

Industrial/Warehouse/Office Complex for Lease



1100 Milwaukee Avenue
South Milwaukee, WI

LEASE RATE: \$4.50/SF NNN

Property Description

This Campus style industrial complex is well located just south of downtown Milwaukee. The property sits 3.9 miles from I-94 and minutes to Milwaukee International Airport. The Campus offers three modern manufacturing and warehouse buildings totaling 551,304 SF. Each building offers flexible floor plans, overhead cranes and rail access. The Campus includes a large amount of outdoor storage and ample employee parking on site. This Campus is also located within an Opportunity Zone and TIF District.

Contact:

Samuel M. Dickman, Jr.
Sam-jr@dickmanrealestate.com
Nick Keys
Nick@dickmanrealestate.com
(414) 271.6100

Take our virtual tour!



HIGHLIGHTS

- Located 14.7 miles north of the Foxconn Campus
- Served by Union Pacific Rail
- Crane lift up to 200-Ton
- 40'+ ceiling heights
- 86,000 SF of traditional warehouse with 32' clear

360°
VIRTUAL TOUR

THE
DICKMAN
COMPANY, INC.
REAL ESTATE

626 E. Wisconsin Avenue | Suite 1020 | Milwaukee, Wisconsin 53202
Phone: (414) 271-6100 | Fax: (414) 271-5125

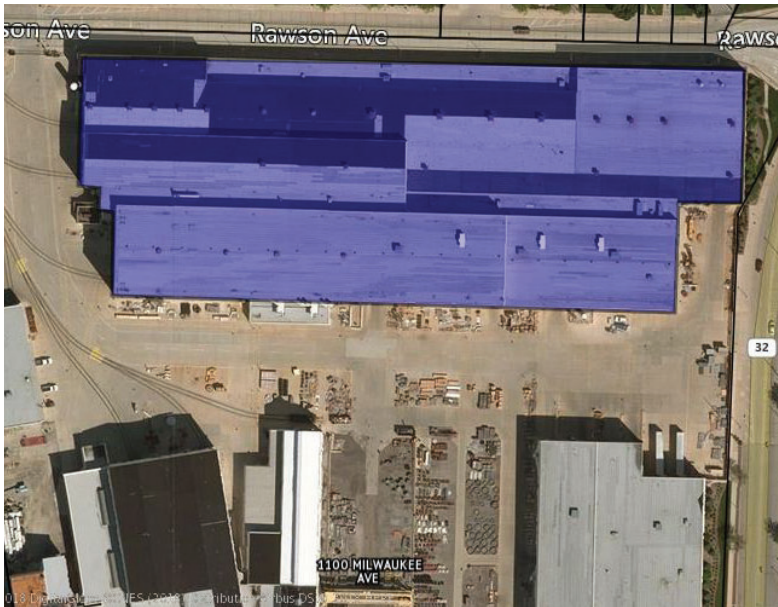
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Industrial/Warehouse/Office Complex for Lease

<u>Industrial Buildings</u>	<u>Size</u>	<u>Office</u>	<u>Rent</u>
Assembly Building	218,666 SF	8,991 SF	\$4.50/SF NNN
Machine Shop	246,247 SF	34,827 SF	\$4.50/SF NNN
Warehouse Building	86,391 SF	-	\$4.50/SF NNN



Industrial Building for Lease



LEASE RATE: \$4.50/SF NNN

Contact:

