



**FOR LEASE**

# INDUSTRIAL SPACE Mitchell Industrial Park

**PAT HAKE**  
414 278 6871 (direct)  
847 828 9018 (mobile)  
pat.hake@colliers.com

**BILL LANGHOFF, CCIM, SIOR**  
414 278 6863 (direct)  
414 840 7111 (mobile)  
bill.langhoff@colliers.com

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





# Mitchell Industrial Park

CUDAHY, WI

## 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. 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.

Secure trailer parking is also available for lease.







## MITCHELL INDUSTRIAL PARK

6185 S. Ace Industrial Drive - Building I  
Cudahy, WI

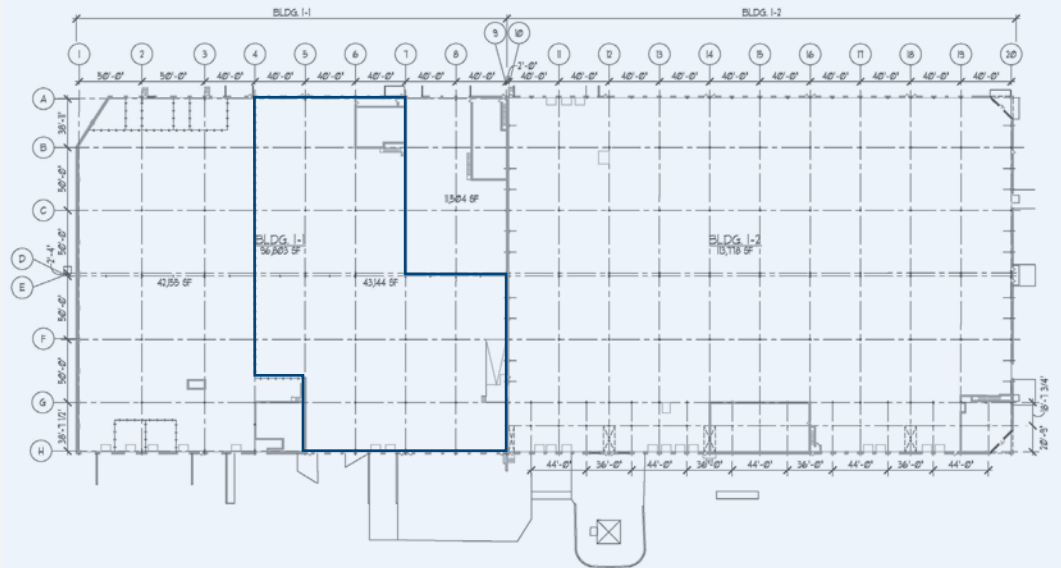
6185 S. ACE INDUSTRIAL DRIVE - BUILDING I



VACANCY SPECIFICATIONS

Vacancy	43,144 SF (1,598 SF of First Floor Office)
Building Size	210,493 SF Total
Year Built	1986, Renovated in 1988
Construction	Masonry Block
Clear Height	21'
Loading	(Cross Dock) 7 Loading docks with the ability to add up to 15
Sprinkler	100%
Power	TBV
Zoning	M-1 (Industrial/Light Manufacturing)

