

11800 W BURLEIGH STREET, WAUWATOSA, WI 53222

ZOO INTERCHANGE WAREHOUSE & LOGISTICS CENTER

IMMEDIATE
AVAILABILITY



100,000 - 633,931 SF

THE BEST LOCATION
IN MILWAUKEE.



PHOENIX
INVESTORS



CUSHMAN &
WAKEFIELD

BOERKE

PROPERTY DETAILS

TOTAL AVAILABLE SF: 633,931 SF
CLEAR HEIGHT: 13'3" - 24'
YEAR RENOVATED: 2019
POWER: 5,000 kVa, 4,160V to 24,900V
ZONING: M1: Light Industrial
ESTIMATED OPEX: \$1.25 / SF
BASE RENT: Subject to Offer

AVAILABLE WAREHOUSE #3: 147,586 SF
24 Docks
19'9" Clear Height
37' x 46'6" Column Spacing
Standard Wet Sprinkler

AVAILABLE WAREHOUSE #1: 306,407 SF
17 Docks
24' Clear
37' x 46'6" Column Spacing
Men's/Women's & Unisex Restrooms
4,811 SF Break room
2,140 SF Office
Standard Wet Sprinkler

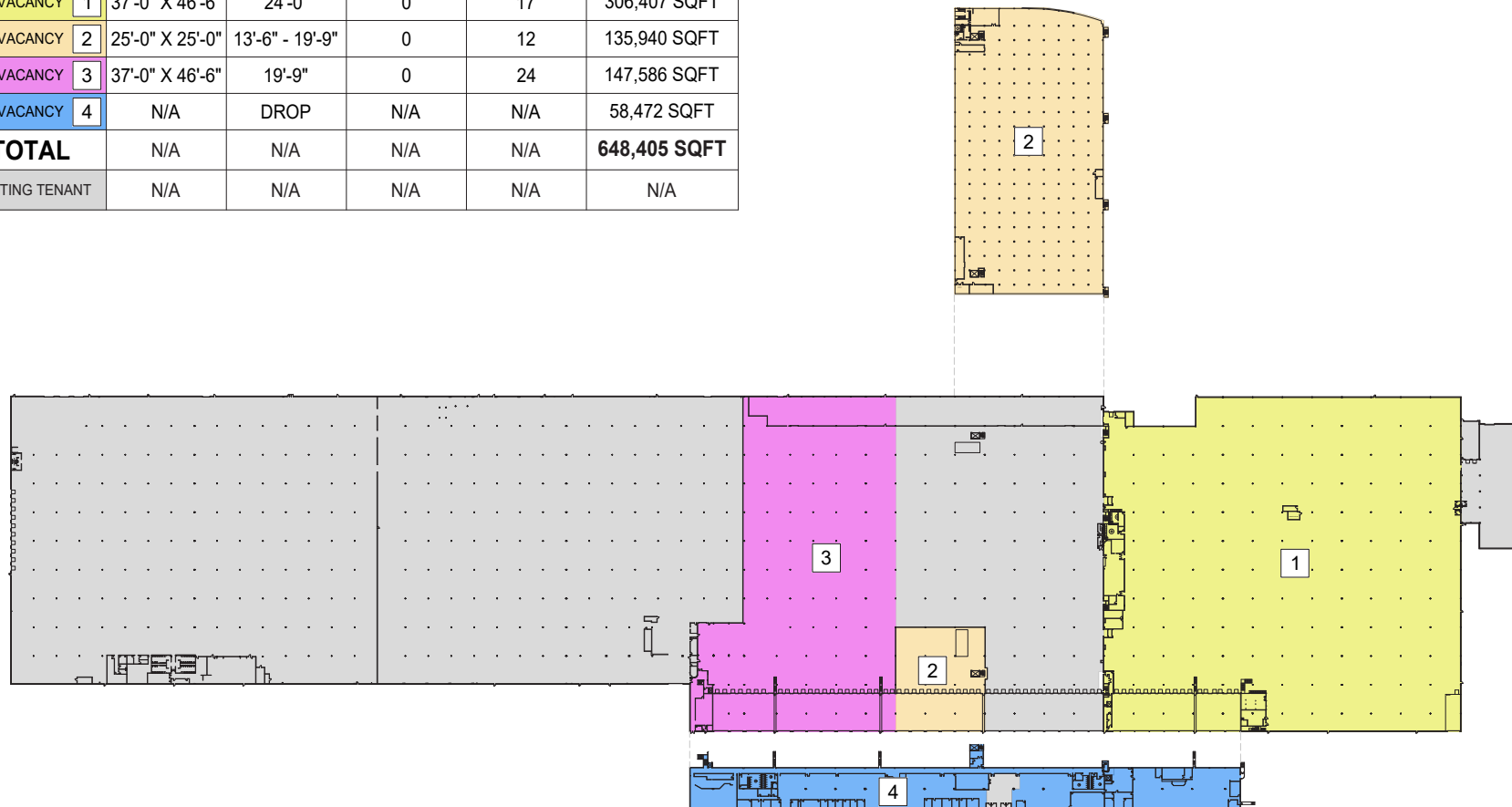
LOWER LEVEL W/ 1ST FLOOR STAGING AREA (#2): 135,940 SF
13'6" Clear - Lower Level
19'9" Clear - Staging Area Clear Height
Men's/Women's Restrooms
Freight Elevator & Fork Truck Staging Area
12 Docks
Climate Controlled