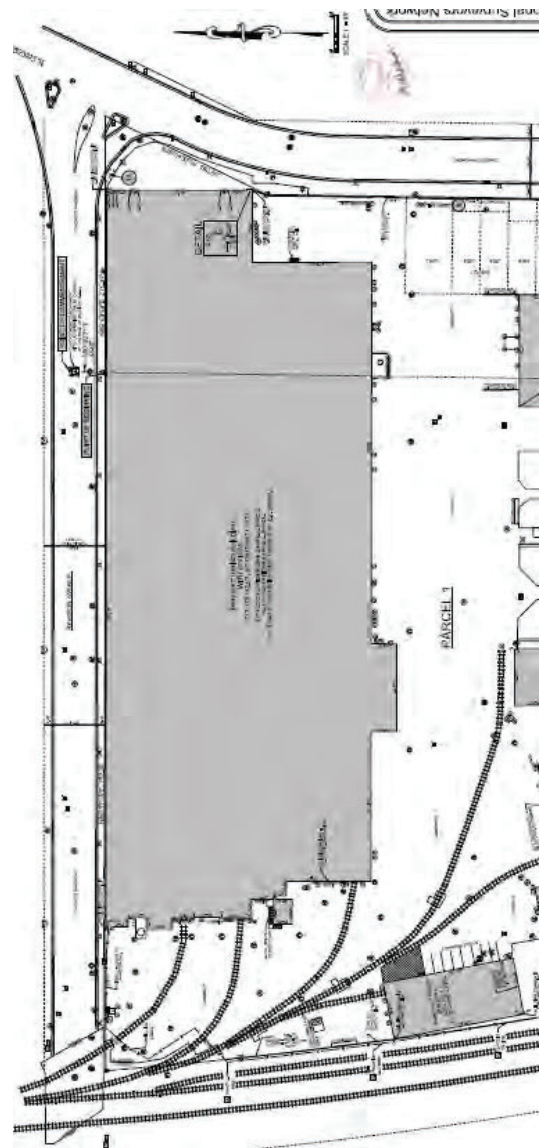
Samuel M. Dickman, Jr.
Sam-jr@dickmanrealestate.com
(414) 271.6100

ASSEMBLY BUILDING 1100 Milwaukee Ave South Milwaukee, WI

Building Size:	218,666 SF
Office Space:	8,991 SF
Zoning:	Manufacturing
Clear Height:	40'
Cranes:	11 Total, up to 100 Ton (200 Ton Lift Capacity - TBV)
Loading Docks:	2 Interior (more can be added)
Drive-In Doors:	11

Highlights:

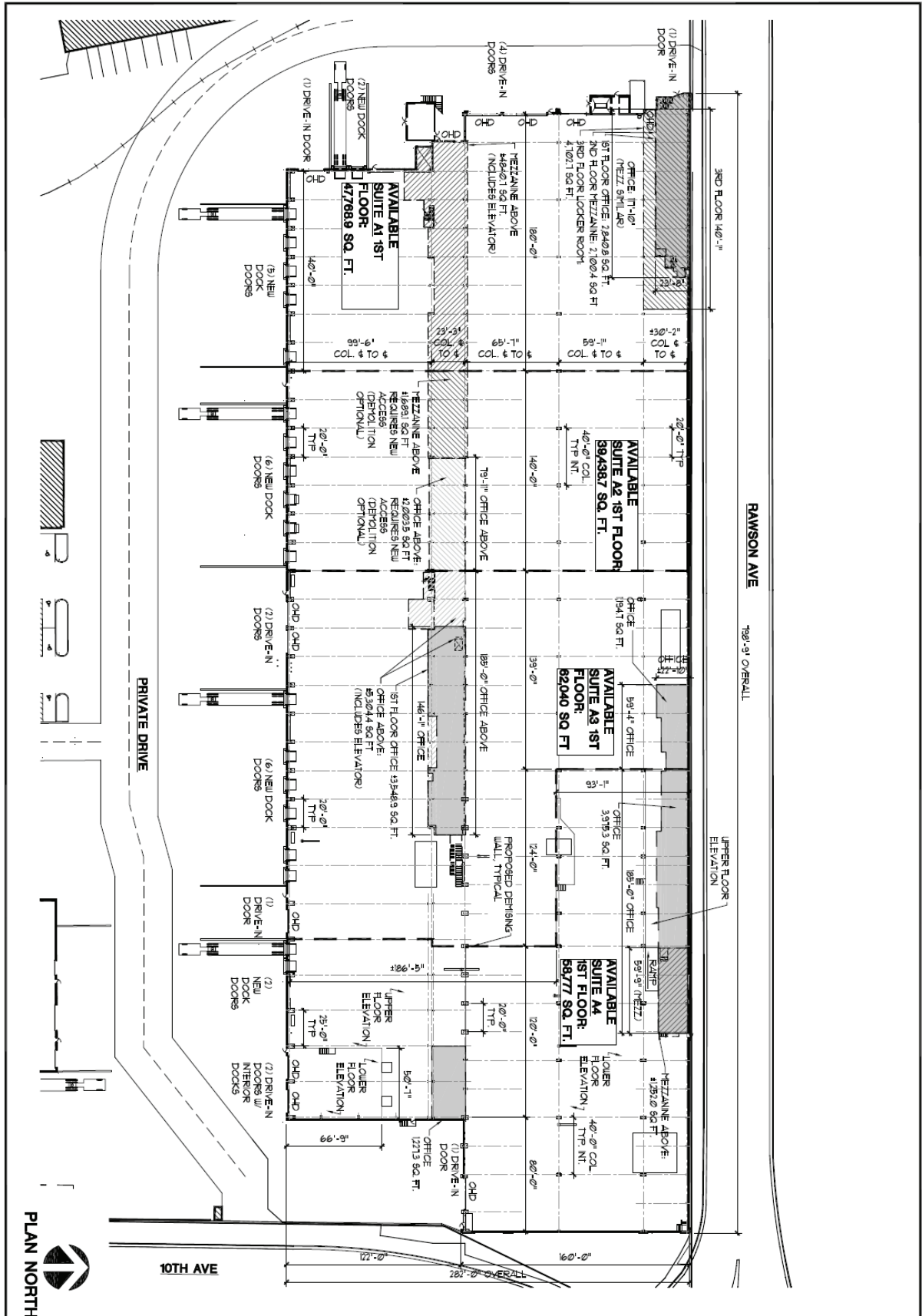
- Rail Access (Union Pacific)
- Fully Sprinklered
- Heavy Power