\$4.00/SF NNN  
\$1.65/SF TRIPLE NET EXPENSES



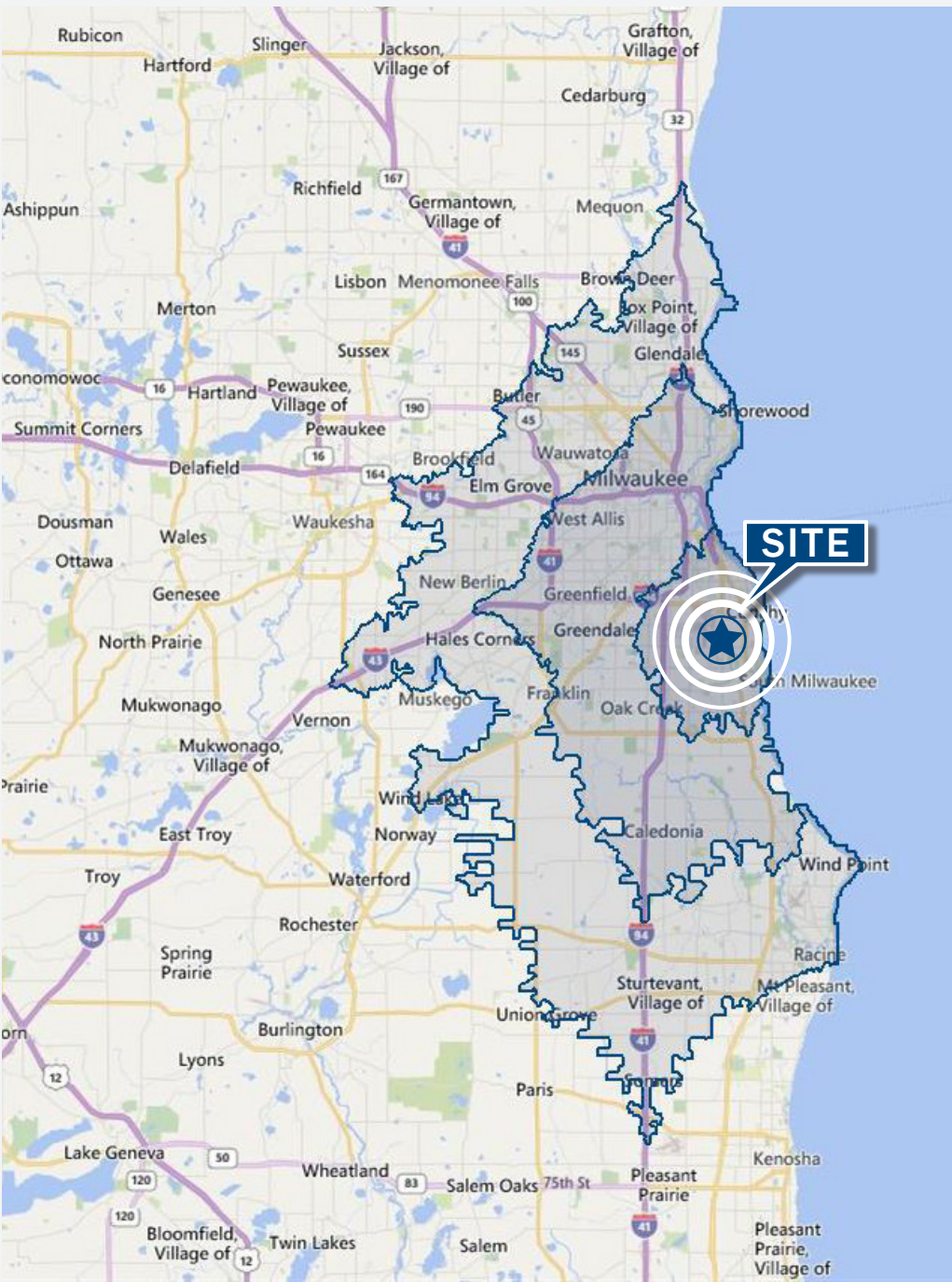
FLOOR PLAN

COMMENTS

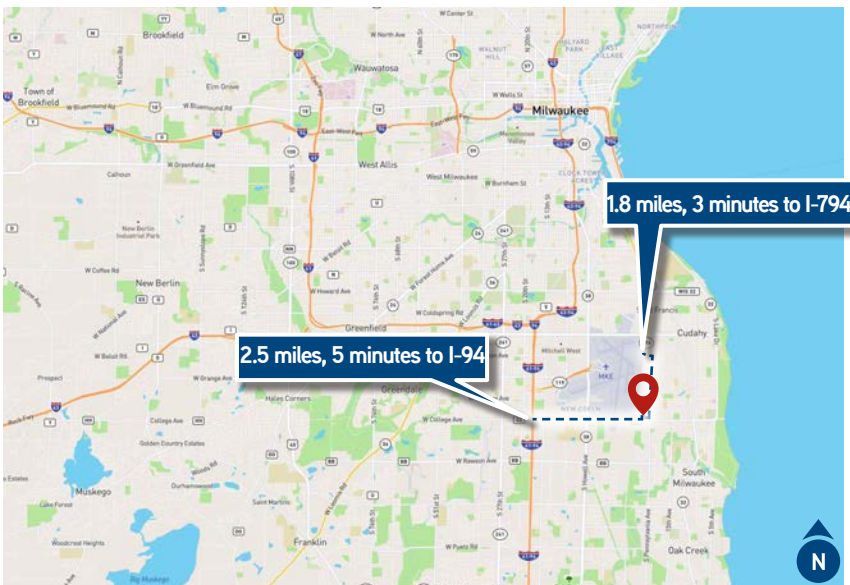
43,144 SF of high cube, cross dock, distribution space available with seven loading docks (with the ability to add more), extensive trailer parking and 1,589 SF office space







# DRIVE TIME MAP



# ROAD MAP



## DISTANCE TO

-  5 minutes, 2.8 miles to General Mitchell International Airport
-  11 minutes, 8 miles to downtown Milwaukee
-  30 minutes, 33 miles to Illinois/Wisconsin state line
-  68 minutes, 72 miles to O'Hare International Airport



## TRAILER PARKING

- 3 Acres of Trailer Parking Available
- Striped, Lit and Securely Fenced In
- Available to Tenants or Trailer Parking Users Exclusively
- Price Negotiable







# FOR LEASE

## INDUSTRIAL SPACE

# Mitchell Industrial Park

### PAT HAKE

414 278 6871 (direct)  
847 828 9018 (mobile)  
pat.hake@colliers.com

### BILL LANGHOFF, CCIM, SIOR

414 278 6863 (direct)  
414 840 7111 (mobile)  
bill.langhoff@colliers.com

This document 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). ©2018. All rights reserved.

Colliers International  
833 E. Michigan Street | Suite 500  
Milwaukee, WI 53202  
P: 414 276 9501



**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.

Copyright 2007 by Wisconsin REALTORS® Association

Drafted by Attorney Debra Peterson Conrad