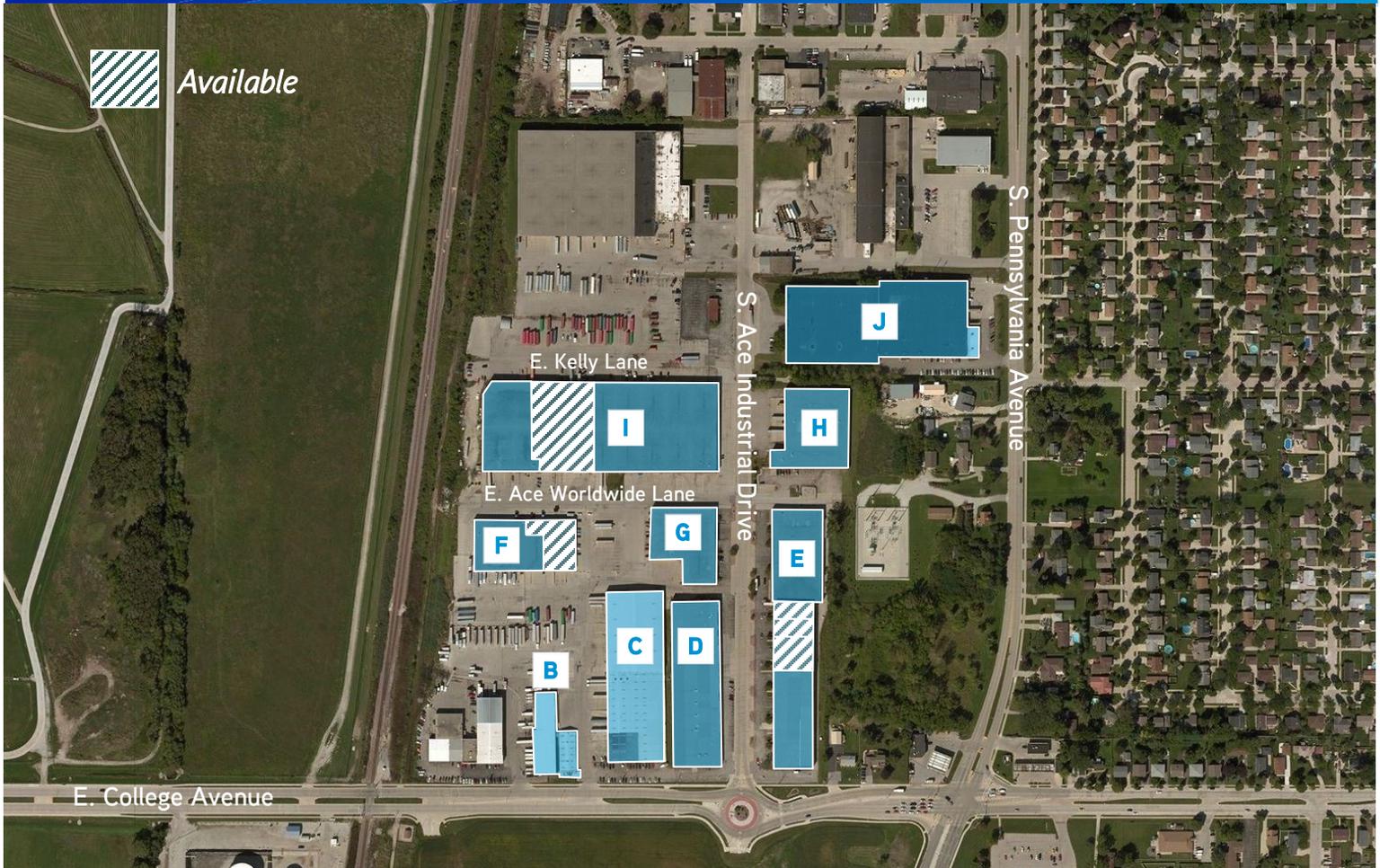


FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

Cudahy, WI 53110



Park Details

The Mitchell Industrial Park is a 55 acre industrial park located on College Avenue adjacent to Mitchell International Airport in Cudahy, Wisconsin. The park consists of 9 buildings totaling just over 1,000,000 square feet. The buildings in the industrial park can accommodate users ranging from 5,000 SF to 210,000 SF. The entire park was purchased by CrossLake Partners in June, 2014 and is undergoing an extensive capital investment improvement campaign. In addition to all vacant suites being improved, the entire park is being rebranded with new ownership, new management and single point of contact brokerage.

Located on College Avenue, the industrial park is 2.5 miles straight east of a full diamond interchange at I-94 & College Avenue and less than 1 mile from I-794 & Pennsylvania Avenue, providing excellent access to all of southeastern Wisconsin.