Assembly Building

FILE NAME: P:\PROJECTS\DICKMAN - REICH LOADING DOCKS\A101A_REICH ASSEMBLY BLDGDWG

PLOT DATE: 1/2/2020

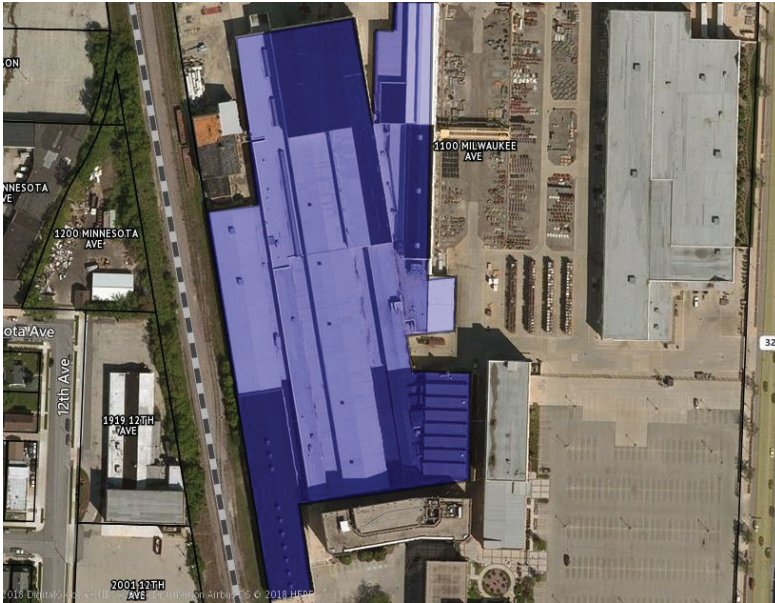


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<p>A101A</p>	Sheet:	TBD	<p>PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781</p>	<p>FLEX INDUSTRIAL BUILDING BUILDING "A" 1133-1145 E RAWSON AVE. SOUTH MILWAUKEE, WI 53172</p>
	Job:	TBD		
<p>Drawing Title: BUILDING "A" PLAN</p>		<p>Date: 01/03/20</p> <p>Scale: 1/8" = 1'-0"</p> <p>Drawn: S.F.</p>	<p>THIS BOX IS 1/2" x 1/2"</p>	

