# BUCYRUS
## BUSINESS CENTER

FOR LEASE

# OVER 215,000 SF
## OFFICE SPACE AVAILABLE

1100 MILWAUKEE AVE, SOUTH MILWAUKEE, WI

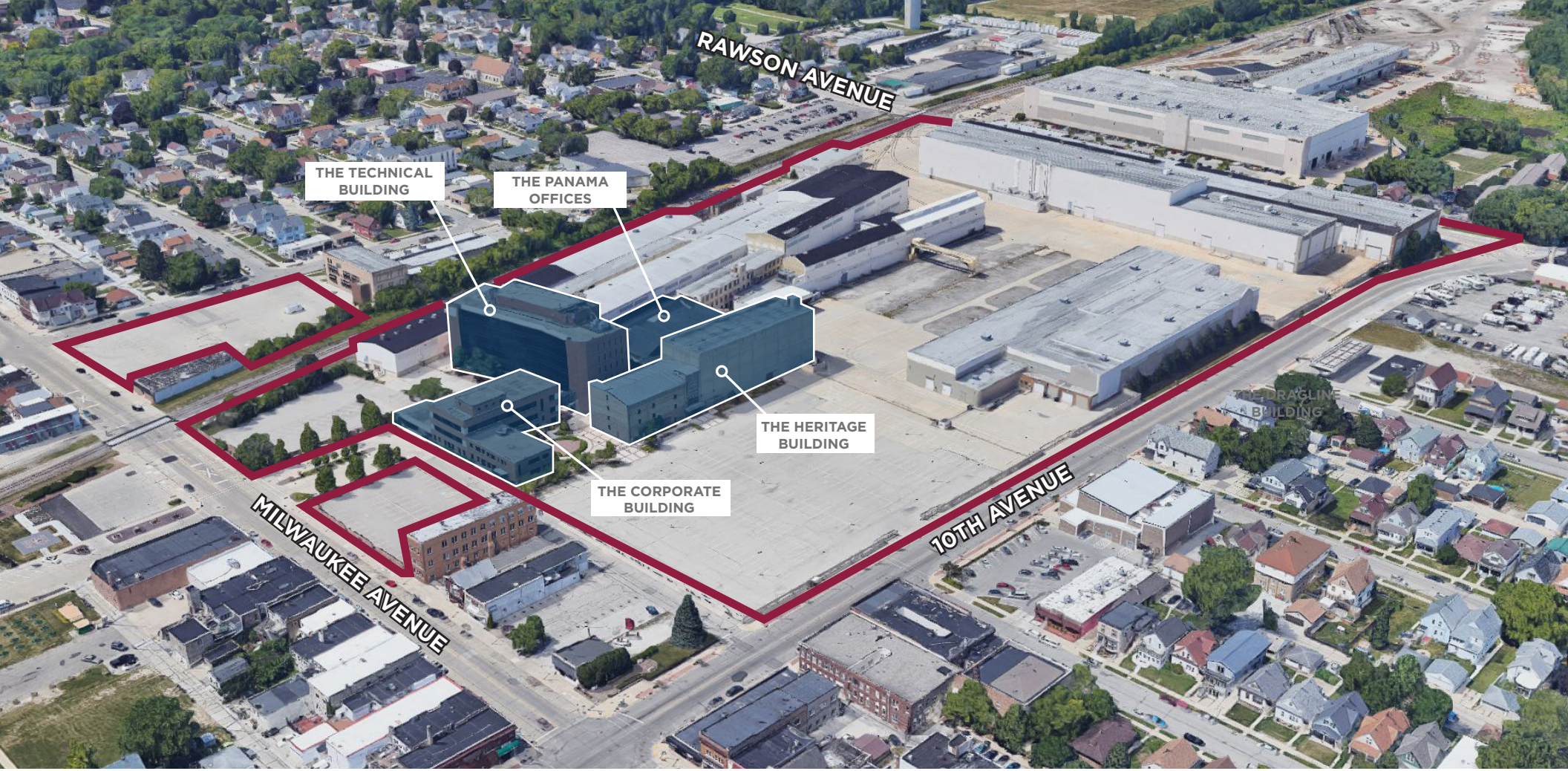
REICH BROTHERS

CUSHMAN & WAKEFIELD | BOERKE

# BUCYRUS
## BUSINESS CENTER

The Bucyrus Business Center sits on approximately 30 acres just south of downtown Milwaukee and blocks away from Lake Michigan. The history of the site dates back to 1892 when the Bucyrus Steam Shovel Company put South Milwaukee on the map by moving its headquarters to the city.

The full campus includes over 730,000 SF of industrial, office, warehouse, and flex space, a large amount of outdoor storage, ample employee parking, and an on-site cafeteria/dining area with commercial kitchen. With 516,477 SF of prime industrial/manufacturing space, 217,690 SF office including 160,000 SF of fully furnished space, the Bucyrus Business Center offers flexible opportunities for large and mid-size industrial, office and retail users alike.




