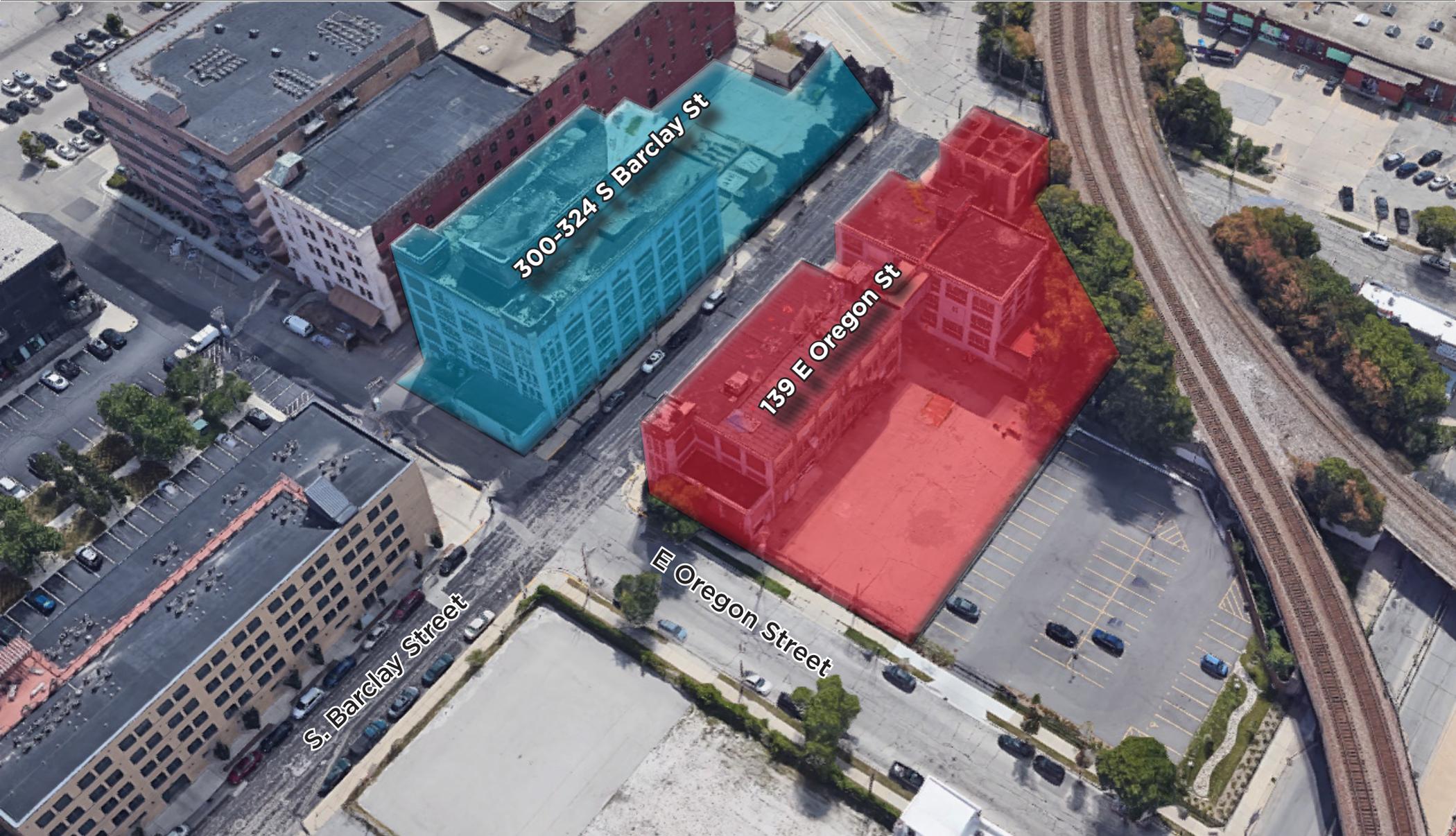


MIXED USE - REDEVELOPMENT



Kristian Sydow
Principal
414.617.8008
ksydow@boerke.com

BUILDING SIZE:	76,946 SF
LOT SIZE:	0.72 AC
YEAR BUILT:	1925
ZONING:	IM, Industrial-Mixed
FLOORS:	5
PARKING:	Surface
TAX KEY:	4280506121
SALE PRICE:	\$1,995,000 (Combined)

We are bringing to market to underutilized parcels located in the very desirable 5th Ward neighborhood. These buildings are available to develop into one of a number of uses. There has been some predevelopment work to renovate these structures into multi-family housing, but uses that could also be successful here would include office or storage. Both parcels on either side of Barclay St. represent one of the last sizeable assemblages in the market for a new project.