FULL SIZE PRINT = 11" x 17" SHEET

Industrial Building for Lease



LEASE RATE: \$4.50/SF NNN

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(414) 271.6100

MACHINE SHOP 1100 Milwaukee Ave South Milwaukee, WI

Building Size: 246,247SF
Office Space: 34,827 SF

MAIN BAY

33' - 50' Clear Height
(1) 25 Ton Crane
(4) 10 Ton Crane
(1) 7.5 Ton Crane

EAST BAY

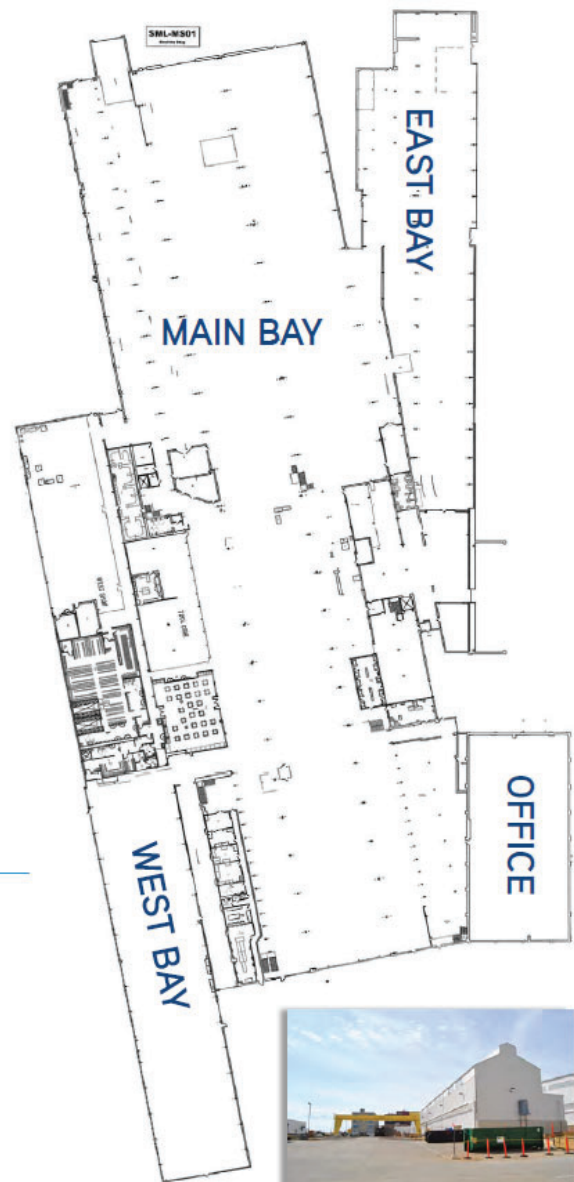
40' Clear Height
(2) 10 Ton Cranes

WEST BAY

30' Clear Height
10 Ton Crane
Drive-In Door

Highlights:

- Rail Access
- Two (2) Interior Loading Docks
- Multiple Grade Level Drive-In Doors
- 34,824 SF Office on Three Floors (Can be leased Separately)
- Heavy Power



