CUSHMAN & WAKEFIELD | BOERKE

OAKVIEW™ BUSINESS PARK

LAND FOR SALE OR BUILD TO SUIT

OakView Business Park

Oak Creek, WI

LAND FEATURES

Lot Sizes:	2.10 - 20 Acres
Zoning:	M-1 (PUD)
Sewer & Water:	Municipal (MMSD) - master storm water management system - no site detention needed for individual sites. Oak Creek water.
Gas & Electric Service:	WE Energies - New 90 MW electrical substation
Oak Creek Tax Mill Rate:	$21.12 / $1,000 of assessed value
Sale Price:	$115,000 - $142,000 / acre

ADVANTAGES OF OAKVIEW

- Pragmatic municipality with a pro-growth agenda.
- Located within close proximity of Drexel Town Square and the new IKEA development.
- Lot sizes are customizable to user requirements.
- Open to users, developers, and general contractors.
- Excellent accessibility to I-94 (2 miles)
- 12 minute travel time to Milwaukee General Mitchell International Airport.
- Close proximity to UPS (5.5 miles) and new FedEx across the street.
- Access to a large, diverse labor pool.
- Protective park covenants to maximize long-term investment value.

Jeff Hoffman, CCIM, SIOR
Principal
414.203.3038
jhoffman@boerke.com

Chad Vande Zande
Principal
414.203.3049
cvandezande@boerke.com

Nick Unger
Real Estate Advisor
414.203.3016
nunger@boerke.com

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

WISPARK LLC

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

Cushman & Wakefield Copyright 2016. 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.

