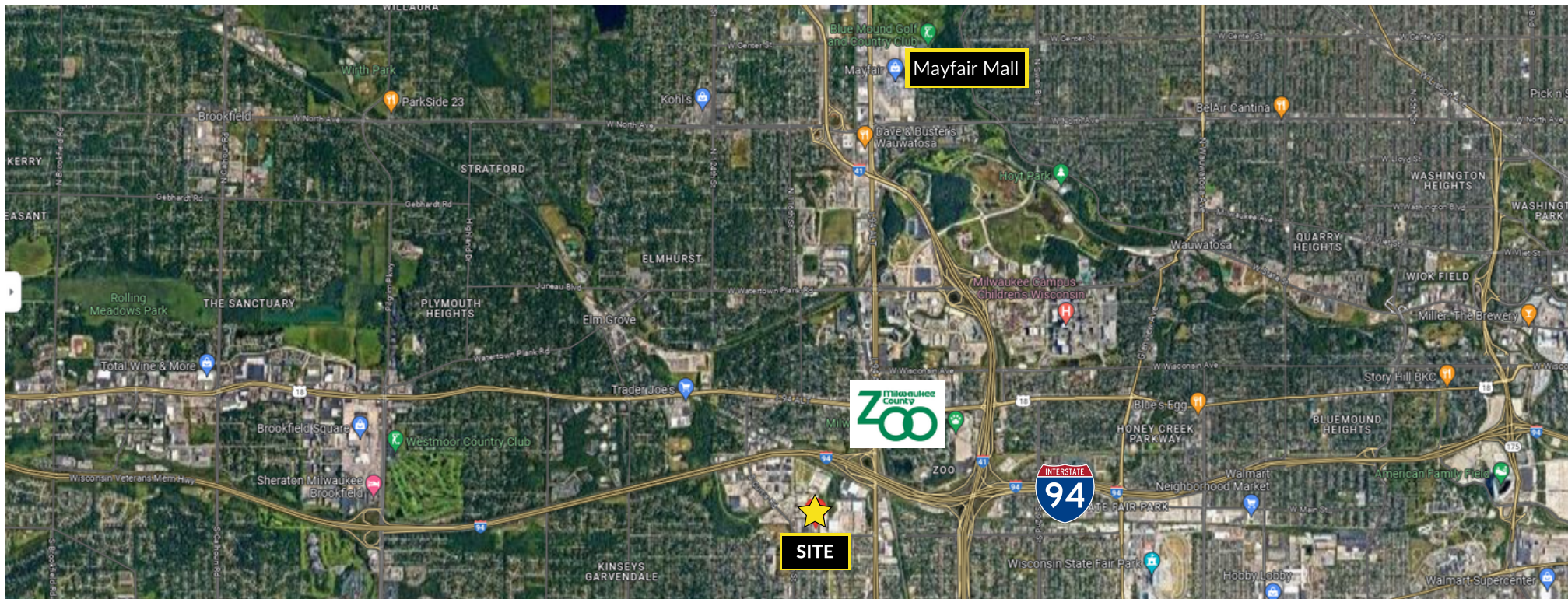
■ Building Size:	39,927 SF
■ Site Size:	3.17+/-AC
■ Year Built:	1986