Industrial Building for Lease



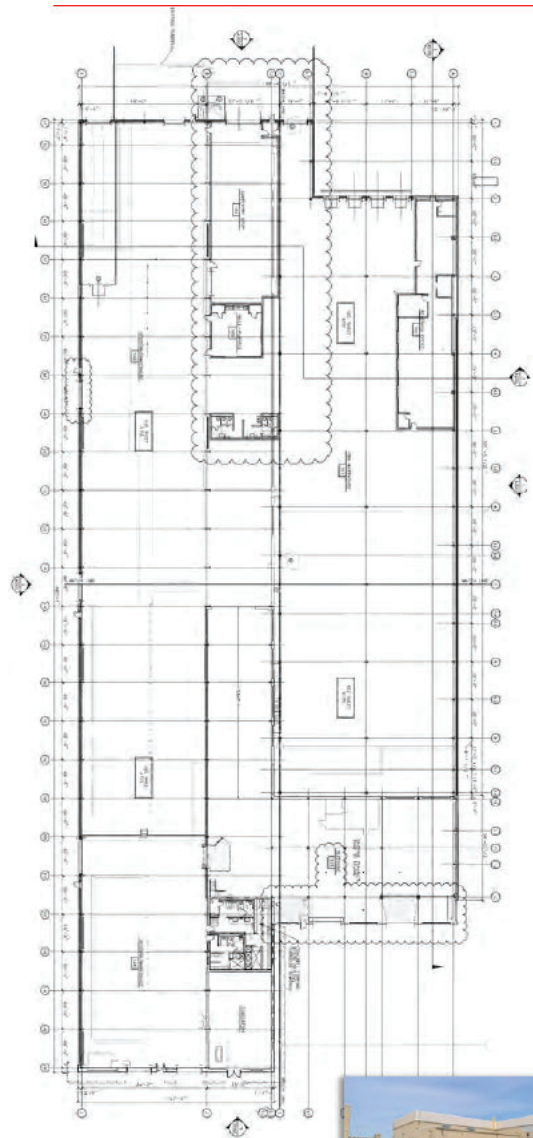
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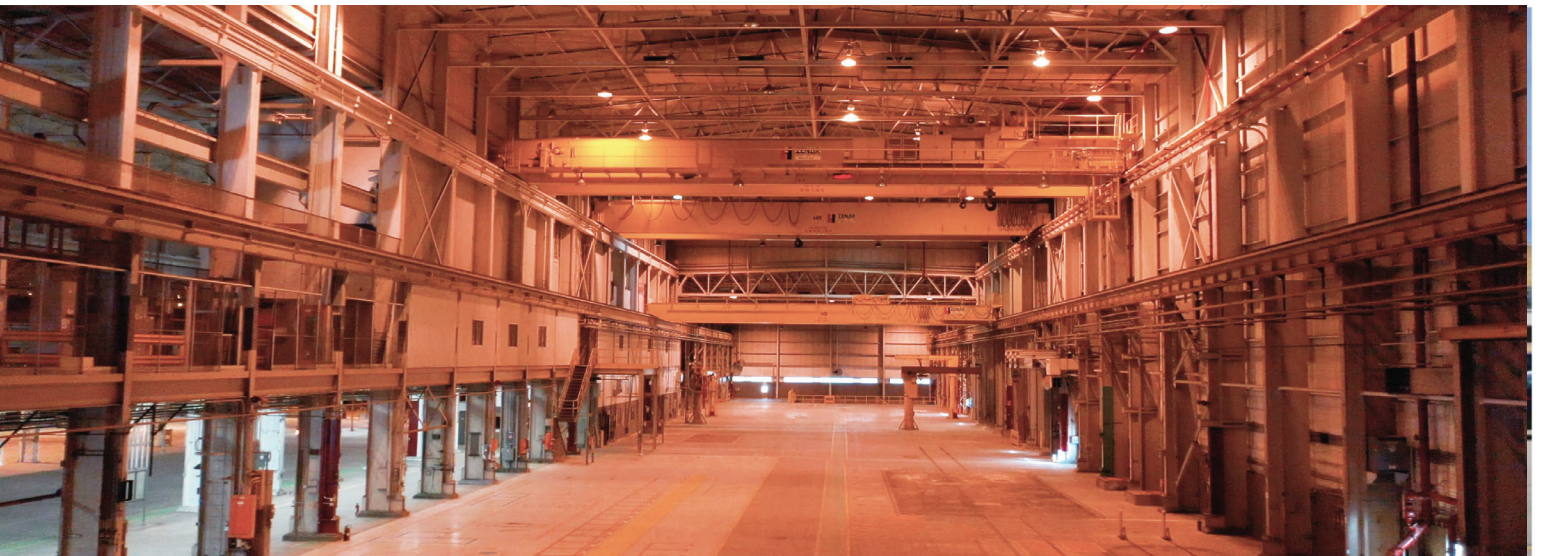
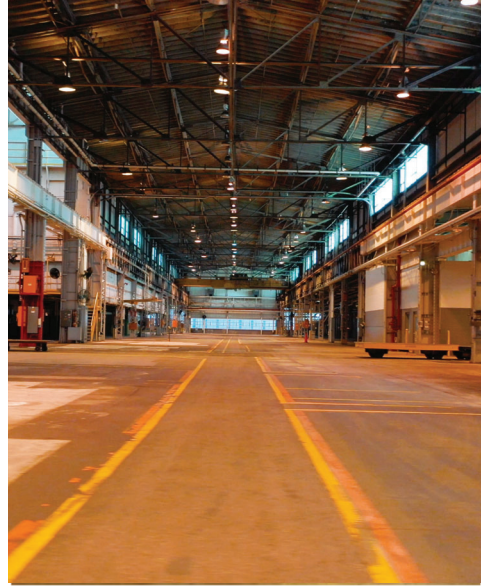