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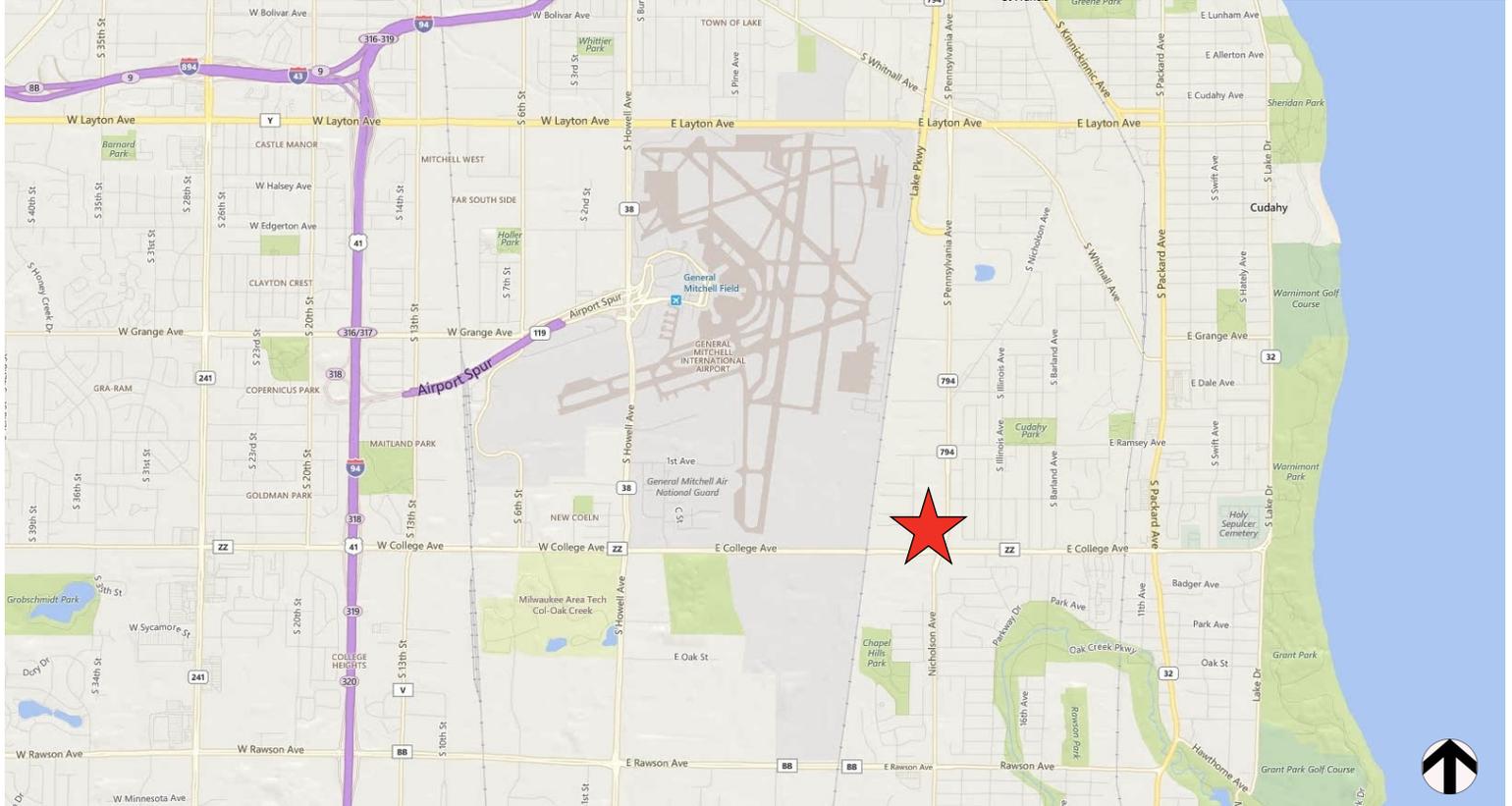
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FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

Cudahy, WI 53110



Available Units

Building	Address	SF (Warehouse/Office)	Clear Ht.	Docks	Drive-in's	Lease Rate	NNN Op. Exp.
E	2200 E. College Ave. - Unit 300	13,971 (13,460/511)	22' 6"	4	1	\$4.25 NNN	\$1.50/SF
E	2200 E. College Ave. - Unit 400	5,587 (4,839/748)	22' 6"	2	1	\$4.75 NNN	\$1.50/SF
E	2200 E. College Ave. - Unit 500	4,906 (4,155/751)	22' 6"	2	1	\$4.75 NNN	\$1.50/SF
F	6215 S. Ace Industrial Drive	18,324 (14,784/3,540)	19' 6"	2	3	\$4.75 NNN	\$1.50/SF
I	6185 S. Ace Industrial Drive	43,144 (41,555/1,589)	21'	7	0	\$4.00 NNN	\$1.50/SF

FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

2200 E. College Avenue - Building E



Building Details

- > Size: 109,596 SF
- > Year Built: 1983
- > Construction: Masonry Block
- > Clear Height: 22'6"
- > Loading: Docks: 14 (9'x10', with levelers)
Drive-ins: 2
- > Sprinkler: 100%
- > Power: 120/208/240 Volt, Three Phase
- > Zoning: M-1 (Industrial/Light Manufacturing/
Distribution)

Available Units

- > Unit 300: 13,971 SF (511 SF Office)
\$4.25/SF NNN
- > Unit 400: 5,587 SF (748 SF Office)
\$4.75/SF NNN
- > Unit 500: 4,906 SF (751 SF Office)
\$4.75/SF NNN
- > *2017 Triple Net Expenses: \$1.50/SF*

Comments

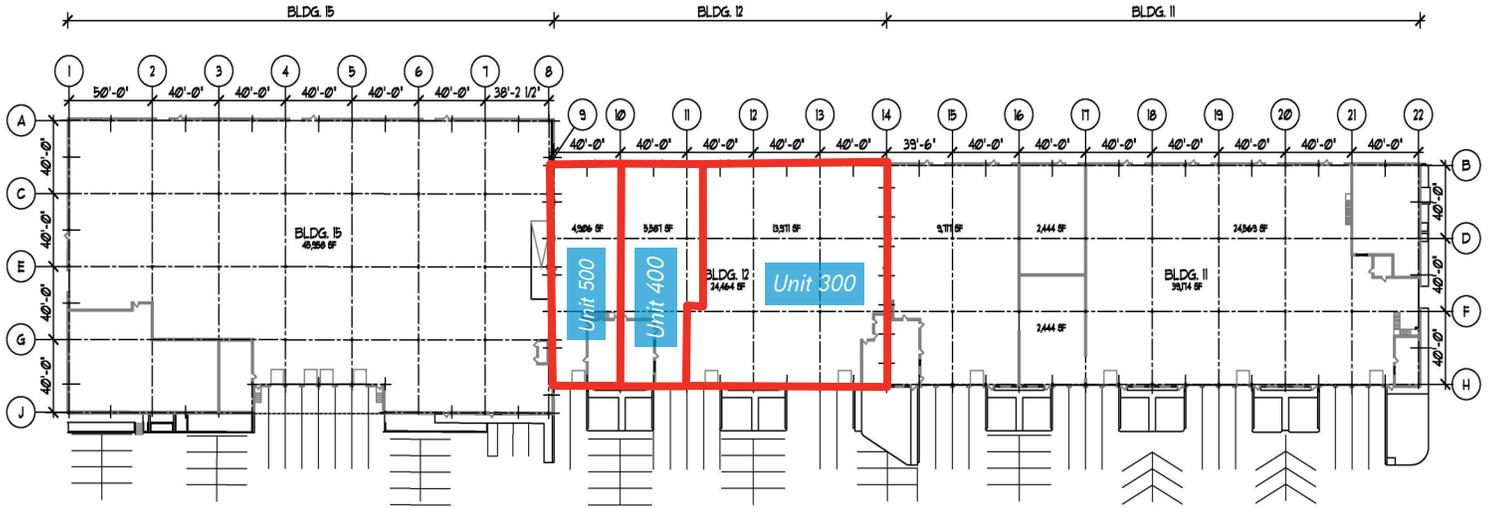
Multi-tenant flex building with five available suites:
13,971, 5,587 and 4,906 SF.

New T-5 lighting, painted warehouse walls and office
improvements.

FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

2200 E. College Avenue - Building E



1 BUILDING 'E' PLAN
 E01 1" = 60'-0"



TOTAL BUILDING FOOTPRINT AREA:
 109,596 SF

BLDG. 15:
AREAS:
 TOTAL 45,958 SF
 FLOOR 45,958 SF
 OPEN MEZZ 0 SF
 ENCL. MEZZ 0 SF

STRUCTURE:
 42' JOIST GIRDER
 21 1/2' JOIST

HEIGHTS AT DRAIN:
 18'-2 1/2" E/ JOIST
 16'-6" E/ JOIST GIRDER

HEIGHTS AT EXT. WALLS:
 19'-2 1/2" E/ JOIST
 17'-6" E/ JOIST GIRDER

BLDG. 12:
AREAS:
 TOTAL 25,215 SF
 FLOOR 24,464 SF
 OPEN MEZZ 751 SF
 ENCL. MEZZ 0 SF

STRUCTURE:
 40' JOIST GIRDER
 21' JOIST

HEIGHTS AT WEST WALL:
 21'-1" E/ JOIST
 25'-6" E/ JOIST GIRDER

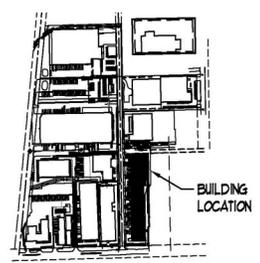
HEIGHTS AT EAST WALL:
 24'-1" E/ JOIST
 23'-0" E/ JOIST GIRDER