**M-2, M-1, C3 ZONING**

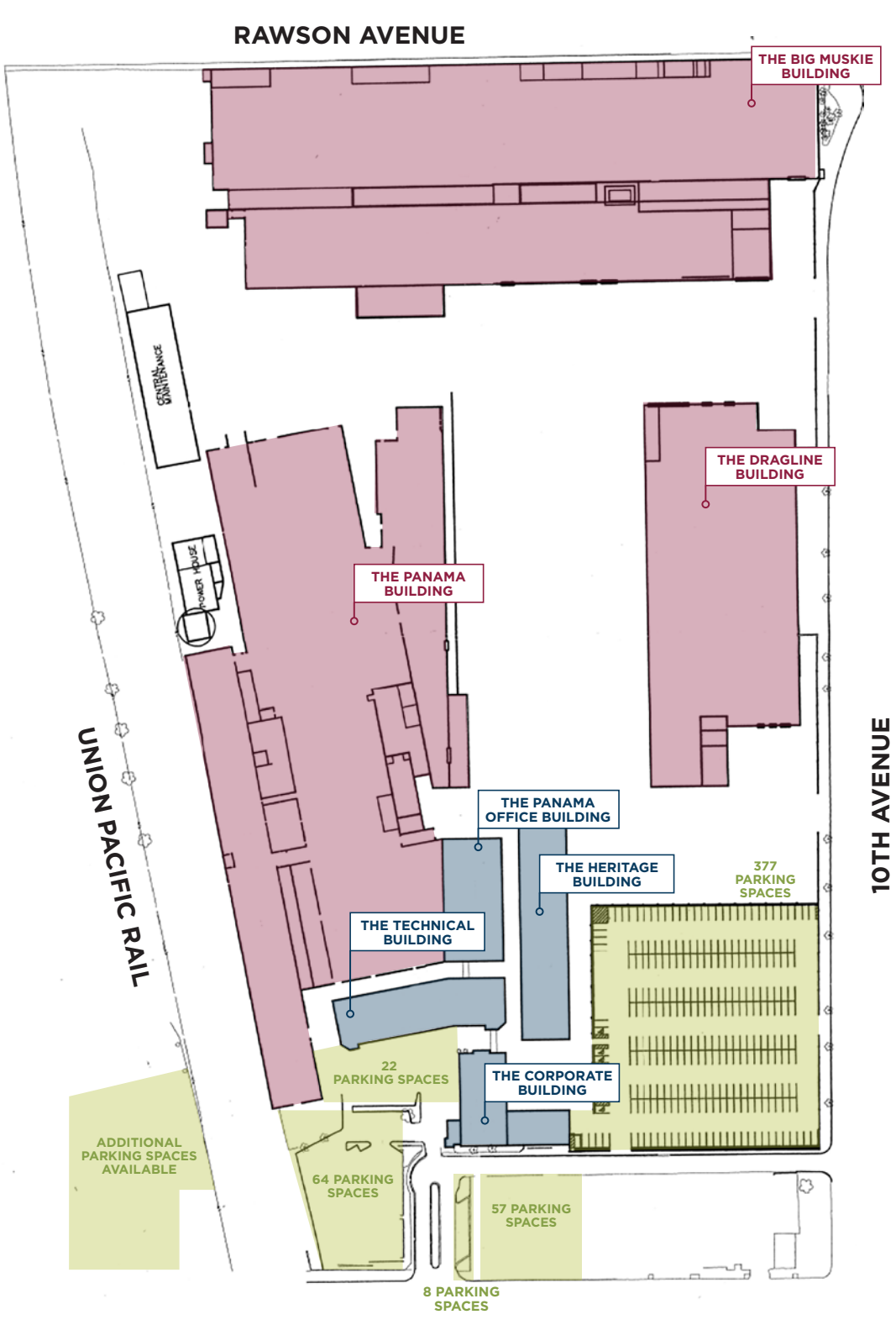
**LOCATED IN TID & OPPORTUNITY ZONE**

**AMPLE EMPLOYEE PARKING**

**CITY OF SOUTH MILWAUKEE TAXES**

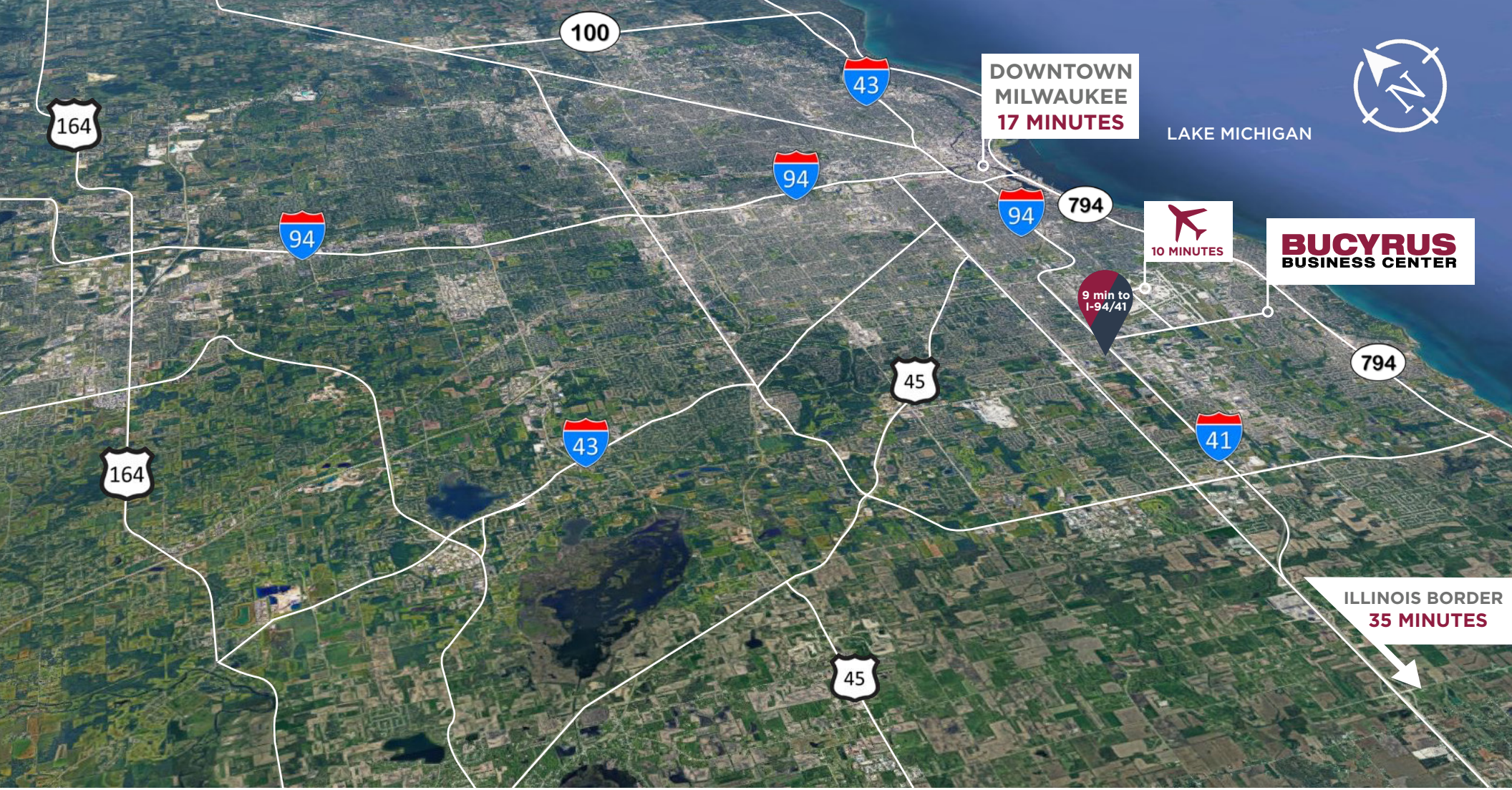
**17 MINUTES TO DOWNTOWN MILWAUKEE**

**FULLY FURNISHED OFFICE SPACE (600+ CUBES)**



# CAMPUS HIGHLIGHTS

- Almost 160,000+ SF of fully furnished office
- Over 516,000 SF of industrial space
- Ample employee parking
- Secure, fenced-in, parking lot
- Heavy power throughout
- High clear heights
- 22 overhead cranes
- Large auditorium
- Cafeteria/dining area with full commercial kitchen
- Secured entrances throughout




# DEMOGRAPHICS
WITHIN 10-MILE RADIUS

- **457,220** Total Population
- **366,467** Total Labor Force
- **$57,434** Median Household Income
- **36.5** Median Age
- **102,428 (45%)** Blue-collar Workers
- **125,247 (55%)** White-collar Workers

