

FOR LEASE

# Burnham Business Center

## PHASE II

WEST ALLIS | WI

*Building I: 85,000 SF  
Building II: 60,000 SF*

**Coming Mid 2019!**

New speculative industrial  
building near Miller Park  
Way in West Allis, WI



Contact Us:

**Steve Sewart**

414 278 6823 (direct)  
414 732 3490 (mobile)  
[steve.sewart@colliers.com](mailto:steve.sewart@colliers.com)

**Mike Fardy**

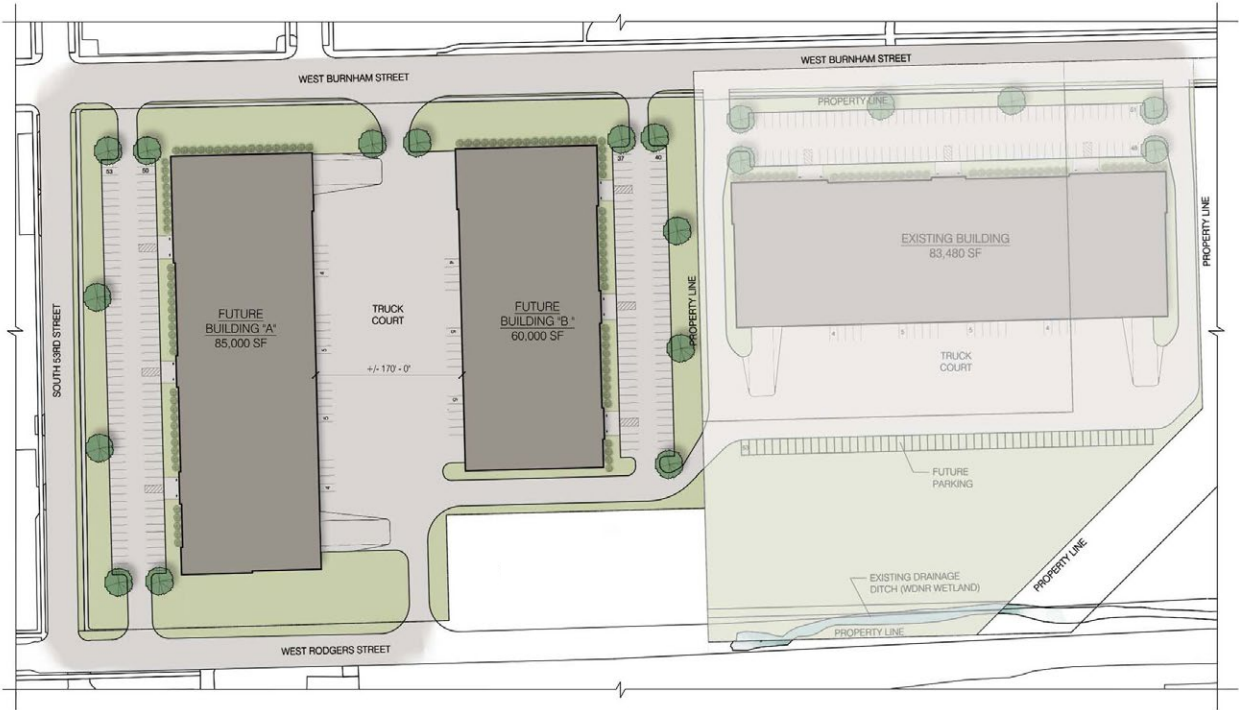
414 278 6806 (direct)  
414 940 0500 (mobile)  
[mike.fardy@colliers.com](mailto:mike.fardy@colliers.com)

Colliers International  
833 E. Michigan Street | Suite 500  
Milwaukee, WI 53202  
P: 414 276 9500





MASTER SITE PLAN



BUILDING SPECIFICATIONS

Building Size	Building I: 85,000 SF Building II: 60,000 SF
Construction	Precast
Clear Height	24'
Loading	Docks & Drive-Ins
Column Spacing	40' x 40'
Electric	480V 3-Phase
Fire Protection	ESFR
Parking	200+ Parking Stalls

AVAILABLE SPACE

Warehouse	Building I: 20,000 - 85,000 SF Building II: 20,000 - 60,000 SF
Office	Build-to-Suit

