

The image shows the exterior of a modern commercial building at dusk. The building features a large, illuminated sign that reads "CENTURY CITY I" in bold, black, sans-serif capital letters. The sign is mounted on a wall with a yellow and white striped pattern. The building has large glass windows on the left side and a series of smaller windows along the ground floor. The sky is dark blue, and the building's lights are on, creating a warm glow.

CENTURY CITY I

FOR LEASE
3945 N. 31st Street
Milwaukee, WI

JIM LARKIN
414 278 6837
jim.larkin@colliers.com

PAT HAKE
414 278 6871
pat.hake@colliers.com

Colliers
INTERNATIONAL

COLLIERS INTERNATIONAL
833 E. MICHIGAN STREET, SUITE 500
Milwaukee, WI 53202

www.colliers.com/wisconsin

An aerial photograph of a modern, two-story commercial building with a flat roof. The building's facade is primarily white, with a large section on the left featuring a yellow and white geometric pattern and the words "CENTURY CITY I" in bold, dark letters. To the left of the building is a paved parking lot with several trees. In the foreground, a green lawn is landscaped with a circular area of white gravel and a small blue sculpture. A large, three-dimensional sign for "CENTURY CITY" is positioned on the lawn, with the word "CENTURY" in blue letters and "CITY" in white letters on a dark base. The sign also features a circular logo with stylized vertical lines. In the background, other industrial buildings and a clear sky are visible.

"Century City is an opportunity for Milwaukee's future. It is a location where modern business can grow, where good workers can connect with good jobs and where an industrial location with a great history is coming to life again. Century City's future is bright. We invite businesses to grow here."

-Mayor Tom Barrett



LEASE RATE

\$4.75/SF NNN Manufacturing
\$8.75/SF NNN Office

SITE

4.2 Acres

BUILDING SIZE

53,160 sf (8,860 SF Divisible)

CLEAR HEIGHT

24'

COLUMNS

58'

DOCKS

Six (6)

DRIVE-INS

Six (6) 12'x14'

