1930 S 4th Street
Milwaukee, WI 53204

CUSHMAN & WAKEFIELD | BOERKE

DIVISIBLE

INDUSTRIAL / FLEX FOR LEASE

David Ferron
Real Estate Broker
414.203.3015
dferron@boerke.com

731 N. Jackson Street
Suite 700
Milwaukee, WI 53202
Main: 414.347.1000
boerke.com

PROPERTY INFORMATION

OVERVIEW

Building SF:	30,000 SF (Approx.)	
Available SF:	30,000 SF	
Divisible SF	WEST END	EAST END
Total	13,000 SF	17,000 SF
Office:	2,000 SF	
Docks:	3 Internal	3 Internal
Drive Ins:	3	2
Clear Height:	16'-23'	
Lighting:	LED and High Bay	
Floors:	Epoxy	
Power:	800-amp 120/308 Heavy 3 Phase 4 wire (TBV) *separately metered	
Lot Size:	1.29 Acres	
Zoning:	IM – Industrial Mixed	

LEASE RATE

Office: $10.50 NNN

Warehouse: $6.00 NNN

FEATURES

- Separate restrooms
- Great freeway visibility from I-94
- Across the river from the new River1 (Michel's) development at 1st and Becher Street
- Only 3 minutes to downtown Milwaukee and 10 minutes to Mitchell International Airport
- Within New Harbor District Milwaukee
- Fiber optics
- Concrete parking lot/truck access

ECONOMICS

Tax Key:	4671581000
Taxes:	$0.66 PSF (2018)
OPEX:	$1.05 PSF
Parking:	FREE

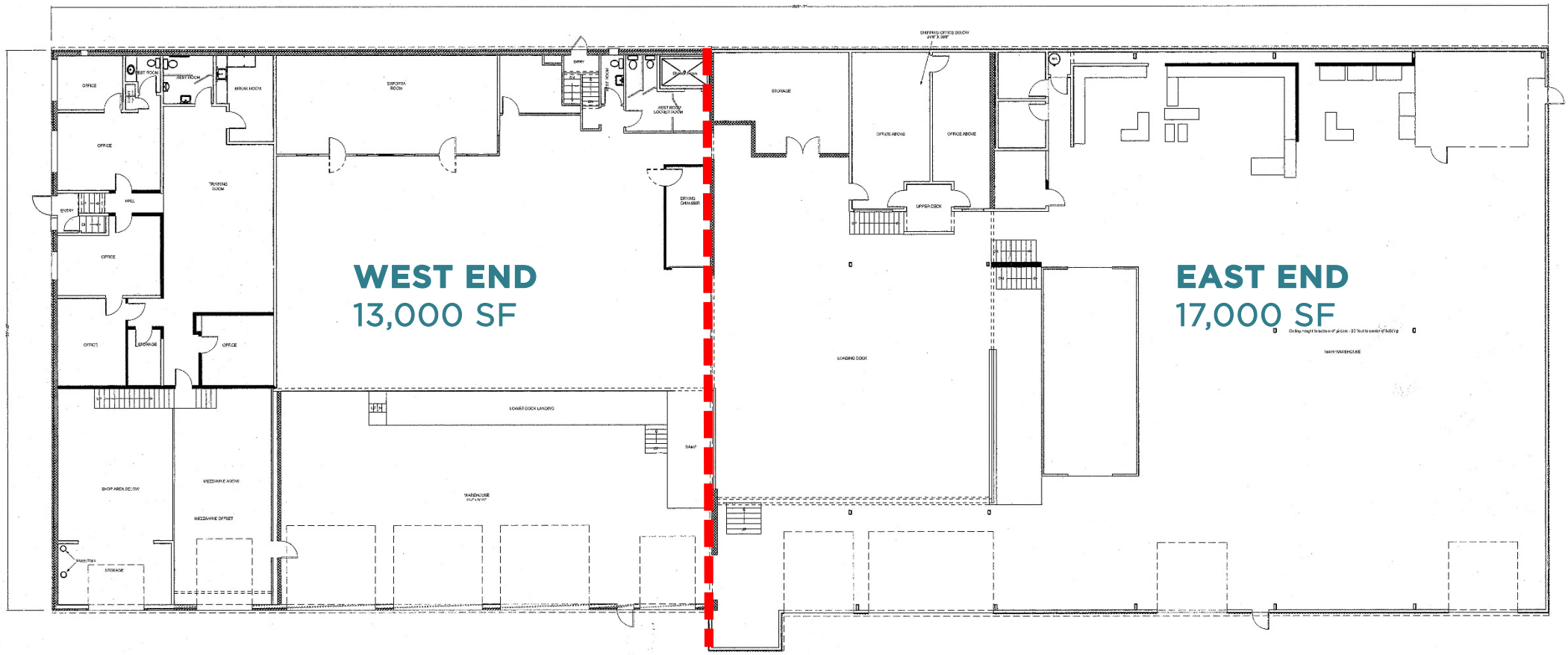
David Ferron
Real Estate Broker
414.203.3015
dferron@boerke.com

731 N. Jackson Street
Suite 700
Milwaukee, WI 53202
Main: 414.347.1000
boerke.com

CUSHMAN & WAKEFIELD | BOERKE

FLOOR PLAN

AVAILABLE IN FULL OR DIVISIBLE IN TWO
30,000 SF



David Ferron
Real Estate Broker
414.203.3015
dferron@boerke.com

731 N. Jackson Street
Suite 700
Milwaukee, WI 53202
Main: 414.347.1000
boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | BOERKE