BLDG. 11:
AREAS:
 TOTAL 42,648 SF
 FLOOR 39,714 SF
 OPEN MEZZ 1,893 SF
 ENCL. MEZZ 2,285 SF

STRUCTURE:
 40' JOIST GIRDER
 21' JOIST

HEIGHTS AT WEST WALL:
 24'-1" E/ JOIST
 22'-6" E/ JOIST GIRDER

HEIGHTS AT EAST WALL:
 21'-1" E/ JOIST
 20'-0" E/ JOIST GIRDER



LOCATION PLAN
 NOT TO SCALE

FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

6215 S. Ace Industrial Drive - Building F



Building Details

- > Size: 51,300 SF
- > Year Built: 1993
- > Construction: Reinforced Concrete
- > Clear Height: 19'6" Clear
- > Columns: 40' x 40'
- > Lighting: High Bay/Metal Halide
- > Loading: Docks: 10
Drive-Ins: 5
- > Sprinkler: 100%
- > Power: 120/208 Volt, Three Phase
- > Zoning: M-1 (Industrial/Light Manufacturing/
Distribution)

Available Space

- > 18,324 SF (3,540 SF Office)
- > Lease Rate: \$4.75/SF NNN
- > 2017 Triple Net Expenses: \$1.50/SF

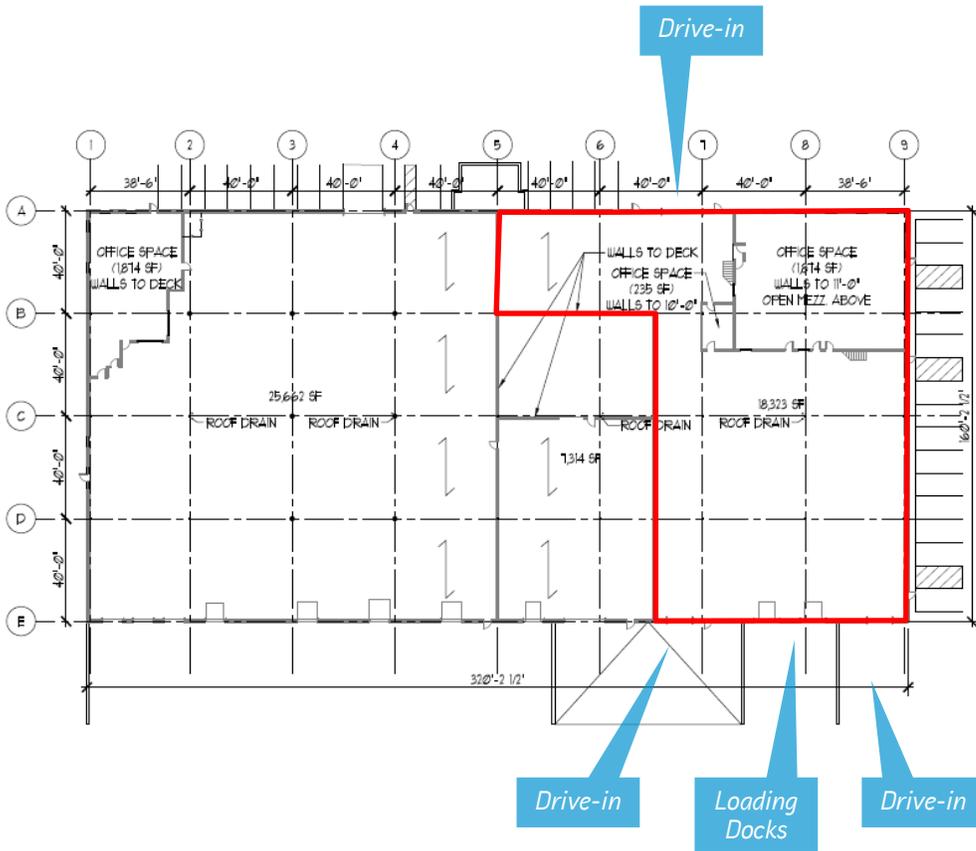
Comments

18,324 SF available with two 12' x 10' loading docks, one 14' x 16' drive-in door, two 12' x 10' drive-in doors, 3,540 SF of office space, 3,540 SF of mezzanine and 13 parking stalls.

FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

6215 S. Ace Industrial Drive - Building F



TOTAL BUILDING FOOTPRINT AREA:
51,300 SF

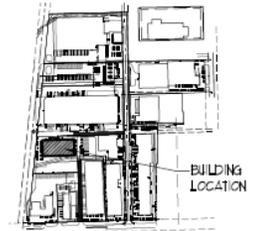
BLDG. F:
AREAS:
TOTAL 53,714 SF
FLOOR 51,300 SF
OPEN MEZZ 1,814 SF
ENCL. MEZZ 0 SF

STRUCTURE:
36" JOIST GIRDER
24" JOIST

HEIGHTS AT ROOF DRAIN:
11'-9 1/2" B/V JOIST GIRDER
19'-0" B/V JOIST

HEIGHTS AT EXTERIOR WALL:
18'-3 1/2" B/V JOIST GIRDER
19'-6" B/V JOIST

1 BLDG. 'F' PLAN
F01 1" = 40'-0"



LOCATION PLAN
NOT TO SCALE

FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

6185 S. Ace Industrial Drive - Building I



Building Details

- > Size: 210,493 SF
- > Year Built: 1986, Renovated 1988
- > Construction: Masonry Block
- > Clear Height: 21'
- > Lighting: High Bay Florescent
- > Loading: Docks: 20
Drive-ins: 3
- > Sprinkler: 100%
- > Power: 800 Amps of 120/208 volts, three phase
- > Zoning: M-1 (Industrial/Light Manufacturing/Distribution)

Available Space

- > 43,144 SF (1,589 SF Office)
- > Lease Rate: \$4.00/SF NNN
- > 2017 Triple Net Expenses: \$1.50/SF

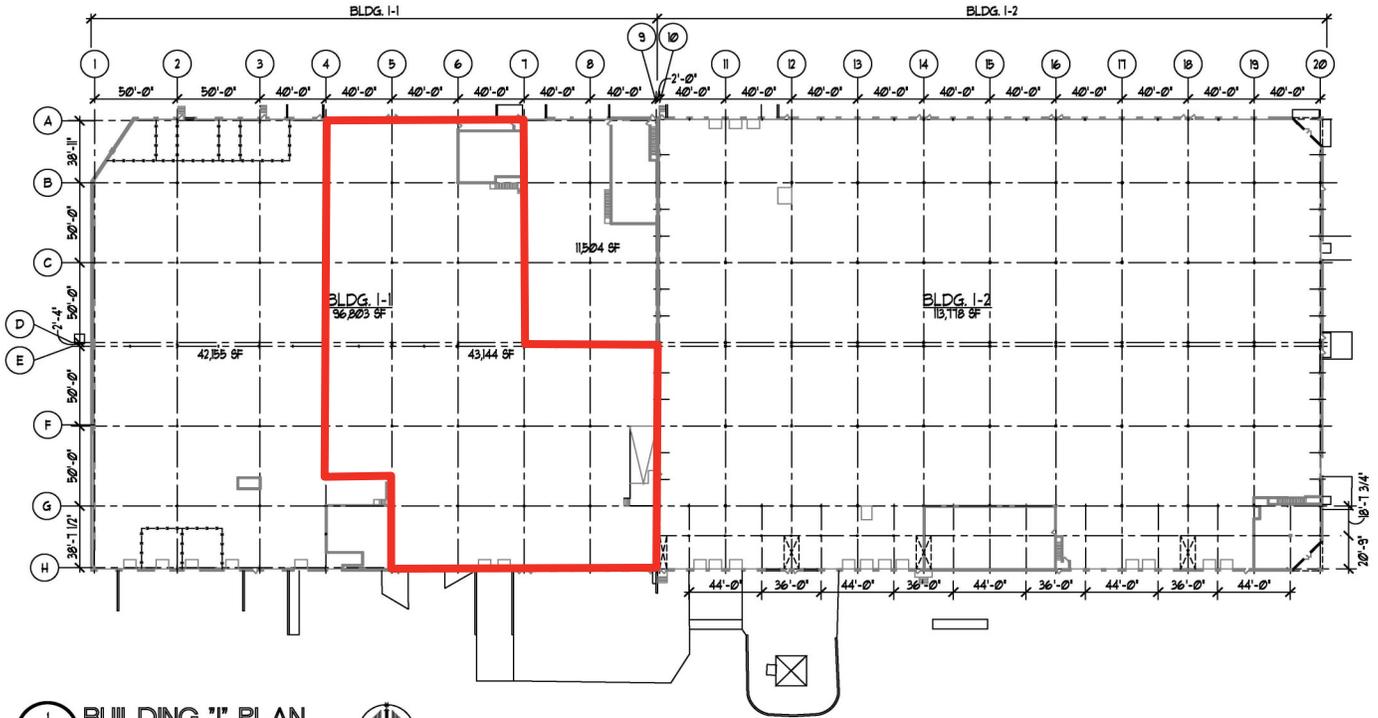
Comments

43,144 SF of high cube, cross dock, distribution space available with seven loading docks, extensive trailer parking and 1,589 SF office space.

FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

6185 S. Ace Industrial Drive - Building I



BUILDING "I" PLAN
1" = 60'-0"



TOTAL BUILDING FOOTPRINT AREA:
210,581 SF

BLDG. I-1:
AREAS:
TOTAL 101,945 SF
FLOOR 96,803 SF
OPEN MEZZ 0 SF
ENCL. MEZZ 5,142 SF

STRUCTURE:
26' PRE-ENGINEERED GIRDER
30' JOIST

HEIGHTS AT DRAIN:
21'-6" E/ GIRDER
21'-2" E/ JOIST

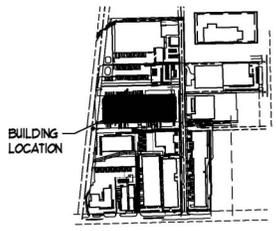
HEIGHTS AT EXT. WALLS:
22'-2" E/ GIRDER
21'-10" E/ JOIST

BLDG. I-2:
AREAS:
TOTAL 130,068 SF
FLOOR 113,718 SF
OPEN MEZZ 14,581 SF
ENCL. MEZZ 1,769 SF

STRUCTURE:
50' JOIST GIRDER
26' JOIST

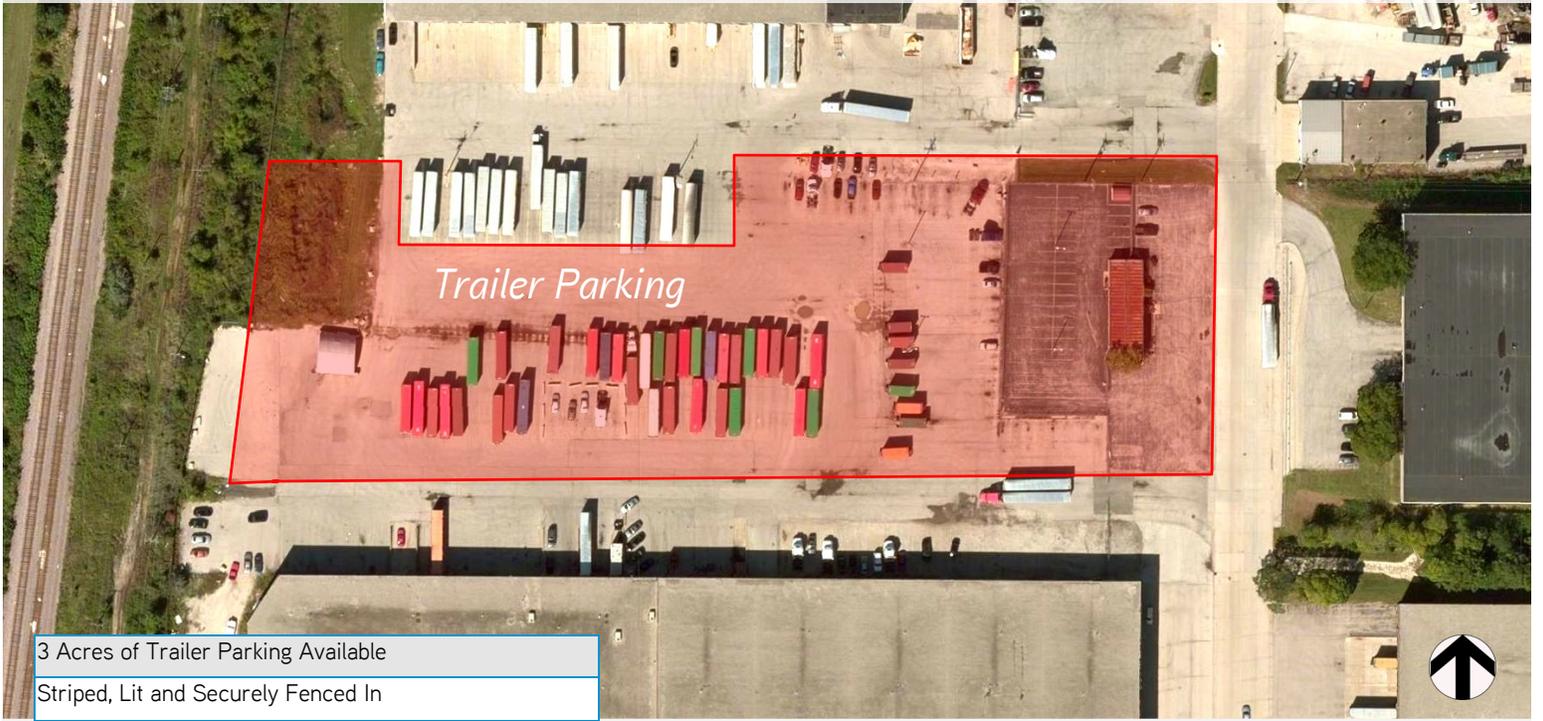
HEIGHTS AT DRAIN:
21'-5" E/ JOIST GIRDER
23'-1" E/ JOIST