■ Parking:	149 spaces on site
■ Zoning:	M1
■ Tax Key:	414-9992-011



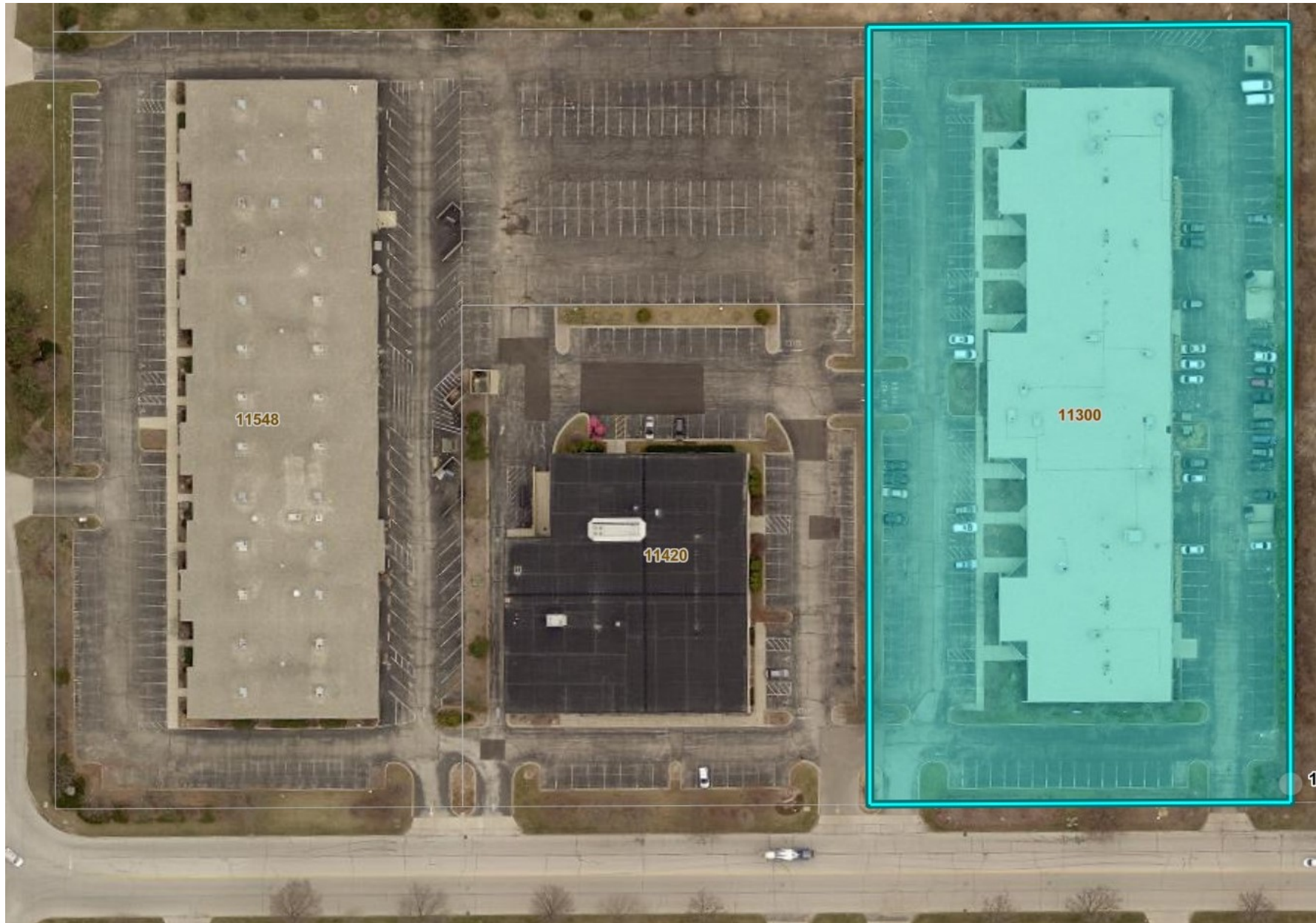
DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	9,306	93,361	269,950
HOUSEHOLDS	4,216	41,423	117,070
AVERAGE HI	\$76,891	\$85,987	\$86,124