SITE AERIAL

TRAFFIC COUNTS	
I-94	107,000 AADT
Becher Street	14,300 AADT

David Ferron
Real Estate Broker
414.203.3015
dferron@boerke.com

731 N. Jackson Street
Suite 700
Milwaukee, WI 53202
Main: 414.347.1000
boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | BOERKE

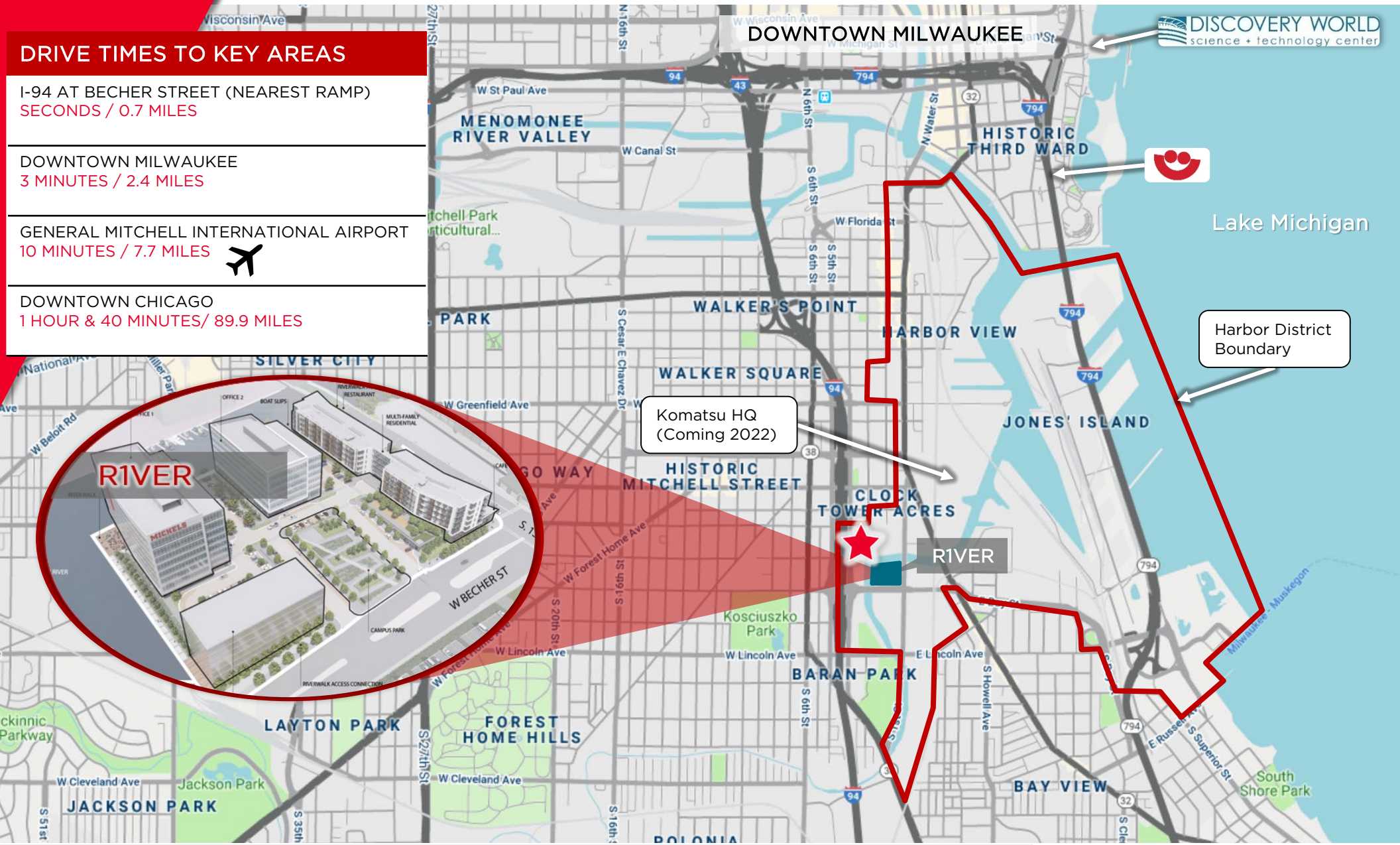
DRIVE TIMES TO KEY AREAS

I-94 AT BECHER STREET (NEAREST RAMP)
SECONDS / 0.7 MILES

DOWNTOWN MILWAUKEE
3 MINUTES / 2.4 MILES

GENERAL MITCHELL INTERNATIONAL AIRPORT
10 MINUTES / 7.7 MILES

DOWNTOWN CHICAGO
1 HOUR & 40 MINUTES/ 89.9 MILES



David Ferron
Real Estate Broker
414.203.3015
dferron@boerke.com

731 N. Jackson Street
Suite 700
Milwaukee, WI 53202
Main: 414.347.1000
boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | BOERKE

SITE IMAGES

David Ferron
Real Estate Broker
414.203.3015
dferron@boerke.com

731 N. Jackson Street
Suite 700
Milwaukee, WI 53202
Main: 414.347.1000
boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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.

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

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.