2ND FLOOR CALL CENTER/ OFFICE (#4): 58,472 SF
Men's/Women's Restrooms
Various Private Offices
Cafeteria
Elevator



FLOOR PLAN

VACANCY BREAKDOWN					
SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DRIVE-IN OH DOOR	DOCKS	SQUARE FEET
VACANCY 1	37'-0" X 46'-6"	24'-0"	0	17	306,407 SQFT
VACANCY 2	25'-0" X 25'-0"	13'-6" - 19'-9"	0	12	135,940 SQFT
VACANCY 3	37'-0" X 46'-6"	19'-9"	0	24	147,586 SQFT
VACANCY 4	N/A	DROP	N/A	N/A	58,472 SQFT
TOTAL	N/A	N/A	N/A	N/A	648,405 SQFT
EXISTING TENANT	N/A	N/A	N/A	N/A	N/A



THE BEST LOCATION IN MILWAUKEE

GENERAL
MITCHELL INT'L
AIRPORT

17 MILES

O'HARE INT'L
AIRPORT

87 MILES

DOWNTOWN
MILWAUKEE

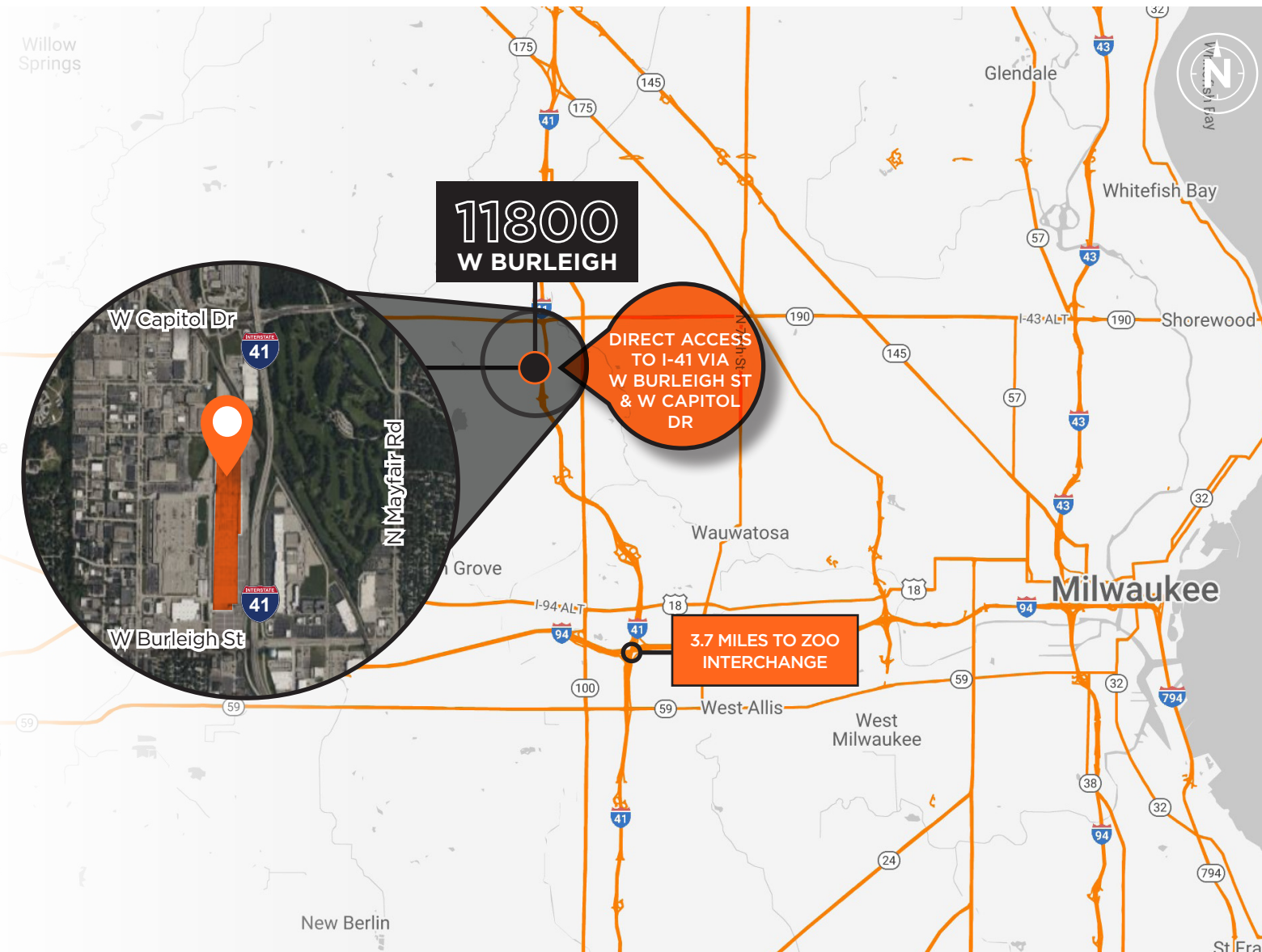
11 MILES

GREEN
BAY

129 MILES

MADISON

76 MILES



PROPERTY FEATURES

- 633,931 SF available
- Divisible to 100,000 SF
- Immediate interstate access
- Freeway visibility & possible signage
- Abundant trailer parking available
- Heavy power
- 53 docks
- Best access to labor in the region
- Zoo interchange reconstruction complete

FOR MORE INFORMATION, CONTACT:

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STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) 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 Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION *(the following information my be disclosed by the Firm and its Agents):*

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.