4 | 11300 Theo Trecker Way

PARCEL OUTLINE



5 | 11300 Theo Trecker Way

ALTA SURVEY

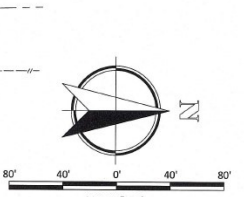
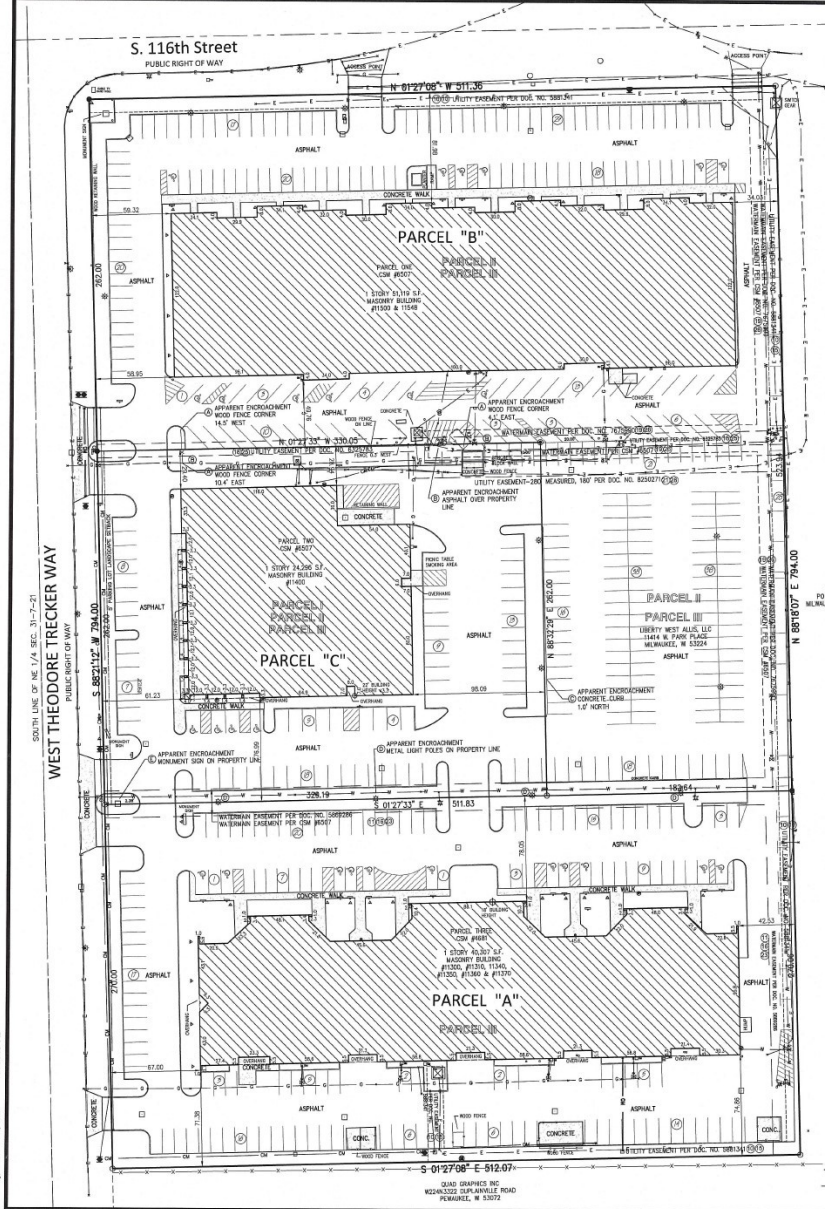


Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd, Suite 200, Racine, WI 53406
 Tele: (262)634-5588 Website: www.nmbc.net

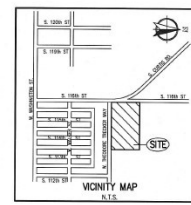
PARCEL 3 CSM No. 4681 & PARCELS 1&2 CSM No. 6507
 ALTA / NSP LAND TITLE SURVEY FOR
 MILLS HOTEL WYOMING, LLC
 CITY OF WEST ALIS, MILWAUKEE COUNTY, WISCONSIN

REV	DATE	DESCRIPTION

PROJ. MOR: _____ MJD
 DRAFTED: _____ SGB
 CHECKED: _____ MJS
 DATE: 10-20-2016
2016.0129.01
 SHEET **1** OF **1**



NEPO
 100 2048
 MILWAUKEE, WI 53211



DIGGERS' HOTLINE
 Call @ (800) 242-8511
 www.DiggersHotline.com

- ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1983.
- LEGEND:
- ☐ TELEPHONE PEDISTAL
 - ☐ CATCH BASIN
 - ☐ YARD LIGHT
 - ☐ METAL LIGHT POLE
 - ☐ ELECTRIC TRANSFORMER
 - ☐ COMMUNICATION BOX
 - ☐ COMMUNICATION LINE
 - ☐ OVERHEAD WIRES
 - ☐ WATER VALVE
 - CLEARCUT
 - SPARKLER
 - BOLLARD
 - ELECTRIC LINE
 - HYDRANT
 - GAS METER
 - ELECTRIC METER
 - SIGN
 - WATER MAIN
 - GAS MAIN
 - GAS VALVE
 - SET BACK PIPE
 - FENCE
 - MAILBOX
 - MAIL
 - FOUND BOMB PIPE
 - HATCH HOLE
 - MET. MANHOLE

