

FOR LEASE > INDUSTRIAL/OFFICE SPACE

1100 Milwaukee Avenue

South Milwaukee, WI

Colliers
INTERNATIONAL



Property Description

The Caterpillar Campus has a combined 750,300 SF available with portions available for lease now and with future availability. The Campus is 3.9 miles from I-94 in the heart of downtown South Milwaukee, Wisconsin. It consists of three office buildings totaling 182,863 SF and 551,304 SF of heavy industrial/warehouse space with access to rail and multiple cranes. Caterpillar is leaving the office space in terrific condition with the industrial space equipped with heavy power and high clear heights. The Campus provides a large amount of outdoor storage and ample employee parking on site as well as parking within walking distance of the campus. *It is also located 14.7 miles north of the Foxconn Campus.*

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FOR LEASE > INDUSTRIAL/OFFICE SPACE

1100 Milwaukee Avenue-WH

South Milwaukee, WI

INDUSTRIAL

OFFICE

Assembly Building

- 218,666 SF Total
- 8,991 SF Office
- Lease Rate: \$3.50/SF NNN

WH Building

- 86,391 SF
- Currently Available
- Lease Rate: \$3.50/SF NNN

Heritage Building

- 58,920 SF Office/Cafeteria/
Event Space on Four Floors
- Potential Future Availability
- Lease Rate: \$12.00/SF Gross

Technical Building

- 93,464 SF of Office Space on
Seven Floors
- Potential Future Availability
- Lease Rate: \$12.00/SF Gross

Machine Shop

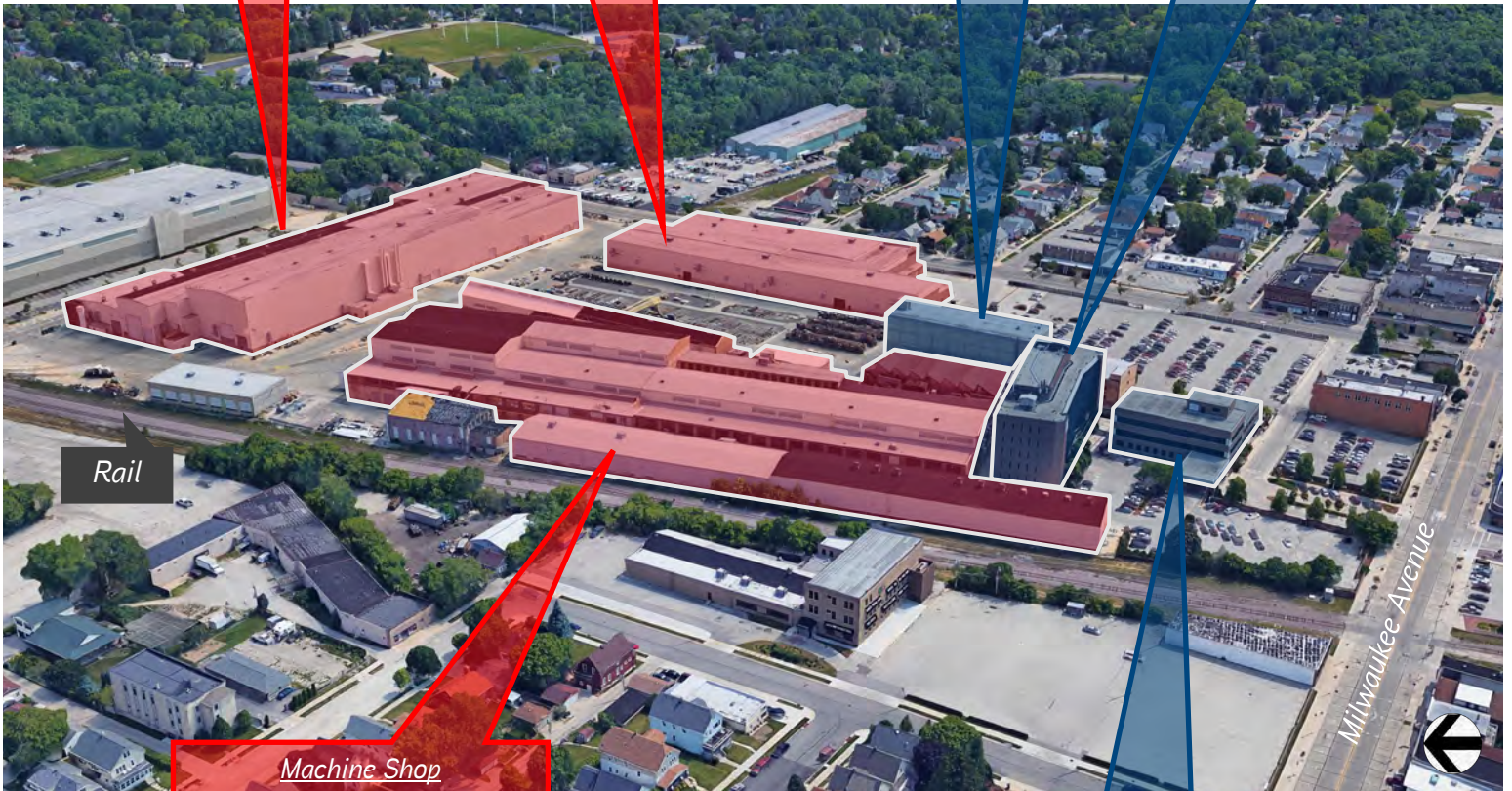
- 246,247 SF Total
- 211,420 SF WHS
- 34,827 SF Office on Three Floors
- Cranes & Rail Access
- Potential Future Availability
- Lease Rate: \$3.50/SF NNN