HEIGHTS AT EXT. WALLS:
21'-10" E/ JOIST GIRDER
23'-10" E/ JOIST

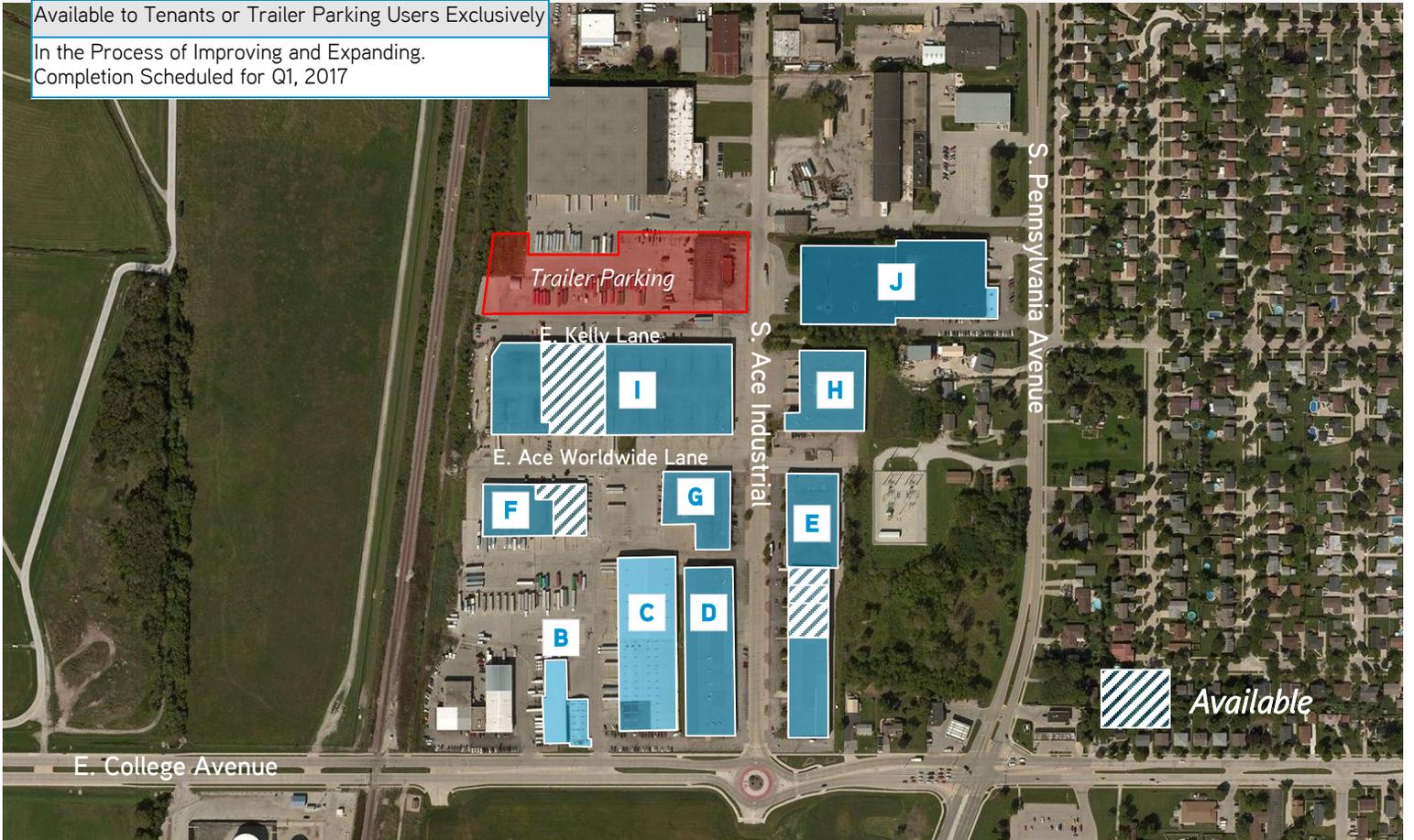


LOCATION PLAN
NOT TO SCALE

Trailer Parking



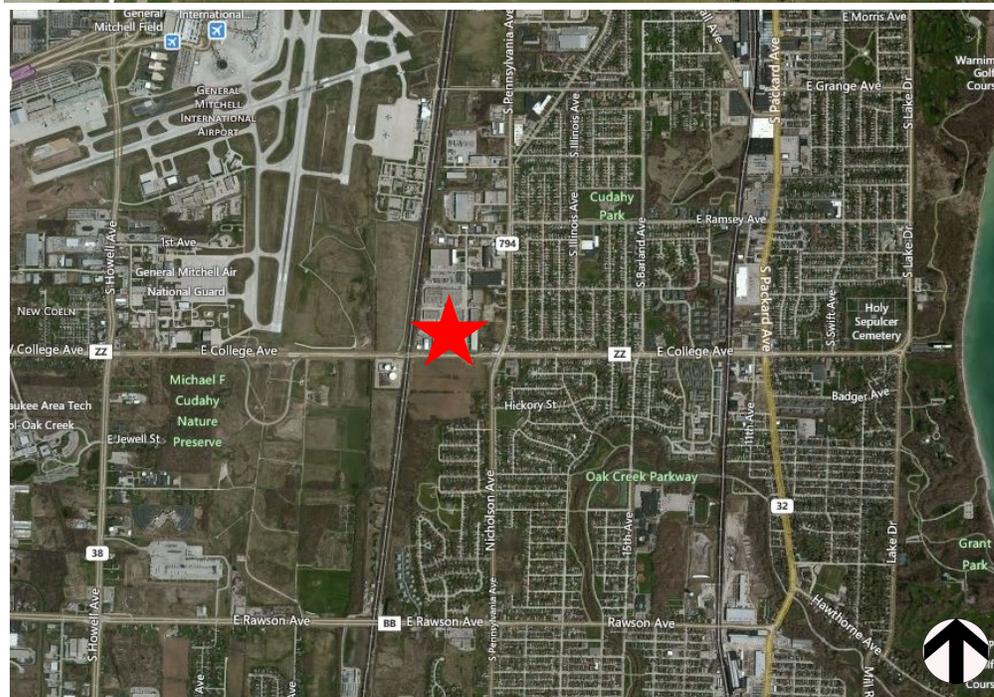
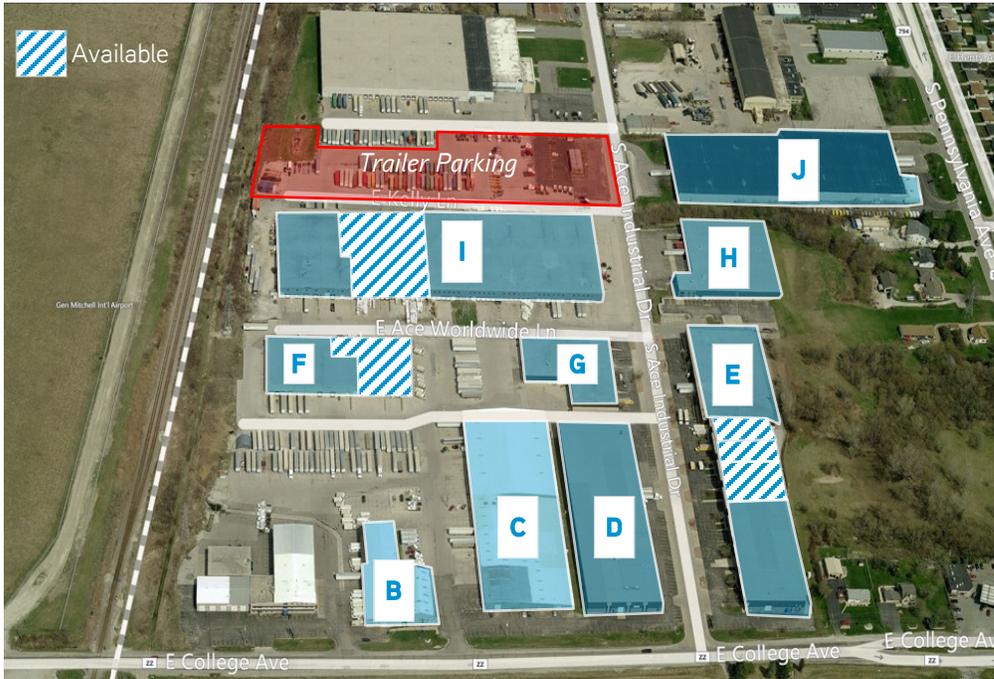
3 Acres of Trailer Parking Available
Striped, Lit and Securely Fenced In
Available to Tenants or Trailer Parking Users Exclusively
In the Process of Improving and Expanding.
Completion Scheduled for Q1, 2017



FOR LEASE > INDUSTRIAL SPACE

Mitchell Industrial Park

Cudahy, WI 53110



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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 21 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:** _____

36
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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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