EXCEPTIONS

From FIRST AMERICAN TITLE INSURANCE COMPANY FOR TITLE FILE # WCS-812099 MAND Dated August 26, 2016
SCHEDULE B - SECTION B EXCEPTIONS

THE FOLLOWING EXCEPTIONS AFFECT PARCEL A:

- Item 10 Utility Easement recorded on January 17, 1985 in Reel 188J, Image 274, as Document No. 5881241. (As shown)
- Item 11 Watermain Easement recorded on December 3, 1985 in Reel 182Z, Image 147, as Document No. 5802285. (As shown)
- Item 12 Terms, conditions, restrictions and provisions relating to the use and maintenance of Declaration of Recreational Access and Storm Sewer Drainage Easement recorded on August 18, 1989 in Reel 236J, Image 761, as Document No. 632702. (Affects Parcel B) (Not a survey item)
- Item 13 Terms, conditions, restrictions and provisions relating to the use and maintenance of Declaration of Recreational Access, Conditions, Restrictions and Easements recorded on May 1, 1998 in Reel 429E, Image 662, as Document No. 7252684. (Affects Parcel B) (Not a survey item)
- Item 14 Survey prepared by Michael J. Berry of American National, dated November 19, 2011, under Job No. ANP PJ013, shows the following: A) Encroachment of metal light poles upon adjacent property to the West. B) Encroachment of monument sign upon adjacent property to the West. C) Encroachment of CVT lines that do not yet have a recorded easement.

Unless a new survey is provided, the following exception will remain on the plat.

THE FOLLOWING EXCEPTIONS AFFECT PARCEL B:

- Item 15 Utility Easement recorded on January 17, 1985 in Reel 188J, Image 274, as Document No. 5881241. (As shown)
- Item 16 Watermain Easement recorded on December 3, 1985 in Reel 182Z, Image 147, as Document No. 5802285. (As shown)
- Item 17 Terms, conditions, restrictions and provisions relating to the use and maintenance of Declaration of Recreational Access and Storm Sewer Drainage Easement recorded on August 18, 1989 in Reel 236J, Image 761, as Document No. 632702. (Affects Parcel B) (Not a survey item)
- Item 18 Utility Easement recorded November 3, 1989 in Reel 229S, Image 1035 as Document No. 632783. (As shown)
- Item 19 Water Main Easement recorded January 27, 1989 in Reel 448E, Image 964 as Document No. 767990 and on Certified Survey Map No. 6507. (As shown)
- Item 20 Terms, conditions, restrictions and provisions relating to the use and maintenance of Declaration of Recreational Access, Conditions, Restrictions and Easements recorded May 1, 1998 in Reel 429E, Image 662 as Document No. 7252684. (Not a survey item)
- Item 21 Utility Easement recorded March 23, 2002 in Reel 525L, Image 2425 as Document No. 8250271. (As shown)
- Item 22 Survey prepared by Michael J. Berry of American National, dated November 19, 2011, under Job No. ANP PJ013, shows the following: A) Encroachment of metal light poles upon adjacent property to the East. B) Encroachment of asphalt upon adjacent property to the East. C) Encroachment of concrete curb upon adjacent property to the South. D) Encroachment of metal light poles upon adjacent property to the East. E) Encroachment of CVT lines that do not yet have a recorded easement.

Unless a new survey is provided, the following exception will remain on the plat.

THE FOLLOWING EXCEPTIONS AFFECT PARCEL C:

- Item 23 Watermain Easement recorded on December 3, 1985 in Reel 182Z, Image 147, as Document No. 5802285. (As shown)
- Item 24 Terms, conditions, restrictions and provisions relating to the use and maintenance of Declaration of Recreational Access and Storm Sewer Drainage Easement recorded on August 18, 1989 in Reel 236J, Image 761, as Document No. 632702. (Affects Parcel C) (Not a survey item)
- Item 25 Utility Easement recorded November 3, 1989 in Reel 229S, Image 1035 as Document No. 632783. (As shown)
- Item 26 Water Main Easement recorded January 27, 1989 in Reel 448E, Image 964 as Document No. 767990 and on Certified Survey Map No. 6507. (As shown)
- Item 27 Terms, conditions, restrictions and provisions relating to the use and maintenance of Declaration of Recreational Access, Conditions, Restrictions and Easements recorded May 1, 1998 in Reel 429E, Image 662 as Document No. 7252684. (Not a survey item)
- Item 28 Utility Easement recorded March 23, 2002 in Reel 525L, Image 2425 as Document No. 8250271. (As shown)
- Item 29 Survey prepared by Michael J. Berry of American National, dated November 19, 2011, under Job No. ANP PJ013, shows the following: A) Encroachment of metal light poles upon adjacent property to the West. B) Encroachment of asphalt upon adjacent property to the West. C) Encroachment of concrete curb upon adjacent property to the South. D) Encroachment of metal light poles upon adjacent property to the East. E) Encroachment of monument sign upon adjacent property to the East. F) Encroachment of CVT lines that do not yet have a recorded easement.