Corporate Building

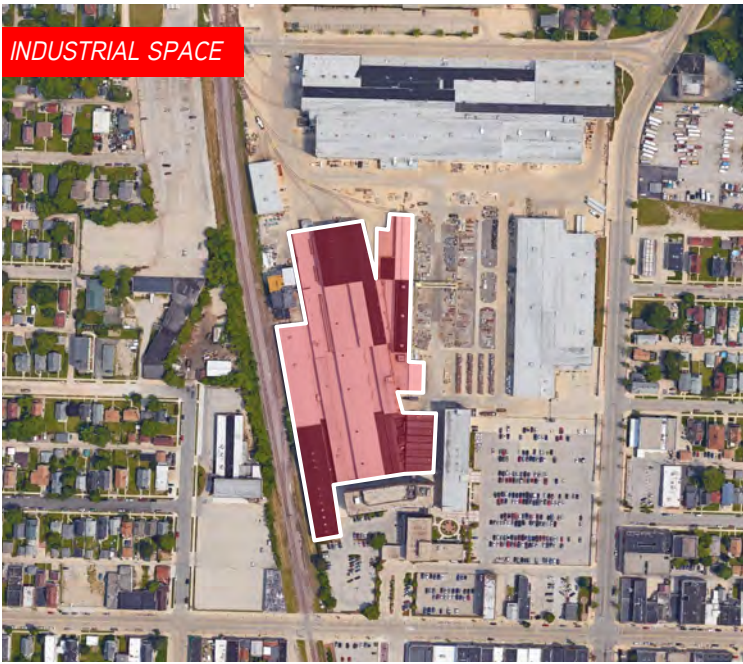
- 30,479 SF of Office Space on
Three Floors
- Potential Future Availability
- Lease Rate: \$12.00/SF Gross

Rail

Milwaukee Avenue



INDUSTRIAL SPACE



MACHINE SHOP

Building Details

- > 246,247 Total SF
- > 211,420 SF Warehouse
- > 34,827 SF Office on Three Floors

Asking Rate

- > \$3.50/SF NNN

Main Bay

- > 33' - 50' Clear
- > (1) 25 Ton Crane
- > (1) 10 Ton Crane
- > (1) 7^{1/2} Ton Crane