SECURITY

Video Surveillance

POWER

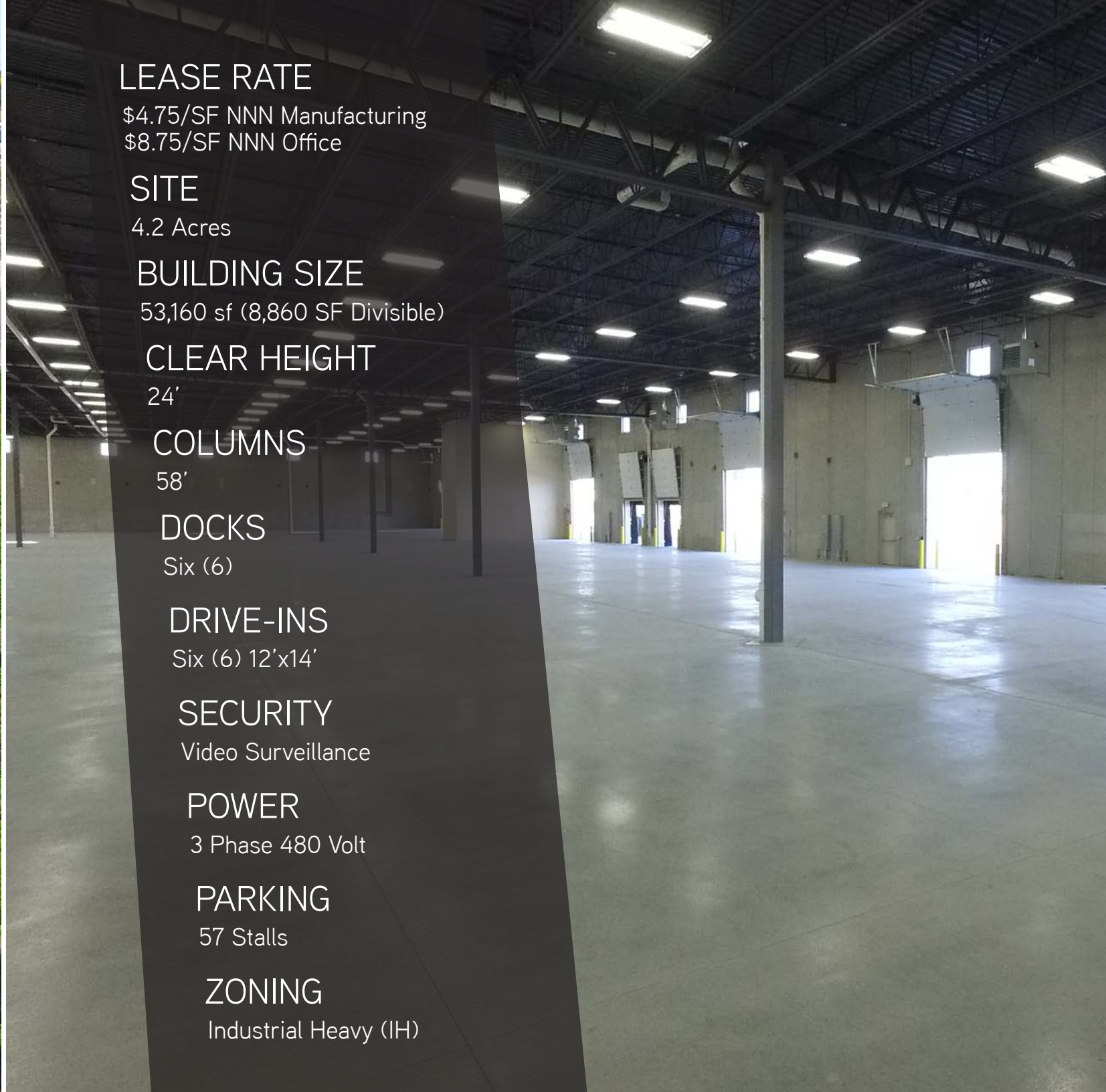
3 Phase 480 Volt

PARKING

57 Stalls

ZONING

Industrial Heavy (IH)





PROPERTY HIGHLIGHTS

- › Centrally Located in the City of Milwaukee
- › Access to Skilled Labor Pool
- › Directly on MCTS Bus Line 62, 80, 12
- › 24 Foot Clear High Bay Space
- › 58 Foot Column Spacing of Maximum Flexibility

SITE PLAN



CENTURY CITY BUSINESS PARK



Real Estate Options for Manufacturing Companies



Building 36

3533 N. 27th Street, Milwaukee, WI

Sale Price: \$6,810,000 (\$25.00/SF)

Site: 16 Acres

Building Size: 272,400 SF

Clear Height: 31'

Cranes: 2 - 10 Ton Bridge Cranes

Bays: 3-70' Wide x 700'

Loading Dock: Shop Floor Access

Rail Served: 2 - 700' Spurs Inside Building with
2 Inspection Pits Canadian Pacific (Class I)

Security: On-Site

Power: 24,900V; 4,000 AMP

Parking: 50+ Stalls

Zoning: Industrial Heavy (IH)

Development Land

2725 W. Hopkins Street, Milwaukee, WI

Sale Price: \$55,000/Acre

Site: 45 Acres

Power Supplier: We Energies

Available Capacity: 26.4 kV - 24.9 kV

Water Supplier: City of Milwaukee Water Works

Water Source: Municipal; Lake Michigan

Waste Water Service Provider: Milwaukee Metro Sewage District

Zoning: Industrial Heavy (IH)

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Contact Us:

JIM LARKIN

414 278 6837 (DIRECT)

414 305 8662 (MOBILE)

jim.larkin@colliers.com

PAT HAKE

414 278 6871 (DIRECT)

847 828 9018 (MOBILE)

pat.hake@colliers.com



COLLIERS INTERNATIONAL | 833 E. Michigan Street, Suite 500 | Milwaukee, WI 53202 | 414 276 9500 | www.colliers.com

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