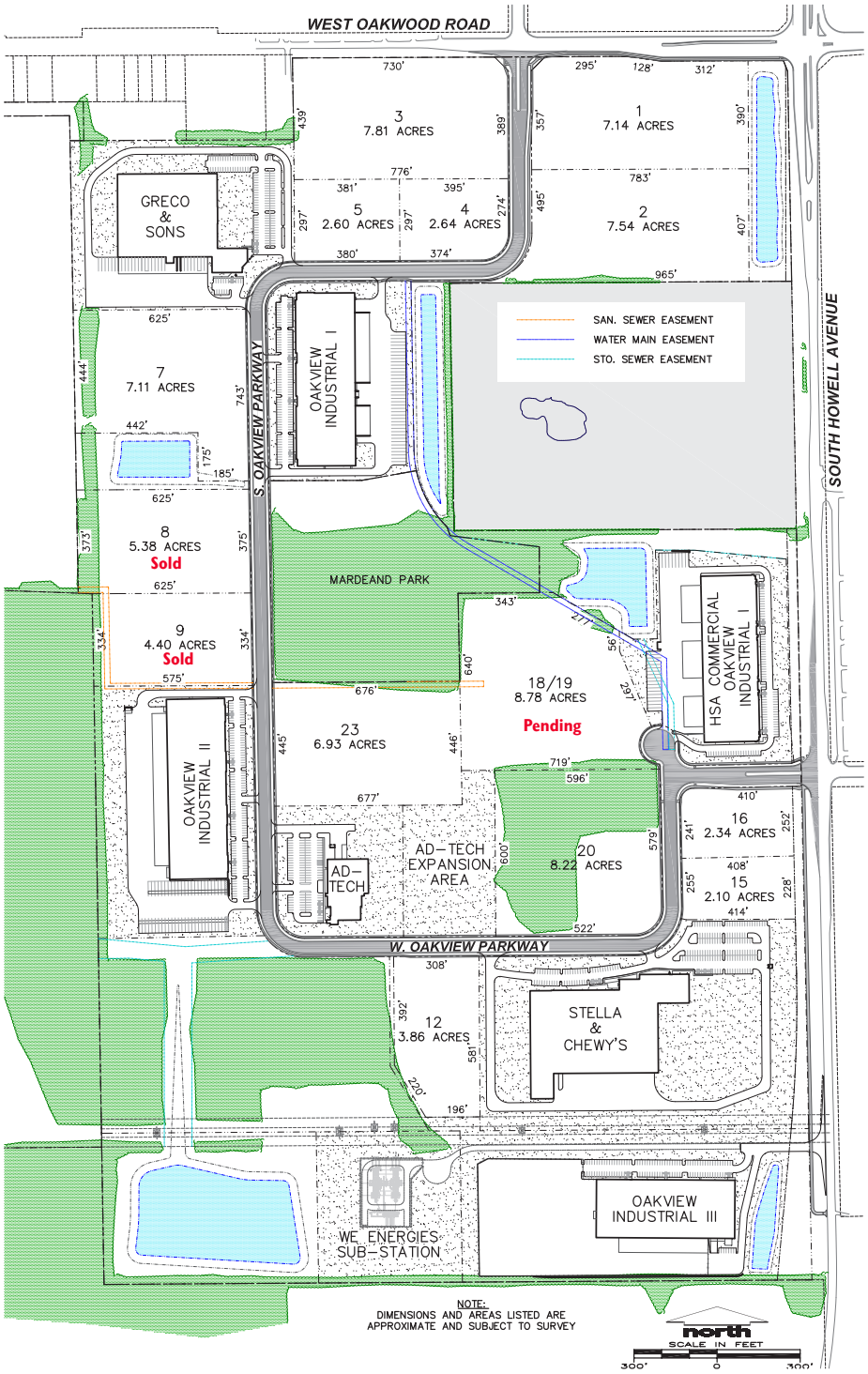
CUSHMAN & WAKEFIELD | BOERKE

OAKVIEW BUSINESS PARK

LAND FOR SALE OR BUILD TO SUIT

OakView Business Park

Oak Creek, WI



Jeff Hoffman, CCIM, SIOR
Principal
414.203.3038
jhoffman@boerke.com

Chad Vande Zande
Principal
414.203.3049
cvandezande@boerke.com

Nick Unger
Real Estate Advisor
414.203.3016
nunger@boerke.com

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

WISPARK LLC

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

Cushman & Wakefield Copyright 2016. 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

OAKVIEW™ BUSINESS PARK

LAND FOR SALE OR BUILD TO SUIT

OakView Business Park

Oak Creek, WI

PARCEL #	ACRES	PARCEL PRICE	PRICE / ACRE	PRICE / SF
1	7.14	$1,013,880	$142,000	$3.26
2	7.51	$983,810	$131,000	$3.01
3	7.81	$991, 870	$127,000	$2.92
4	2.64	$337,920	$128,000	$2.94
5	2.6	$332,800	$128,000	$2.94
6	10.75	Sold		
7	7.11	$817,650	$115,000	$2.64
8 & 9	9.78	Sold		
10	6.5	Sold		
11	6.68	Sold		
12	4.07	$468,050	$115,000	$2.64
13	6.34	Sold		
14	10.08	Sold		
15	2.1	$264,600	$126,000	$2.89
16	2.34	$297,180	$127,000	$2.92
17	8.747	Sold		
Pending	8.78	$1,115,060	$127,000	$2.92
20	8.22	$945,300	$115,000	$2.64
21	4.79	Sold		
22	4.97	Sold		
23	7.24	$832,600	$115,000	$2.64
24	4	Sold		
25	4.24	Sold		
Future Expansion	15.81	Sold		

Jeff Hoffman, CCIM, SIOR
Principal
414.203.3038
jhoffman@boerke.com

Chad Vande Zande
Principal
414.203.3049
cvandezande@boerke.com

Nick Unger
Real Estate Advisor
414.203.3016
nunger@boerke.com

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

WISPARK LLC

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

Cushman & Wakefield Copyright 2016. 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