East Bay

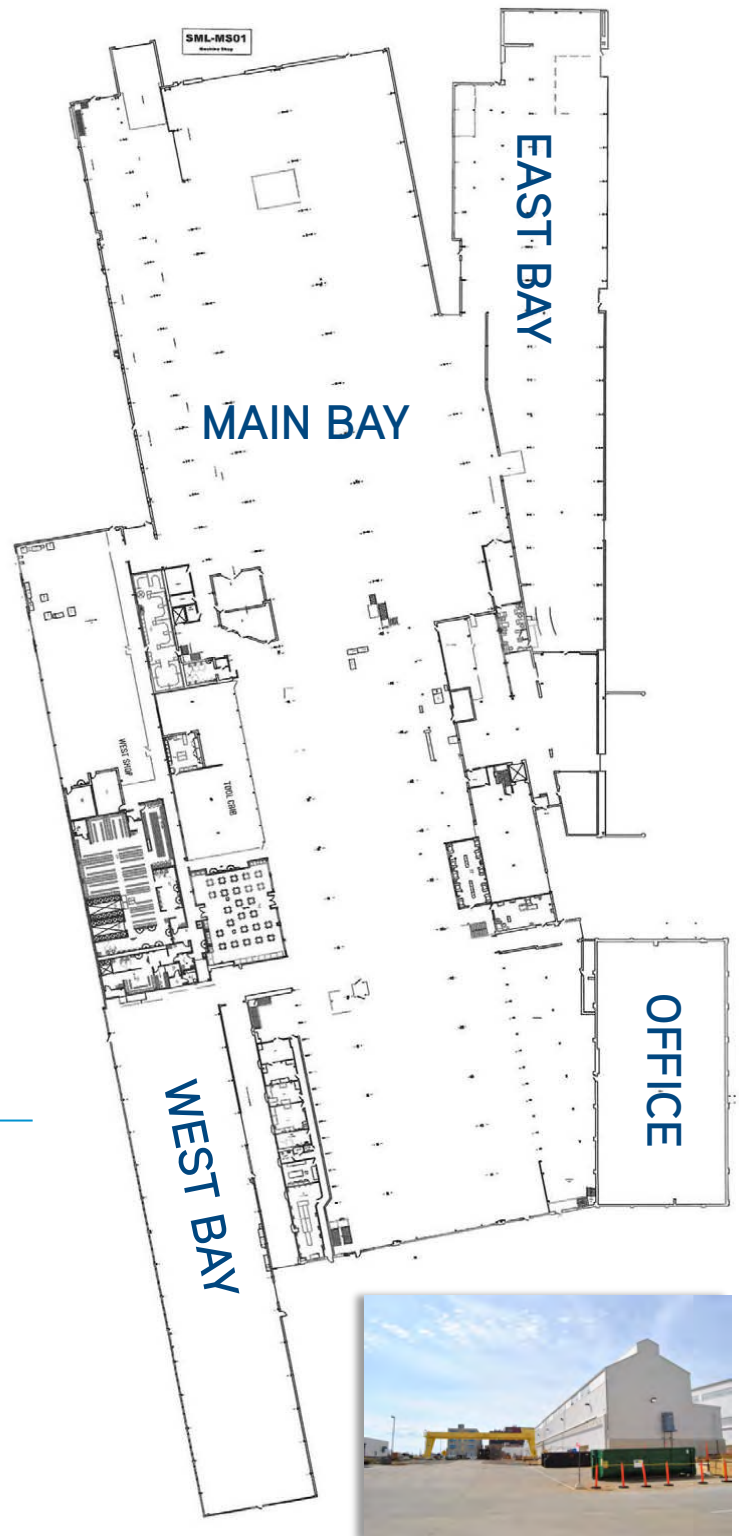
- > 40' Clear
- > (2) 10 Ton Cranes

West Bay

- > 30' Clear
- > 10 Ton Crane
- > Drive-In Door

Highlights

- > Rail Access
- > Two (2) Interior Loading Docks
- > Multiple Grade Level Drive-In Doors
- > 34,827 SF Office on Three Floors
- > Heavy Power