Unless a new survey is provided, the following exception will remain on the plat.

THE FOLLOWING AFFECTS PARCELS A, B and C:

- Item 30 First Mortgage, Assignment of Leases, Security Agreement and Fixture Filing dated April 3, 2012 and recorded at Register of Deeds for Milwaukee County, Wisconsin, to ING Life Insurance and Annuity Company, a Connecticut corporation recorded April 6, 2012 as Document 2022620. (Not a survey item)
- Item 31 First Absolute Assignment of Rights and Leases made by USOP WI LLC, a Delaware limited liability company to ING Life Insurance and Annuity Company, a Connecticut corporation recorded April 6, 2012 as Document 2022620. (Not a survey item)
- Item 32 Second Mortgage, Assignment of Leases, Security Agreement, Fixture Filing dated April 3, 2012 and recorded April 6, 2012 as Document 2022620, made by USOP WI LLC, a Delaware limited liability company to ING Life Insurance and Annuity Company, to secure an indebtedness in the amount of \$46,700,000.00, and the terms and conditions thereof. (Not a survey item)
- Item 33 Second Absolute Assignment of Rights and Leases made by USOP WI LLC, a Delaware limited liability company to ING Life Insurance and Annuity Company recorded April 6, 2012 as Document 2022620. (Not a survey item)

LEGAL DESCRIPTION

PARCEL A:
 Parcel Three (3) of Certified Survey Map No. 4681, being a subdivision of Parcel One (1) and Two (2) of Certified Survey Map No. 4681, being in the Northwest One-Quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Twenty-one (21) East, in the City of West Allis, County of Milwaukee, State of Wisconsin, recorded in the Office of the Register of Deeds for Milwaukee County on December 3, 1985, in Reel 182Z, Image 147, as Document No. 5802285.

Parcel B:
 Non-exclusive easements as set forth in Declaration of Recreational Access and Storm Sewer Drainage Easement for the benefit of Parcel A above dated July 24, 1989 and recorded August 18, 1989 in Reel 236J, Image 761 as Document No. 632702.

Parcel C:
 Non-exclusive easements as set forth in Declaration of Recreational Access, Conditions, Restrictions and Easements for the benefit of Parcel A above dated April 30, 1998 and recorded May 1, 1998 in Reel 429E, Image 662, as Document No. 7252684.

Parcel B:
 Non-exclusive easements as set forth in Declaration of Recreational Access and Storm Sewer Drainage Easement for the benefit of Parcel A above dated July 24, 1989 and recorded August 18, 1989 in Reel 236J, Image 761 as Document No. 632702.

Parcel C:
 Non-exclusive easements as set forth in Declaration of Recreational Access and Storm Sewer Drainage Easement for the benefit of Parcel A above dated April 30, 1998 and recorded May 1, 1998 in Reel 429E, Image 662, as Document No. 7252684.

Parcel B:
 Non-exclusive easements as set forth in Declaration of Recreational Access and Storm Sewer Drainage Easement for the benefit of Parcel A above dated July 24, 1989 and recorded August 18, 1989 in Reel 236J, Image 761 as Document No. 632702.

Parcel C:
 Non-exclusive easements as set forth in Declaration of Recreational Access and Storm Sewer Drainage Easement for the benefit of Parcel A above dated April 30, 1998 and recorded May 1, 1998 in Reel 429E, Image 662, as Document No. 7252684.

SURVEYOR'S CERTIFICATION

CERTIFICATE
 TO: Mills Hotel Wyoming, LLC and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSP Land Title Surveys, as amended, and approved by the Board of Surveyors, Wisconsin, under the authority of the Register of Deeds for Milwaukee County under the terms of the Wisconsin Statutes, Chapter 19.91, and the rules and regulations thereunder.

