

I-41 LIGHT INDUSTRIAL PACKAGE



VIEW DRONE VIDEO

INDUSTRIAL INVESTMENT OPPORTUNITY

11665-11745 W Bradley Rd
Milwaukee, WI

TOM SHEPHERD, CCIM
414 278 6815
tom.shepherd@colliers.com

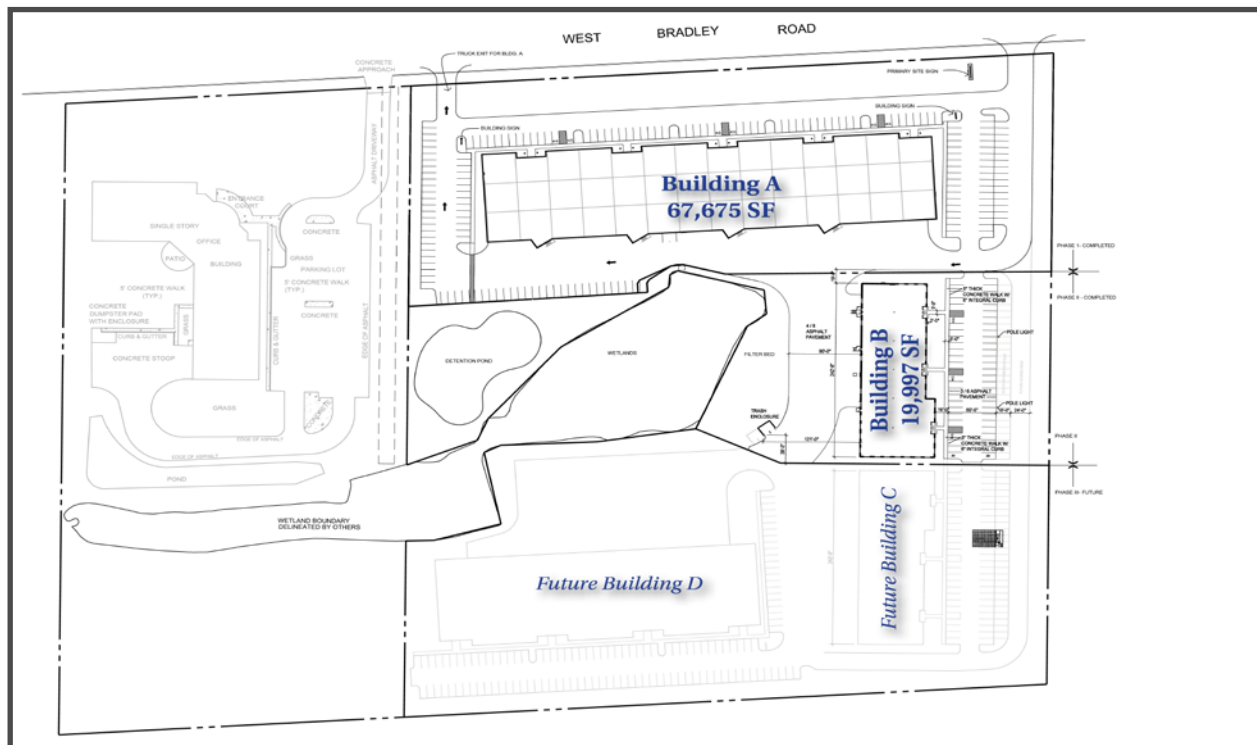
JENNIFER HUBER-BULLOCK
414 278 6867
jennifer.huber@colliers.com

COLLIERS INTERNATIONAL
833 E Michigan St, Suite 500
Milwaukee, WI 53202
414 276 9500
www.colliers.com/wisconsin



Key Features/Highlights

- › Brand new 10 year anchor tenant lease commenced in 2016 (Kerns Carpet)
- › Close proximity and easy access to I-41
- › Six strong tenants with weighted average lease term of over 5.3 years and staggered lease expirations
- › Buildings feature 18' clear heights, dock/drive-in loading and fiber optics
- › Conducive to all office, showroom, tech and light industrial tenants
- › Upside potential through development of excess land (up to two light industrial buildings) and lease-up for one vacant suite



Property Description

No. of Buildings:	Two (2) Buildings - Bldgs A & B
Rentable Building Area:	87,672 SF
Site Area:	+/- 14.868 Acres (Room for expansion)
Year Built:	Bldg A - 2001; Bldg B - 2006
Leased:	89.77% (One vacant suite)
WATR:	5.3 Years
Y1 NOI (as of 9/1/17):	\$468,830



Kern's Carpet contractor showroom

Pricing

Call for Offers to be announced at future date

To obtain a copy of the offering memorandum, please complete the Confidentiality Agreement ([click here](#)).

Contact Us

TOM SHEPHERD, CCIM
414 278 6815
tom.shepherd@colliers.com

JENNIFER HUBER-BULLOCK
414 278 6867
jennifer.huber@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL
833 E Michigan St, Suite 500
Milwaukee, WI 53202
414 276 9500
www.colliers.com/wisconsin