Building Details

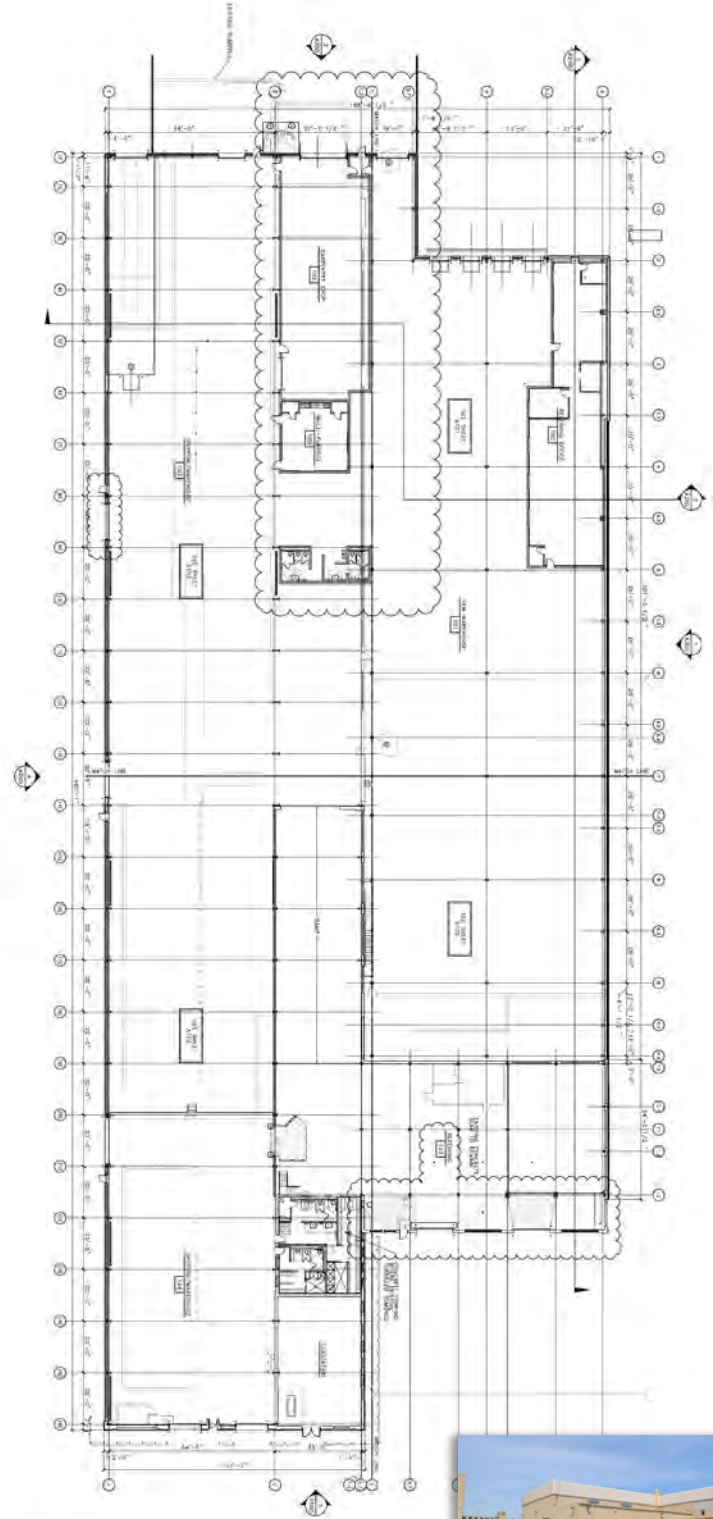
- › Building Size: 86,391 SF
- › Office Size: +/- 3,325 SF
- › Year Built: 2007
- › Zoning: Manufacturing
- › Clear Height: 32' Clear—Crane Bay
36' Clear—Warehouse Bay
- › Cranes: 15 1/2 Ton (20' Under Hook)
10 Ton on Mezzanine
- › Loading Docks: 4 Exterior, 1 Interior
- › Drive-In Doors: 10
- › Power: TBV—Heavy Manufacturing