October 20, 2016

Mark R. Madsen
 Professional Land Surveyor
 State of Wisconsin
 Registered No. 2271

SURVEY NOTES

505 Regular Parking, 25 Handicap Parking, 531 Total Parking Spaces

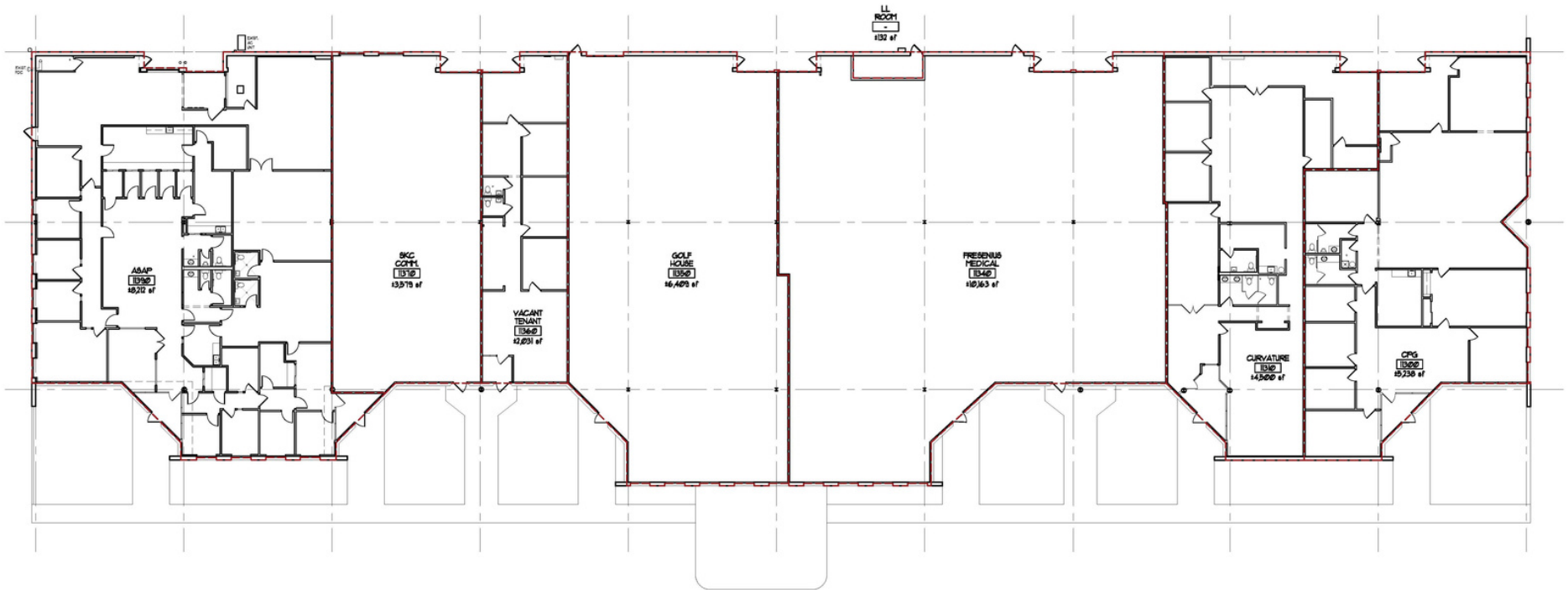
There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the property, and no encroachments onto the property by buildings, structures or other improvements situated on adjoining premises, except as follows:

- A. Apparent Encroachment - wood fence onto subject across west line.
- B. Apparent Encroachment - asphalt onto subject across west line.
- C. Apparent Encroachment - concrete curb across north line.
- D. Apparent Encroachment - metal poles on east line.
- E. Apparent Encroachment - monument sign on east line.

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY BE NECESSARY FOR PROGRESSIVE CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS' HOTLINE" PRIOR TO ANY CONSTRUCTION.

FLOOR PLAN



CONTACT

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262-842-0479

kem@BearCommercial.com

BearDevelopment.com



STATE OF WISCONSIN BROKER DISCLOSURE



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 Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS: You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 broker will not disclose your confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS: Broker will keep confidential any information given to the broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing 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 Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

_____ (Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION: I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers: _____

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/> or by phone at (608)240-5830.

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. As a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present 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. No representation is made as to the legal validity of any provision on any specific transaction.