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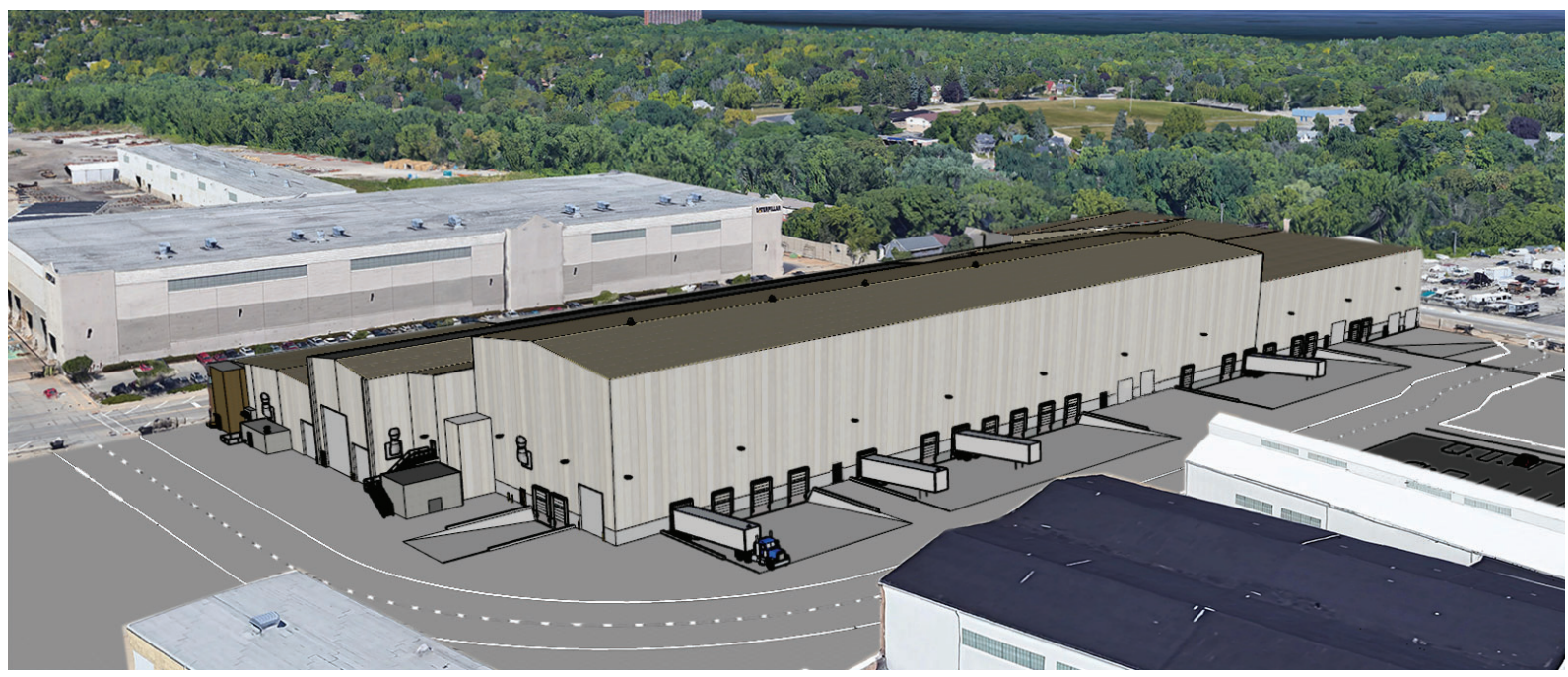
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WAREHOUSE BUILDING 1100 Milwaukee Ave South Milwaukee, WI