Kristian Sydow
Principal
414.617.8008
ksydow@boerke.com

BUILDING SIZE: 36,488 SF
LOT SIZE: 0.86 AC
YEAR BUILT: 1928
ZONING: IM, Industrial-Mixed
FLOORS: 3
PARKING: Surface
TAX KEY: 4281081000
SALE PRICE: \$1,995,000 (Combined)

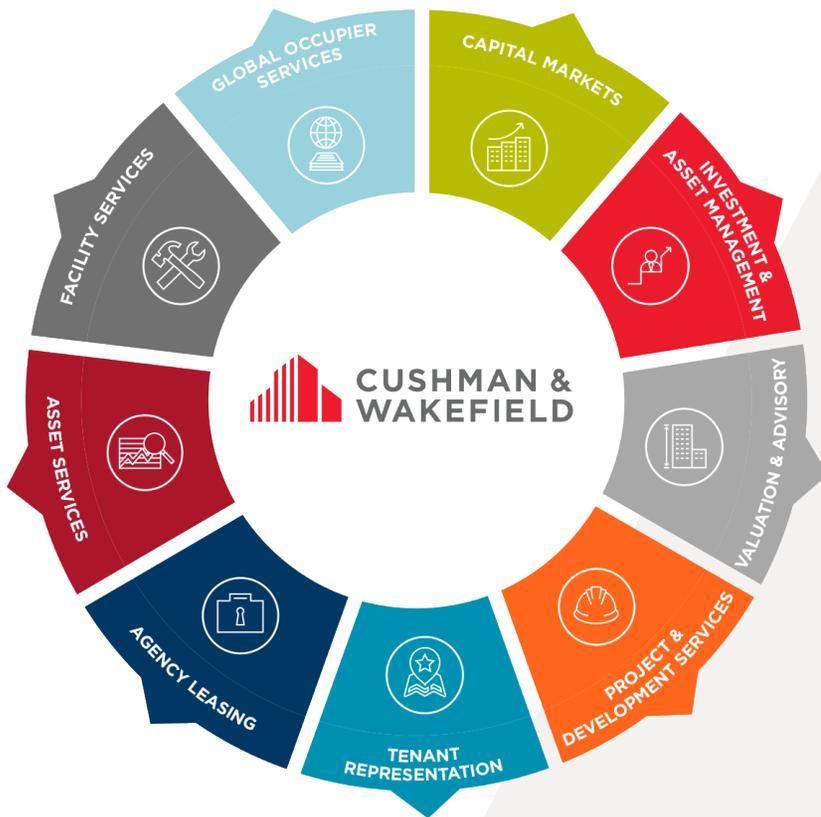


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CUSHMAN & WAKEFIELD

Cushman & Wakefield (C&W) is a global leader in real estate services with more than 43,000 employees operating 263 offices in 60 countries on 6 continents. We have served the evolving real estate needs of U.S. business since 1917. Becoming one of the leading brands in retail services didn't just happen overnight. For over 90 years, Cushman & Wakefield has steadfastly held to the belief in putting its clients first. It is this belief that has helped make us first in global retail services throughout the Americas, Europe and Asia.

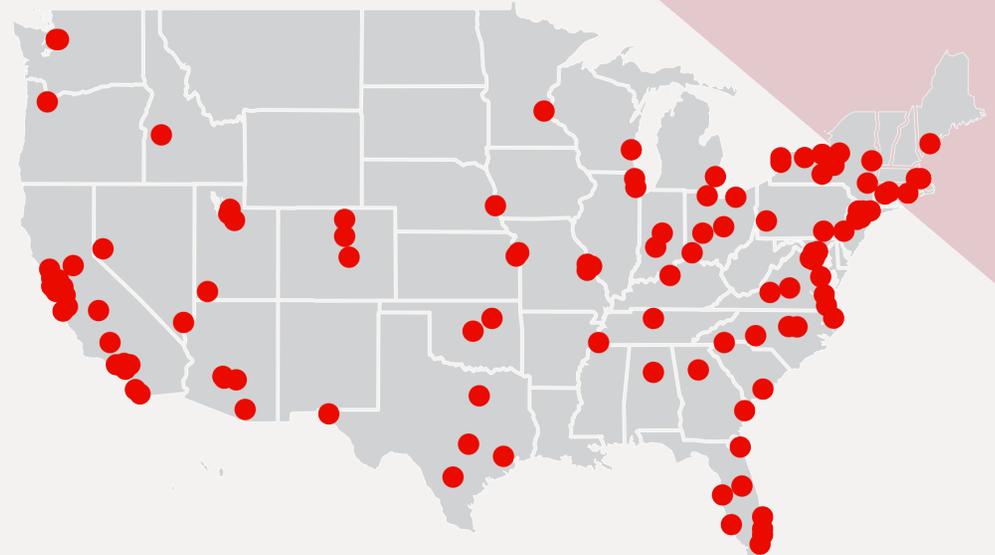
TEAM FOCUSED | CLIENT DRIVEN | MARKET LEADERS | CUSHMAN & WAKEFIELD RETAIL



RETAIL SERVICES

Cushman & Wakefield Retail is the premier global real estate company dedicated, first and foremost to our clients. We understand that real estate transactions are driven by special relationships and the needs of property owners and retailers. We are the most talented professionals, invested in providing superior resources, and support to our clients with technologies that provide innovative advice and bottom-line results. Our philosophy is based upon decades of experience in analyzing and implementing strategies that have proven to be successful. With consistency, vision, integrity and experience we provide best in class retail advisory services with a deeper understanding of our clients' needs.

OFFICE LOCATIONS





KRISTIAN SYDOW
Principal



KELLY RODENKIRK
Real Estate Advisor



JOHN STEINER
Director of
Communications



KATIE GREMBAN
Director of Research

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.