

FOR LEASE > INDUSTRIAL SPACE



# Stadium Business Center II

4500 W. Burnham Street, West Milwaukee, WI



## Building Details

- > Building Size: 47,598 SF
- > Year Built: 2003
- > Clear Height: 24'
- > Loading: 3 Docks and 1 Drive-in Door
- > Column Spacing: 40' x 40'
- > Electric: 110/208 - 2000 Amp/3 Phase
- > Fire Protection: ESFR System
- > Zoning: B5; Mixed Use

## Available Space

- > Total Available: 23,799 SF
- > Office Space: Approximately 2,800 SF

STEVE SEWART  
414 278 6823 (direct)  
414 732 3490 (mobile)  
MILWAUKEE, WI  
[steve.sewart@colliers.com](mailto:steve.sewart@colliers.com)

MIKE FARDY  
414 278 6806 (direct)  
414 940 0500 (mobile)  
MILWAUKEE, WI  
[mike.fardy@colliers.com](mailto:mike.fardy@colliers.com)

COLLIERS INTERNATIONAL  
833 East Michigan Street, Suite 500  
Milwaukee, WI 53202  
[www.colliers.com](http://www.colliers.com)

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The map displays the West Milwaukee area, highlighting the location of the new Milwaukee Zoo. Key features include:

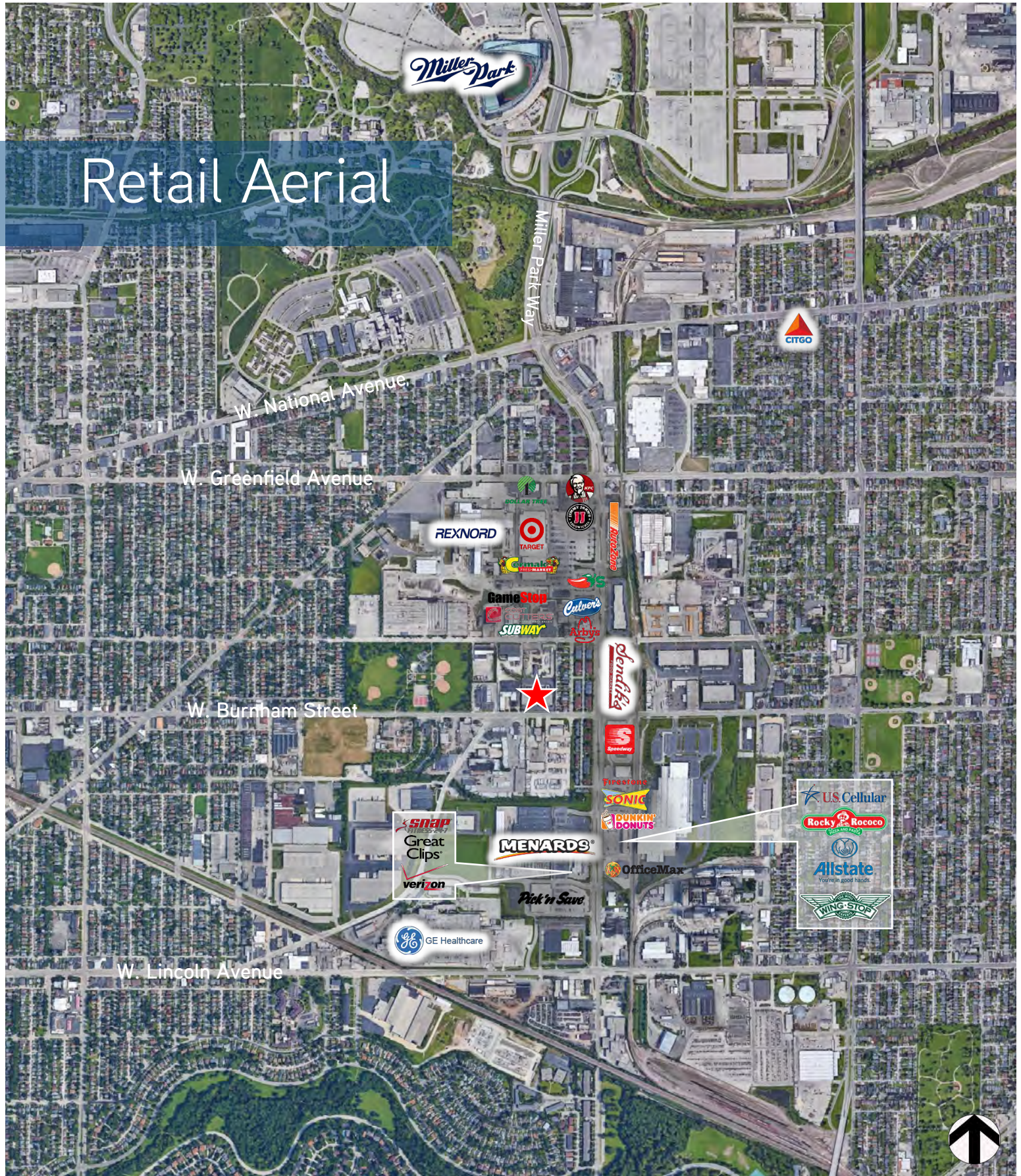
- 5 Miles to Zoo Interchange:** A blue callout pointing to the Zoo Interchange (I-43/I-94).
- 1 Mile to Highway 341:** A blue callout pointing to the intersection of I-43 and Highway 341.
- 4 Miles to Downtown Milwaukee:** A red callout pointing to the downtown area.
- Zoo Interchange:** A blue callout pointing to the intersection of I-43 and I-94.
- Inset Photo:** A photograph of the new zoo building, a large, modern structure with a glass facade.

- Milwaukee's premier central distribution location near Miller Park, I-94 Interchange
- Flexible use building with rear truck loading

- > Lease Rate: \$5.25/SF NNN
- > 2016 Taxes: \$70,613.74 (\$1.48/SF)



# Retail Aerial







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## Contact Us

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Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated



**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.