# OFFICE

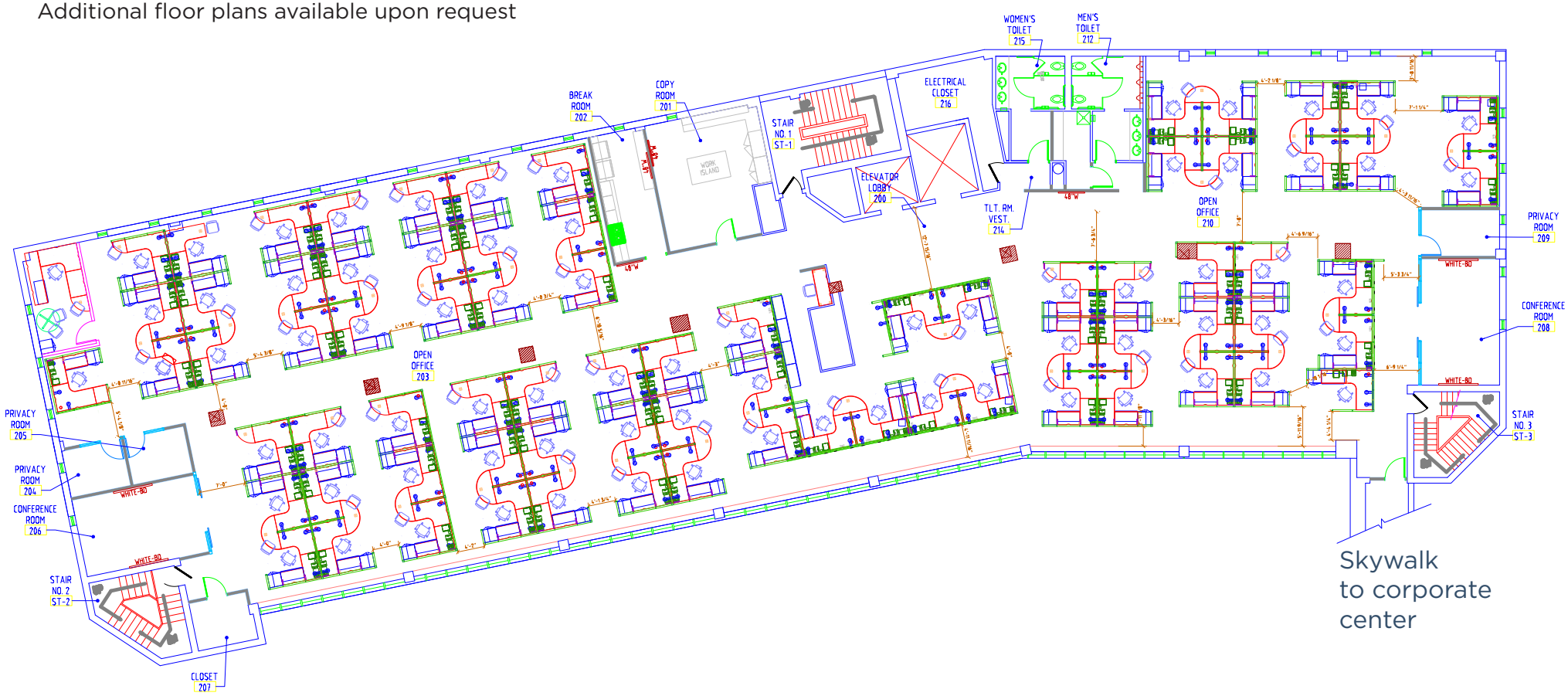
## LEASE RATE
$16.00/SF GROSS

The Bucyrus Business Center campus offers over 215,000 SF of office space, in four (4) buildings, including almost 160,000 SF of turn-key space and over 600 cubicles. Flexible floor plans provide the opportunity for multiple layout options. Skywalks connect the Corporate, Technical, and Panama buildings offering 158,770 SF of contiguous turn-key, fully furnished, office space. Perfect corporate headquarters site.

# THE **TECHNICAL** BUILDING

# SECOND FLOOR
# **FLOOR PLAN**

Additional floor plans available upon request




THE
**TECHNICAL**
BUILDING

1100 MILWAUKEE AVE
SOUTH MILWAUKEE, WI

| | |
|---|---|
| BUILDING SIZE: | 93,464 SF |
| CUBICLES: | 380+ |
| PARKING: | 528 SPACES (COMBINED) |
| SPRINKLER: | YES |
| ELEVATOR: | 2 |
| STORIES: | 6 + FINISHED LOWER LEVEL |
| LEASE RATE: | $16.00/SF GROSS |