OAKVIEW™ BUSINESS PARK

LAND FOR SALE OR BUILD TO SUIT

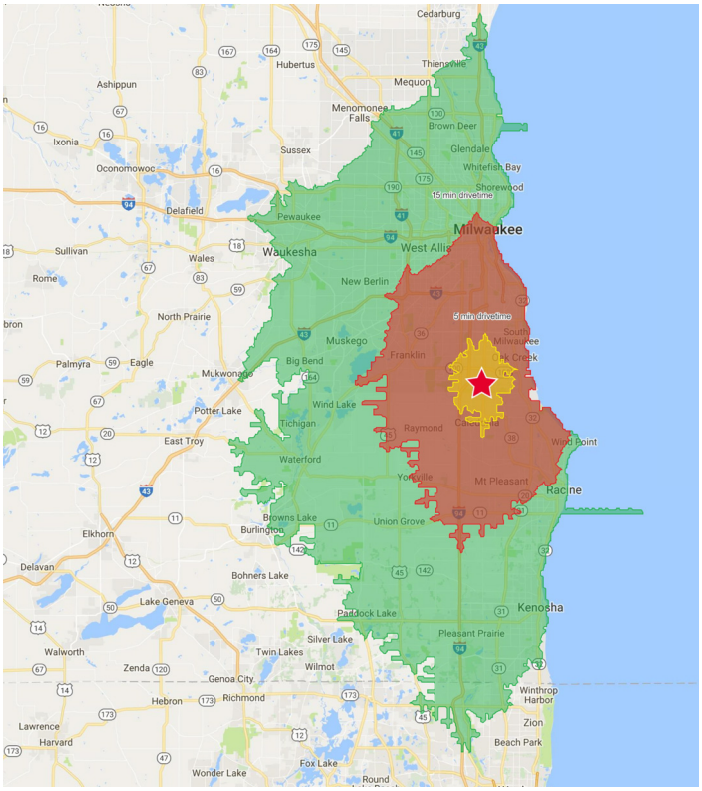
OakView Business Park

Oak Creek, WI

TOTAL AGE DISTRIBUTION	5 MINUTES	15 MINUTES	30 MINUTES
MEDIAN AGE	37.2	36.7	36.7
AGE 19 YEARS OR LESS	6,126 (25.7%)	122,511 (25.8%)	392,101 (26.1%)
AGE 20 TO 64 YEARS	14,632 (61.5%)	285,428 (60.1%)	894,940 (59.6%)
AGE 65 YEARS OR OVER	3,038 (12.8%)	66,923 (14.1%)	213,564 (14.2%)

OCCUPATION	5 MINUTES	15 MINUTES	30 MINUTES
WHITE COLLAR WORKERS	8,690 (65.1%)	130,447 (55.6%)	446,788 (59.5%)
BLUE COLLAR WORKERS	4,649 (34.9%)	104,343 (44.4%)	304,265 (40.5%)

EDUCATIONAL ATTAINMENT	5 MINUTES	15 MINUTES	30 MINUTES
HIGH SCHOOL GRADUATE	5,593 (27.8%)	100,090 (29.7%)	276,794 (27.1%)
ANY COLLEGE (SOME COLLEGE OR HIGHER)	10,756 (64.7%)	183,160 (56.9%)	624,814 (62.1%)
COLLEGE DEGREE + (BACHELOR DEGREE OR HIGHER)	5,705 (34.3%)	87,120 (27.1%)	321,653 (32.0%)



Jeff Hoffman, CCIM, SIOR
Principal
414.203.3038
jhoffman@boerke.com

Chad Vande Zande
Principal
414.203.3049
cvandezande@boerke.com

Nick Unger
Real Estate Advisor
414.203.3016
nunger@boerke.com

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

WISPARK LLC

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

Cushman & Wakefield Copyright 2016. 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.