Asking Rate

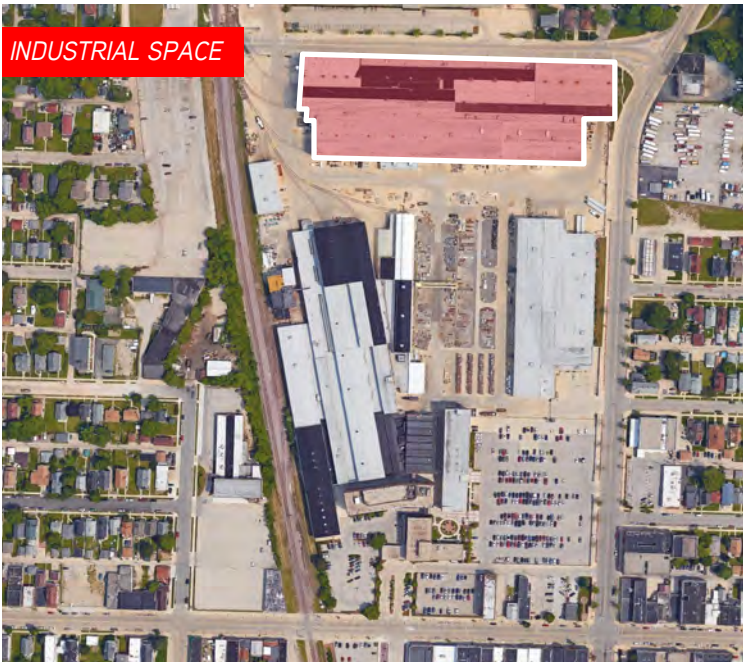
- › \$3.50/SF NNN

Highlights

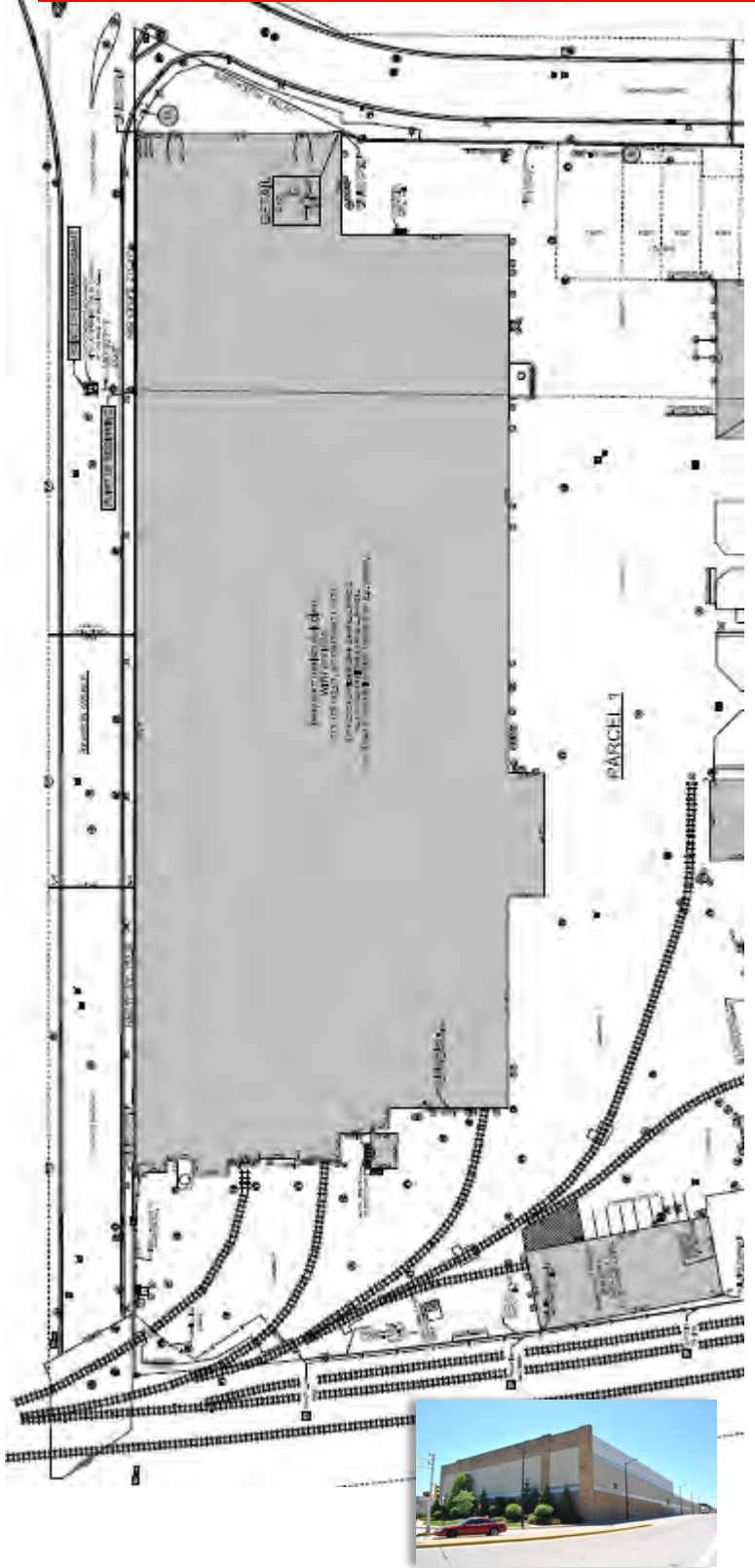
- › 15 Ton Crane & 10 Ton Crane
- › High Bay Warehouse (32' - 36' Clear)
- › Heavy Power
- › Office Renovated in 2007
- › Fenced in Building and Loading



INDUSTRIAL SPACE



ASSEMBLY BUILDING



Building Details

- › Building Size: 218,666 SF
- › Office Size: 8,991 SF
- › Zoning: Manufacturing
- › Clear Height: 40'
- › Cranes: 11 Total, up to 100 Ton
- › Loading Docks: 2 Interior
- › Drive-In Doors: 11

Asking Rate

- › \$3.50/SF NNN

Highlights

- › Rail Access (Union Pacific)
- › Fully Sprinklered
- › Heavy Power

OFFICE SPACE



HERITAGE BUILDING

Building Details

- › 58,920 SF Office Space
- › Office, Cafeteria, Event Space on 4 Floors
- › Brick and Timber Loft Style Office Space
- › Second Floor Museum
- › Future Availability

Asking Rate

- › \$12.00/SF Gross



Sample Floor Plan

OFFICE SPACE



CORPORATE BUILDING

Building Details

- › 30,479 SF Office Space
- › Three Floors
- › Executive Offices
- › Medical Offices Suites

Asking Rate

- › \$12.00/SF Gross



OFFICE SPACE



TECHNICAL BUILDING



Building Details

- › 93,464 SF Office Space
- › 7 Floors
- › Training Rooms
- › Open Floor Plates with Class A Finishes

Asking Rate

- › \$12.00/SF Gross





1100 Milwaukee Avenue-WH



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

3 You are a 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 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:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- 11 ■ 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 Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

18 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

23 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, UNLESS THE INFORMATION MUST BE DISCLOSED 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.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 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.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

CONSENT TO TELEPHONE SOLICITATION THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

41 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

43 **SEX OFFENDER REGISTRY** List Home/Cell Numbers: _____

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 **DEFINITION OF MATERIAL ADVERSE FACTS** Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

48 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 and 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.