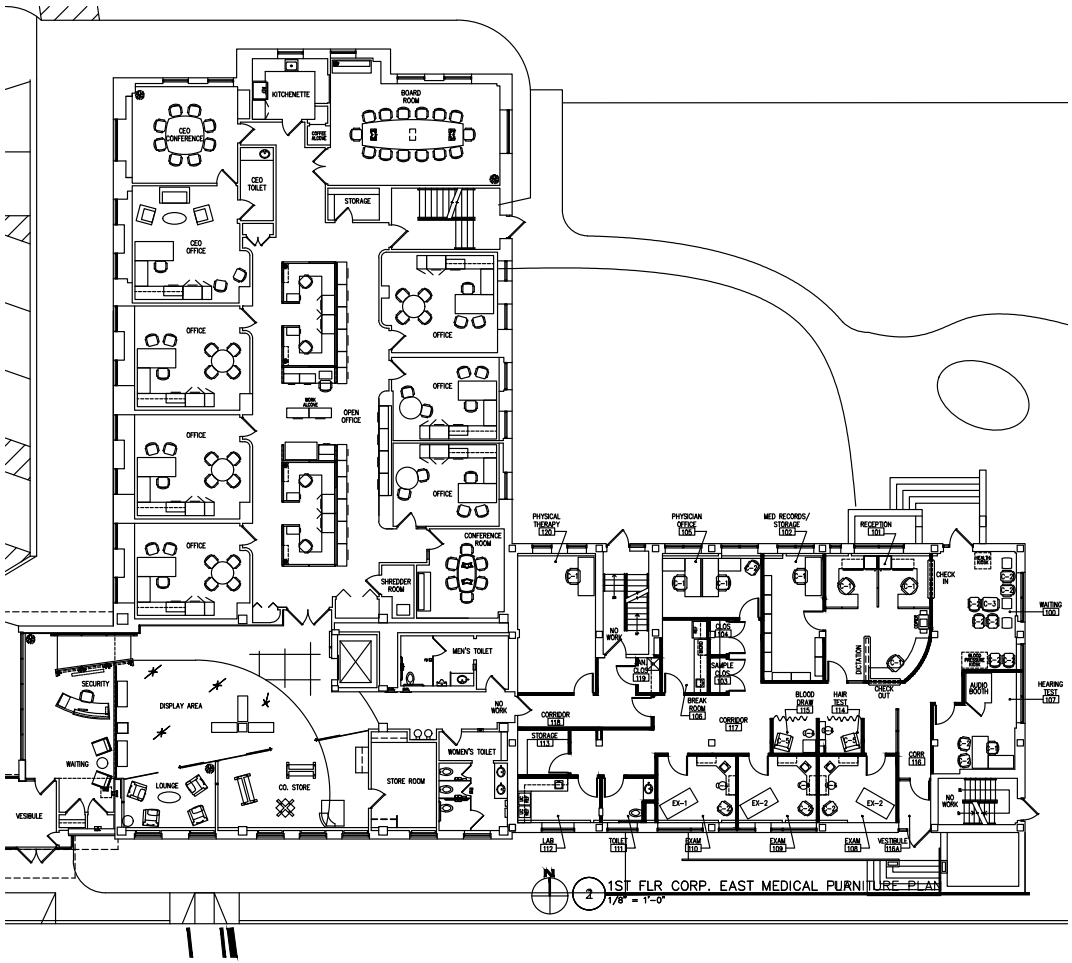
## HIGHLIGHTS

- Multiple layout options available
- Class A finishes with modern furniture and all wiring in place
- Two training centers
- Many conference rooms, kitchenettes and data centers throughout
- Building signage available
- Skywalk connects Technical building to Corporate Center and Panama Offices

# THE **CORPORATE** BUILDING

# FIRST FLOOR
# **FLOOR PLAN**

Additional floor plans available upon request




## THE **CORPORATE** BUILDING

1100 MILWAUKEE AVE
SOUTH MILWAUKEE, WI

| | |
|---|---|
| BUILDING SIZE: | 30,479 SF |
| CUBICLES: | 80+ |
| PARKING: | 528 SPACES (COMBINED) |
| SPRINKLER: | YES |
| ELEVATOR: | 1 |
| STORIES: | 2 - 3 FLOORS |
| LEASE RATE: | $16.00/SF GROSS |