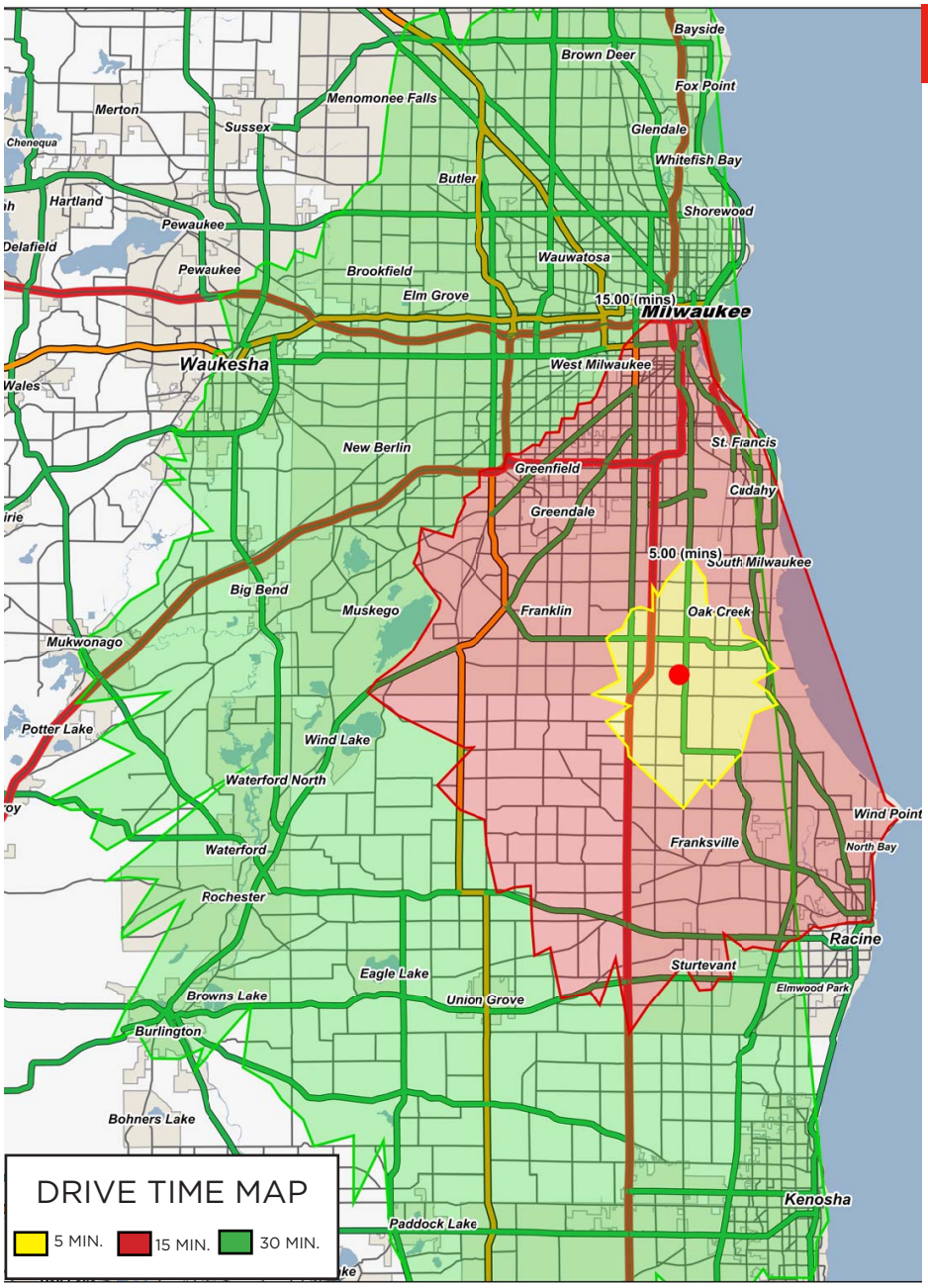
CUSHMAN & WAKEFIELD | BOERKE

OAKVIEW™ BUSINESS PARK

LAND FOR SALE OR BUILD TO SUIT

OakView Business Park

Oak Creek, WI



DRIVE TIMES TO KEY AREAS

I-94 AT RYAN ROAD (NEAREST ON-RAMP)
2 MINUTES / 2 MILES

SEVEN MILE ROAD (I-94 ON-RAMP)
7 MINUTES / 3.9 MILES

DREXEL TOWN SQUARE
8 MINUTES / 3.3 MILES

MITCHELL INTERNATIONAL AIRPORT
12 MINUTES / 6.6 MILES

PORT OF MILWAUKEE
16 MINUTES / 13.4 MILES

DOWNTOWN MILWAUKEE
20 MINUTES / 15.2 MILES

WAUKESHA
41 MINUTES / 32.4 MILES

MADISON
1 HOUR 30 MINUTES / 89.6 MILES

OSHKOSH
2 HOURS 5 MINUTES / 110 MILES

APPLETON
2 HOURS 17 MINUTES / 121 MILES

GREENBAY
2 HOURS 34 MINUTES / 138 MILES

DOWNTOWN CHICAGO
1 HOUR 23 MINUTES / 79.5 MILES

PORT OF CHICAGO
1 HOUR 41 MINUTES / 93.2 MILES

O'HARE INTERNATIONAL AIRPORT
1 HOUR 7 MINUTES / 67.2 MILES

Jeff Hoffman, CCIM, SIOR
Principal
414.203.3038
jhoffman@boerke.com

Chad Vande Zande
Principal
414.203.3049
cvandezande@boerke.com

Nick Unger
Real Estate Advisor
414.203.3016
nunger@boerke.com

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

WISPARK LLC

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

Cushman & Wakefield Copyright 2016. 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.

