CUSHMAN & WAKEFIELD | BOERKE

FOR LEASE

CLASS A INDUSTRIAL SPACE

610 W Rawson Ave

Oak Creek, WI 53154

BUILDING FEATURES

Total Building Size:	180,178 SF
Office Space:	Build-to-Suit
Minimum Divisibility:	48,000 SF
Zoning:	M-1 (PUD)
Lot Size:	10.45Acres
Clear Height:	32’
Docks:	20
Drive-Ins:	2
Construction:	Architectural Pre-Cast Panel
Sprinkler:	ESFR
Lighting:	LED
Power:	3,000 AMP 480/277 Volt
Projected Operating Expenses:	$1.75/SF (NNN)
Lease Rate:	$5.50/SF (NNN)*
	*Which includes 5% Office Finish

BUILDING ADVANTAGES

- An institutional caliber development by HSA Commercial
- Only 1 mile to I-94
- 53’x50’ bays with 60’ speed bay
- Parking for 130 cars and 42 trailer stalls
- Drexel Towne Square amenities located within 1.3 miles
- UP Rail available
- On a controlled Intersection
- Knock-out panels for additional docks
- Available Q1 2020

WORKFORCE AVAILABILITY

	5 Minutes	15 Minutes	30 Minutes
Blue Collar Workers	12,827 (38.7%)	152,097 (41.0%)	309,046 (38.9%)
White Collar Workers	20,279 (61.3%)	218,445 (59.0%)	486,129 (61.1%)

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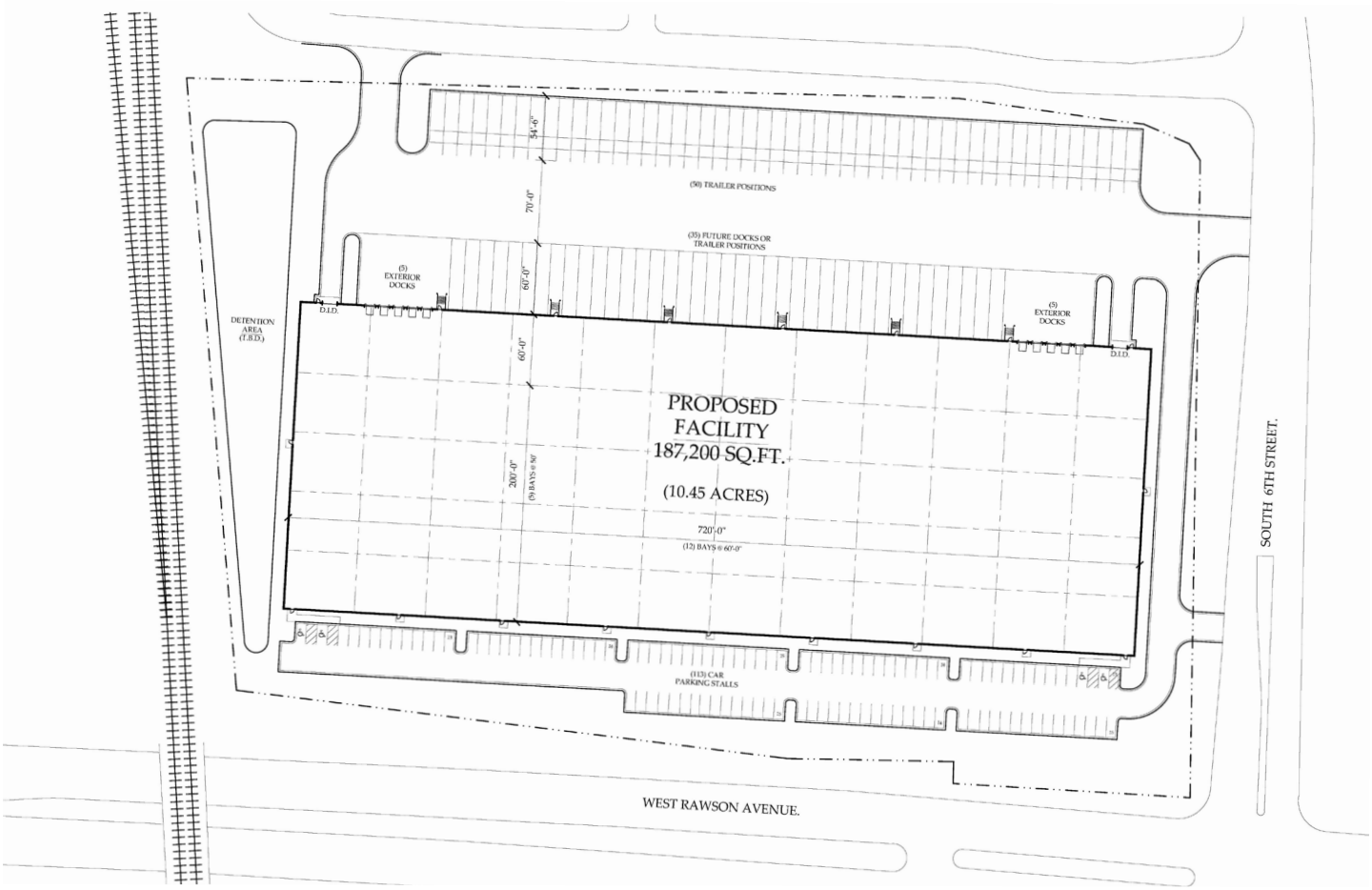
FLOOR PLAN