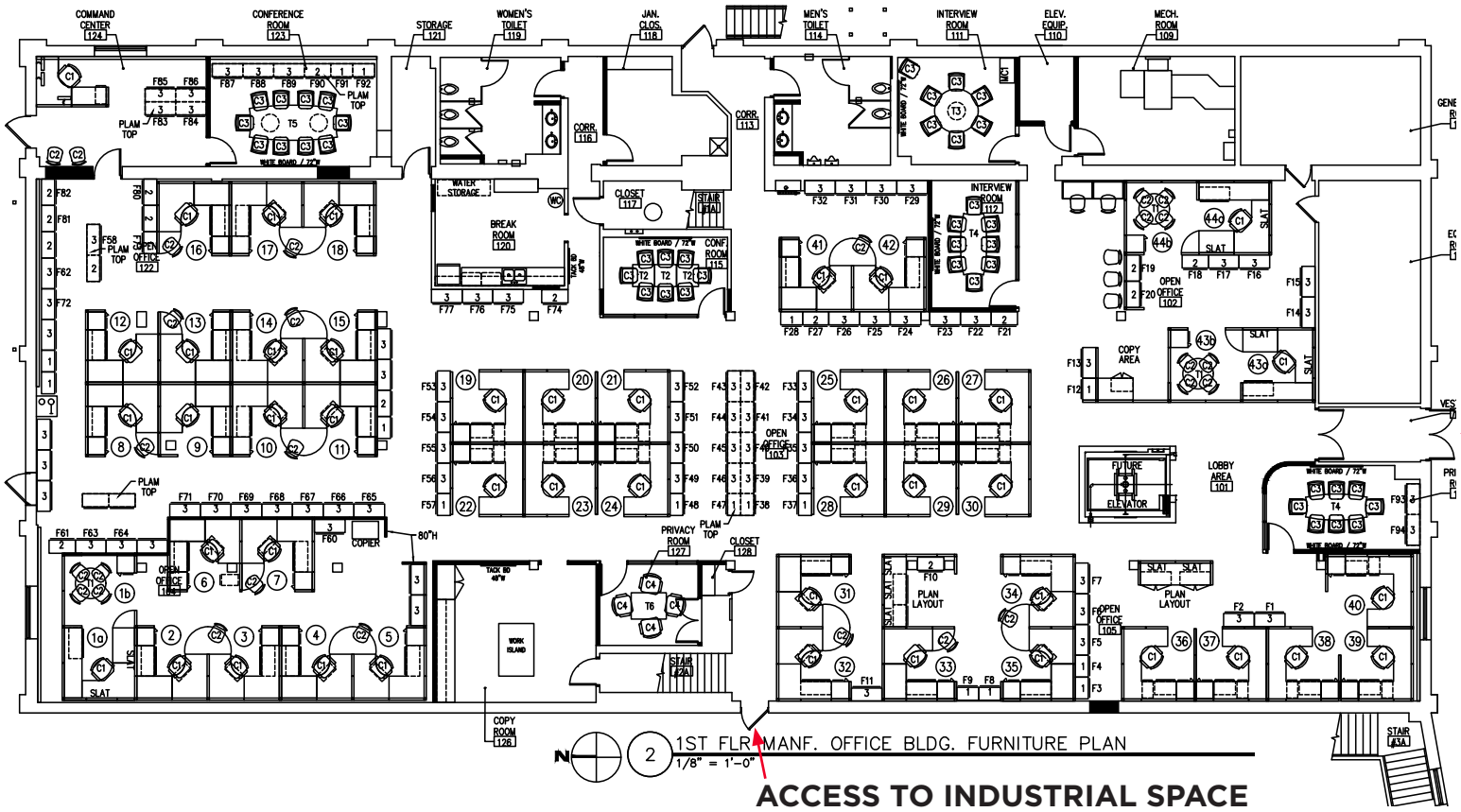
## HIGHLIGHTS

- Multiple layout options available
- First floor executive offices
- Class A finishes
- Conference rooms throughout
- Modern furniture and wiring in place
- Building signage available
- Skywalk connects Corporate Center to The Technical building

# THE PANAMA OFFICES

# FIRST FLOOR
# **FLOOR PLAN**

Additional floor plans available upon request




## THE **PANAMA OFFICES**

1100 MILWAUKEE AVE
SOUTH MILWAUKEE, WI

| | |
|---|---|
| BUILDING SIZE: | 34,827 SF |
| CUBICLES: | 145+ |
| PARKING: | 528 SPACES (COMBINED) |
| SPRINKLER: | YES |
| ELEVATOR: | 1 |
| STORIES: | 3 FLOORS |
| LEASE RATE: | $16.00/SF GROSS |

