



Property Type: Comm/Industrial
Status: Active
Taxes: \$9,955.47
County: Milwaukee
Seller Offers Concessions: Yes

List Price: \$800,000
Tax Key: 6350475003
For Sale/Lease: For Sale Only
Est. Acreage: 0.52
Tax Year: 2025
Days on Market: 7

Est. Total Sq. Ft.: 9,464
Flood Plain: No
Occ. Permit Required:
Zoning: G3 Manufacturin

Est. Year Built: 1987
Year Established: 2021
Parking: 6
Occupied: Y

Bus/Com/Ind: Business
Name of Business:
Industrial Park Name:
Lease Amount: \$4,917.21 / Month
Avg Rent/SqFt: \$6.17

Sched. Gross Income: \$59,006.52
Gross Operating Inc: \$59,006.52
Net Operating Income: \$55,006.52
Total Operating Exp: \$4,000
Vacancy Allowance: \$

Directions:

Type Commercial: Manufacturing
Type of Business: Other
Location: Industrial Park; Business District
of Stories: 1
Proximity to HWY: 3-5 Miles
Road Frontage: Paved Road; Paved Lot
Exterior: Vinyl; Other
Roofing: Metal; Other
Avg Ceiling Height: 8'-10'; 16'-20'
Truck Door Height: 9'-12'; 13'-15'

Heating/Cooling: Forced Air
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Miscellaneous: Office(s)
Occupied: Not Vacant
Basement: None
Expenses Include: Insurance
Licenses: Other
Sale Includes: Real Estate; Lease
Documents: Listing Contract; Seller Condition; Other
Occupancy: See Listing Broker

Remarks: Rare 3-property industrial package in Cudahy's established east-side manufacturing corridor -- sold together with 3643 E Mallory Ave & 3636 E Adams Ave. Three industrial buildings on separate parcels, fully occupied by a single manufacturing tenant, featuring steel construction, functional shop space, and the hard-to-find footprint owner-investors compete for: nothing in this size class is being built new. Minutes from the Lake Parkway (WIS-794), I-94, Mitchell International Airport & Port Milwaukee, with quick access to Milwaukee's south shore labor base. Sold as a package only.

Private Remarks: Sold as a package only. Proof of funds required for all showings-- contact listing broker at 414-430-9633. Do not disturb tenant; showings by appointment only. 24 hour notice 9:30am-3:00pm for all showings. Broker does not verify square footage or acreage.

Showing Information: Through Aligned Showings or call 414-430-9633. 24 hour notice required, showings are from 9:30am-3:00pm.

Exclusions: Tenants personal property, Sellers personal Property.

Excl. Agency Contract: Y

Broker Owned: N

Electronic Consent: Yes

Listing Date: 08/21/2026

Limited/Unserviced: No

Named Prospects: N

Seller Offers Concessions: Yes

Listing Office: RE/MAX Lakeside-South: remx26
Ph: 414-325-0000
Fax: 414-327-6870
URL: <http://www.lakesiderealtors.com>

Listing Agent: Jose Santiago CREN: 42104
Ph: 414-430-9633 **Cell:** 414-430-9633
Fax:
Email: jsantiago.re3@gmail.com

LA Address: 5341 S. 27th St
 Milwaukee, WI 53221
LO License #: 700328-91
LA License #: 93673-94

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2026 by Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Maritza Rodriguez on Thursday, August 27, 2026 1:42 PM.