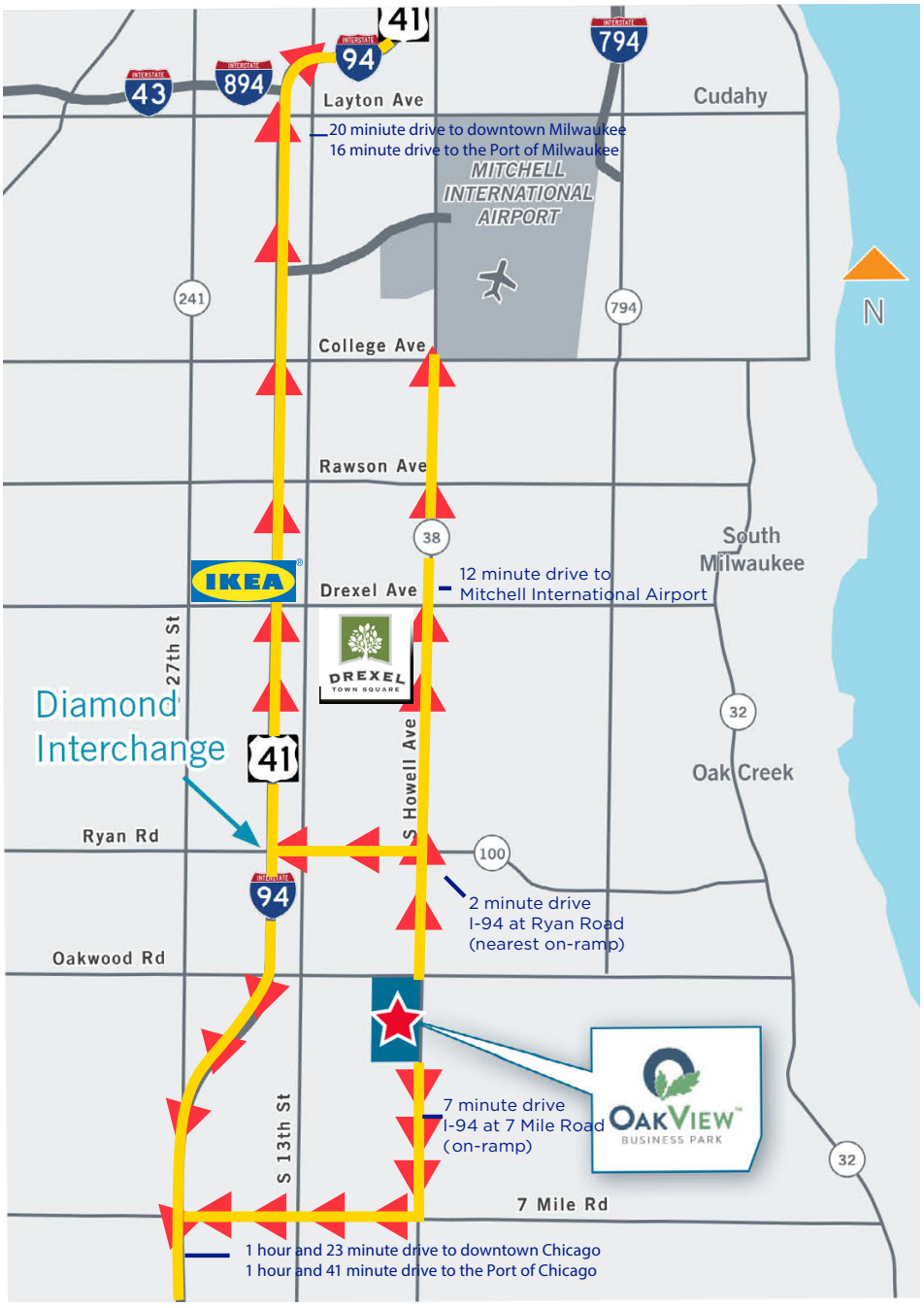
CUSHMAN & WAKEFIELD | BOERKE

OAKVIEW™ BUSINESS PARK

LAND FOR SALE OR BUILD TO SUIT

OakView Business Park

Oak Creek, WI



Jeff Hoffman, CCIM, SIOR
Principal
414.203.3038
jhoffman@boerke.com

Chad Vande Zande
Principal
414.203.3049
cvandezande@boerke.com

Nick Unger
Real Estate Advisor
414.203.3016
nunger@boerke.com

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

WISPARK LLC

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

Cushman & Wakefield Copyright 2016. 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.

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.