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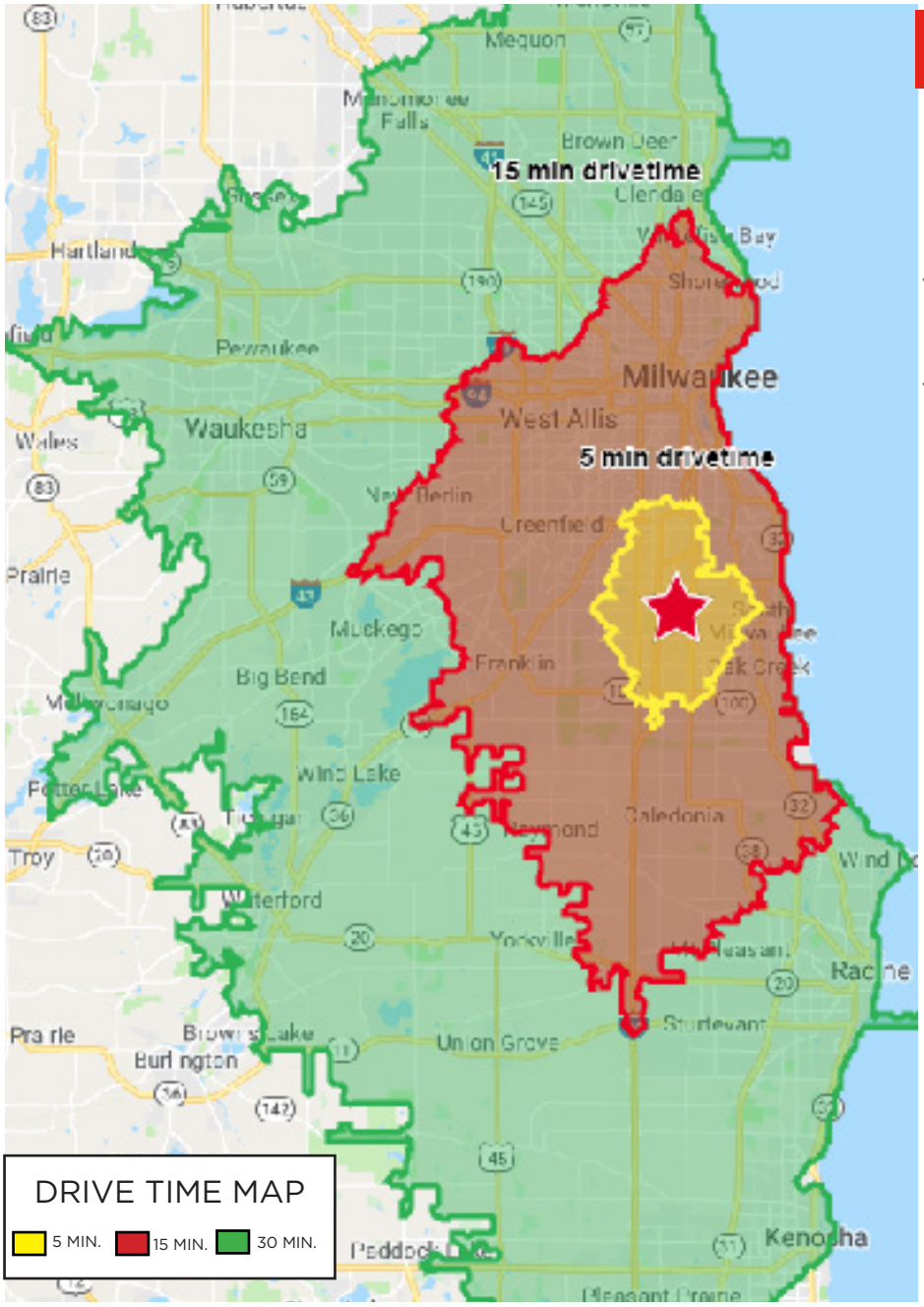

DRIVE TIMES TO KEY AREAS

I-94 AT RAWSON AVE (NEAREST ON-RAMP)
3 MINUTES / 1.0 MILE

RYAN ROAD (I-94 ON-RAMP)
6 MINUTES / 4.1 MILES

DREXEL TOWN SQUARE
4 MINUTES / 1.3 MILES

MITCHELL INTERNATIONAL AIRPORT
7 MINUTES / 4.3 MILES

PORT OF MILWAUKEE
15 MINUTES / 9.3 MILES

DOWNTOWN MILWAUKEE
13 MINUTES / 10.9 MILES

WAUKESHA
32 MINUTES / 23.3 MILES

MADISON
1 HOUR 30 MINUTES / 85.7 MILES

OSHKOSH
1 HOUR 32 MINUTES / 94.8 MILES

APPLETON
1 HOUR 47 MINUTES / 113 MILES

GREEN BAY
1 HOUR 56 MINUTES / 126 MILES

DOWNTOWN CHICAGO
2 HOURS 18 MINUTES / 82.2 MILES

PORT OF CHICAGO
2 HOURS 30 MINUTES / 91.8 MILES

O'HARE INTERNATIONAL AIRPORT
1 HOUR 19 MINUTES / 69.9 MILES

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HSA COMMERCIAL REAL ESTATE

STATE OF WISCONSIN BROKER DISCLOSURE To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customer

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 of 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 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to 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 you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage 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 the 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 THE 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 significate 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. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) 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 a 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 or the adequacy of any provision on any specific transaction.