Building Size:	86,391 SF
Office Space:	3,325 SF
Clear Height:	31'
Loading:	(5) Docks (10) Drive-In Doors
Crane Bay:	32'
Cranes:	15 1/2 Ton 10 Ton
Sprinkler:	Yes



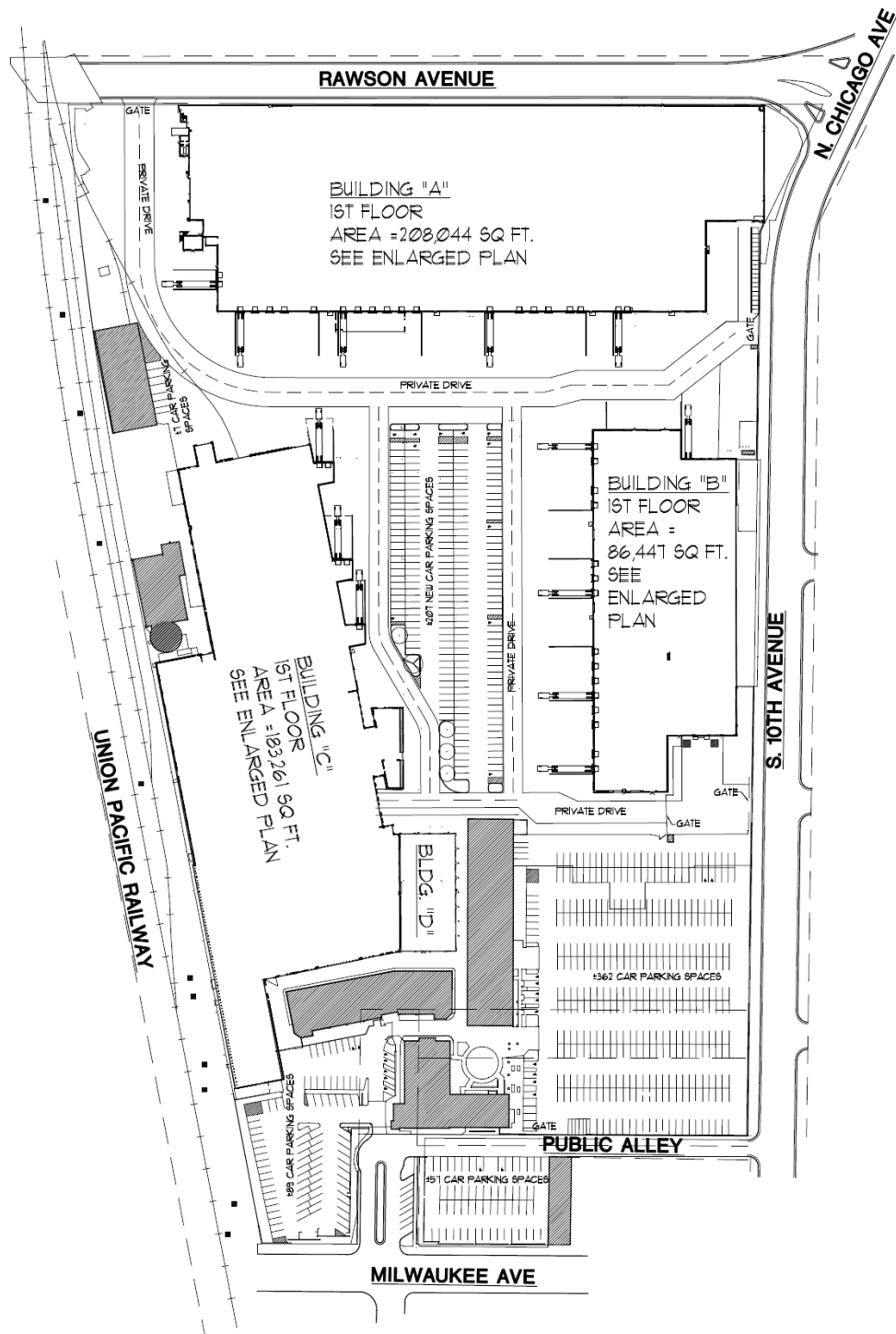




Site Plan

PLOT DATE: 2/12/2020

FILE NAME: P:\PROJECTS\DICKMAN - REICH LOADING DOCKS\SP101_REICH ASSEMBLY BLDG.DWG



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PERSPECTIVE DESIGN, INC.
 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel (414) 302-1780 Fax (414) 302-1781

FLEX INDUSTRIAL LOT

RAWSON & 10TH AVE
 SOUTH MILWAUKEE, WI 53172

THIS BOX IS 1/2" x 1/2"

DRAWING TITLE:
 PROPOSED SITE PLAN

DATE: 02/11/20
 SCALE: 1" = 150'
 DRAWN: SJF
 JOB: TBD

SHEET:
SP101

FULL SIZE PRINT = 11" x 17" SHEET

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

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

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

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

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.