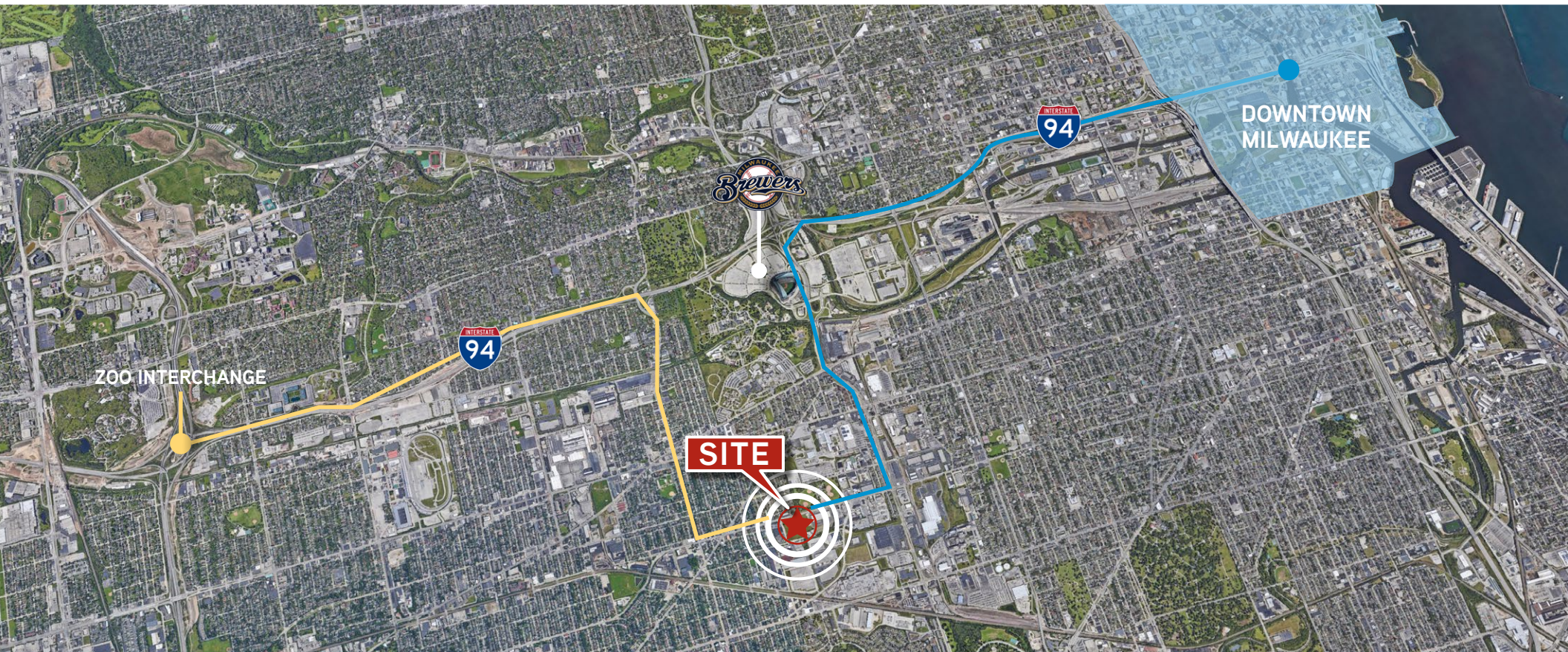
\$5.50  
PSF NNN

PROPERTY SUMMARY

Burnham Business Center II is a new phase of the Burnham and Stadium Business Park in the Miller Park Area encompassing the communities West Allis, West Milwaukee and the City of Milwaukee. The nine buildings totaling 525,000 square feet of Industrial and Flex space are designed and built to be high-quality and functional institutional-grade real estate. Quality tenants in the portfolio include Amazon, CertiFit Auto Parts, Aurora Healthcare, Black & Decker, Lennox, Trane and Sherwin Williams. The buildings are centrally located and easily accessible to the entire Southeastern Wisconsin markets. Access to I-94 via Miller Park Way make it a high demand location for businesses and employees.







DISTANCE TO

Downtown Milwaukee



4.4 miles, 7 minutes

Zoo Interchange



5 miles, 8 minutes

General Mitchell Airport



9 miles, 18 minutes

Illinois State Line



38 miles, 40 minutes

PROPERTY HIGHLIGHTS

- Class “A” Industrial New Construction
- Centrally Located off Miller Park Way
- I-94 Access to Zoo Interchange and Downtown Milwaukee





**Steve Sewart**

414 278 6823 (direct)  
414 732 3490 (mobile)  
steve.sewart@colliers.com

**Mike Fardy**

414 278 6803 (direct)  
414 940 0500 (mobile)  
mike.fardy@colliers.com

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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:

2 **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  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 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  
10 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  
12 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  
14 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  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 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.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL.  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 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  
31 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  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER

34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36

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

38

39 **DISCLOSURE OF INFORMATION BY THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION**

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/we agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 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: \_\_\_\_\_

44

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.

47

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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information  
54 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  
55 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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Drafted by Attorney Debra Peterson Cornrad