

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 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: 5,587 and 4,906 SF.
New T-5 lighting, painted warehouse walls and office improvements.

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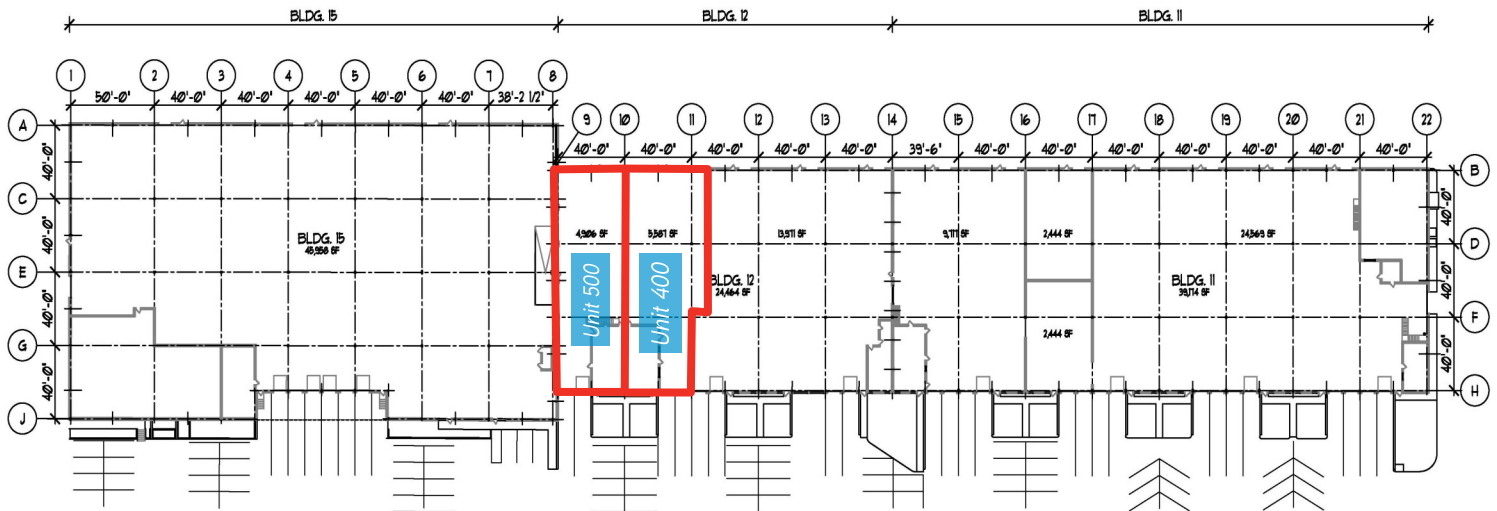
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BUILDING 'E' PLAN
1' = 60'-0"



TOTAL BUILDING FOOTPRINT AREA:
109,536 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" B/ JOIST
16'-6" B/ JOIST GIRDER

HEIGHTS AT EXT. WALLS:
19'-2 1/2" B/ JOIST
17'-6" B/ 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:
27'-1" B/ JOIST
25'-6" B/ JOIST GIRDER

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

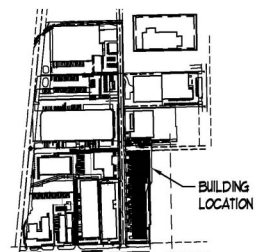
BLDG. 11:

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

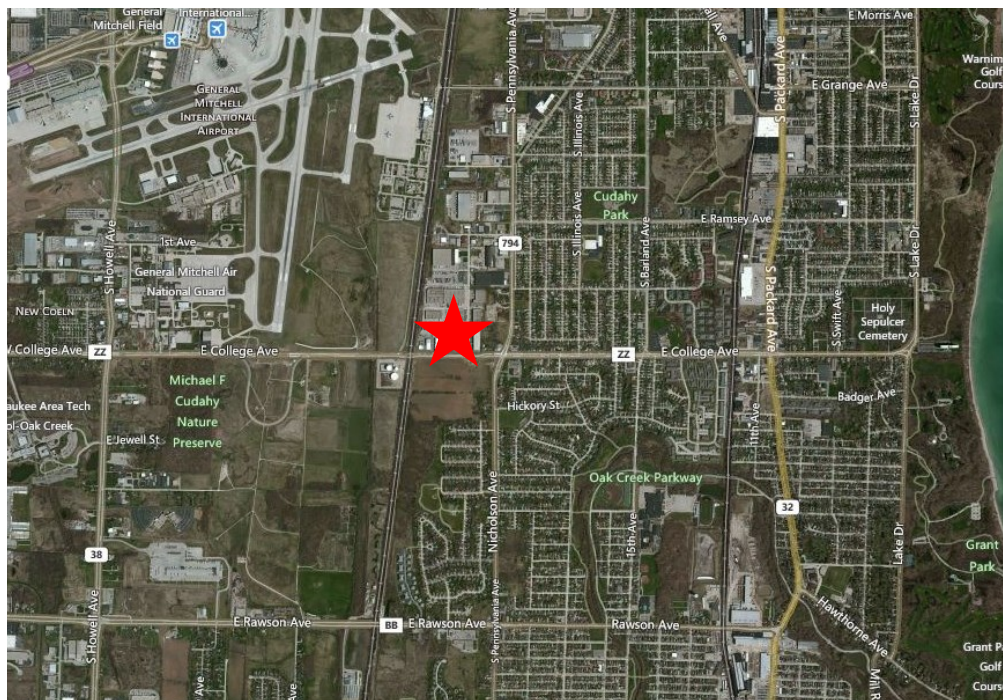
HEIGHTS AT WEST WALL:
24'-1" B/ JOIST
22'-6" B/ JOIST GIRDER

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



LOCATION PLAN
NOT TO SCALE

Mitchell Industrial Park



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): _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

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 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

DEFINITION OF MATERIAL ADVERSE FACTS

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.