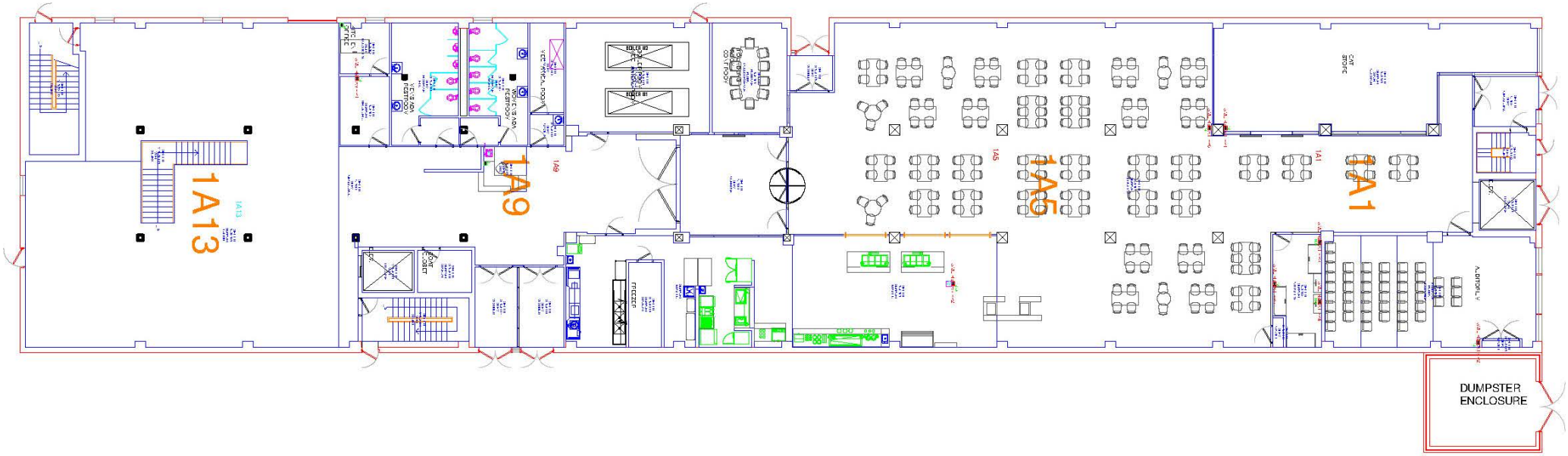
## HIGHLIGHTS

- Fully furnished, turn-key office space with Class A finishes
- Connected to 211,420 SF of industrial space
- Many conference rooms throughout
- Skywalk connecting the Panama Offices to the Technical Building
- Modern office furniture and wiring in place

# THE **HERITAGE** BUILDING

# FIRST FLOOR
# **FLOOR PLAN**

Additional floor plans available upon request




## THE **HERITAGE** BUILDING

1100 MILWAUKEE AVE
SOUTH MILWAUKEE, WI

| | |
|---|---|
| BUILDING SIZE: | 58,920 SF |
| PARKING: | 528 SPACES (COMBINED) |
| SPRINKLER: | YES |
| ELEVATOR: | 2 (1 FREIGHT) |
| STORIES: | 3 - 4 FLOORS |
| LEASE RATE: | NEGOTIABLE |

## HIGHLIGHTS

- Flexible floor plans allow for a variety of potential uses
- Timber/loft style offices
- Cafeteria/Dining area with seating for up to 162 people
- Full commercial kitchen
- Secured entrance
- Building signage available

# BUCYRUS
## BUSINESS CENTER

OFFICE TEAM

**JIM CAVANAUGH**
PRINCIPAL
414.559.0362
JCAVANAUGH@BOERKE.COM

**ANDREW JENSEN, SIOR**
PRINCIPAL
414.350.8035
AJENSEN@BOERKE.COM

**KATIE BRUESKE**
REAL ESTATE ADVISOR
518.956.1717
KBRUESKE@BOERKE.COM

CUSHMAN & WAKEFIELD | BOERKE
731 N Jackson Street, Suite 700
Milwaukee, WI 53202

REICH BROTHERS

# 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 provide 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 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.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.