



MILWAUKEE INDUSTRIAL PROPERTIES
with **Secure Outside Storage**

FOR SALE or LEASE

2101 & 2201 W PURDUE STREET
MILWAUKEE, WI 53209

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PARCEL FEATURES (2 separate parcels - easily divisible)

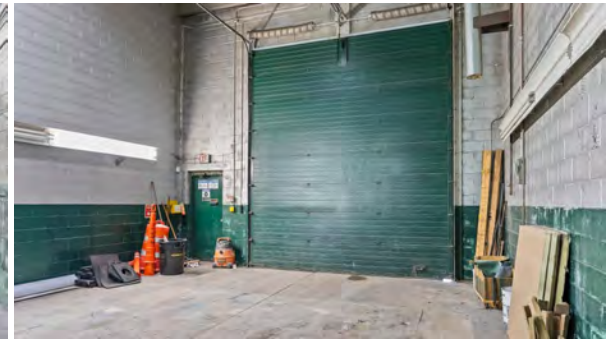
TOTAL SIZE	78,747 SF
TOTAL LAND SIZE	1.92 Acres
ZONING	IL-2
SPRINKLERS	None
POWER	3 Phase – TBV
CONSTRUCTION	Masonry
LOADING	Ample

NOTES

MIN. DIVISIBLE	25,513 SF
MAX. AVAILABLE	78,747 SF
# BUILDINGS	(3) Three
SECURED OUTDOOR STORAGE	(2) Two lots

FINANCIAL INFO

LEASE RATE	\$4.50/SF NNN
SALE PRICE	Negotiable



2101 W PURDUE ST. PARCEL FEATURES

TOTAL SIZE	25,513 SF
LAND SIZE	1.75 Acres
# BUILDINGS	(2) Two: (1) Warehouse & (1) Office

WAREHOUSE BUILDING INFO

SIZE	6,500 SF
CLEAR HEIGHT	20'
DRIVE-IN DOORS	(3) Three 16' x 14' (1) One 10' x 8'
POWER	3 Phase TBV
NOTES	Fans, bathroom, surveillance system, heated, small office, floor drains throughout

OFFICE BUILDING INFO

SIZE	19,013 SF
NOTES	Multiple offices including conference room & multiple bathrooms (recently updated). (2) Two floors of underground, heated & secured parking (14) Fourteen cars per floor Secured outside storage



2201 W PURDUE ST. PARCEL FEATURES

WAREHOUSE SIZE	53,234 SF (minimal office space)
PARKING LOT	.17 Acres
CLEAR HEIGHT	14' - 16'
DRIVE-IN DOORS - (13) Thirteen total:	(1) One 20' x 14' (7) Seven 10' x 10' (1) One 12' x 12' (1) One 8' x 8' (2) Two 8' x 10' (1) One 16' x 14'
DOCK DOORS	(2) Two 10' x 10'
ENCLOSED DOCKS	(1) One 20' x 16' (2) Two 12' x 14'
LIGHTING	LED and Fluorescent
CRANES	(2) Two 2 ton
SECURED OUTDOOR STORAGE	Yes
NOTES	Includes one small parking lot across the street (15 car spaces) Warehouse is heated



Secured outside storage | Ample loading | Divisible

STATE OF WISCONSIN BROKER DISCLOSURE



NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licenses to give the following information about brokerage services to prospective 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:

The duty to provide brokerage services to you fairly and honestly, the duty to exercise reasonable skill and care in providing brokerage services to you, 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, the duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law, 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, the duty to safeguard trust funds and other property held by the Firm or its Agents, the duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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.

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:

Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts").

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 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 or provide that information to the Firm or its Agents by other means. 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: _____

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.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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