FOR SALE - CONFIDENTIAL

RARE MULTI-PURPOSE/FLEX BUILDING

1741 & 1800 W SAINT PAUL AVENUE
MILWAUKEE, WI 53233

FOUNDERS 3
REAL ESTATE SERVICES

Property Highlights

- Award-winning property in the vibrant Menomonee Valley neighborhood
- Immediate access to I-94 and I-43
- Distinctive brick-and-beam construction featuring high ceilings and character-rich architecture
- Flexible layout ideal for a range of uses, including creative office, showroom, specialty, or light industrial
- Dedicated parking lot across the street with 21 surface spots
- Prominent monument signage with excellent visibility from both east and west bound I-94
- Recently upgraded with all-new mechanical systems, lighting, and ADA elevator

Specifications

Building Size	60,000 SF (approx.)
Lot Size	1.85 acres
Addt'l Parcel Size	0.26 acres (parking lot)
Zoning	IC
Parking	21 surface spots
Drive-ins	Two (2)
Traffic Count	166,000 VPD (on I-94)
Tax Key	399031000 399023111

Contact

Brett Deter
414.520.1122
bdeter@founders3.com

Patti Stevens
414.243.9282
pstevens@founders3.com

Scott Revolinski
414.331.1624
srevolinski@founders3.com

SALE PRICE REDUCTION $5,800,000

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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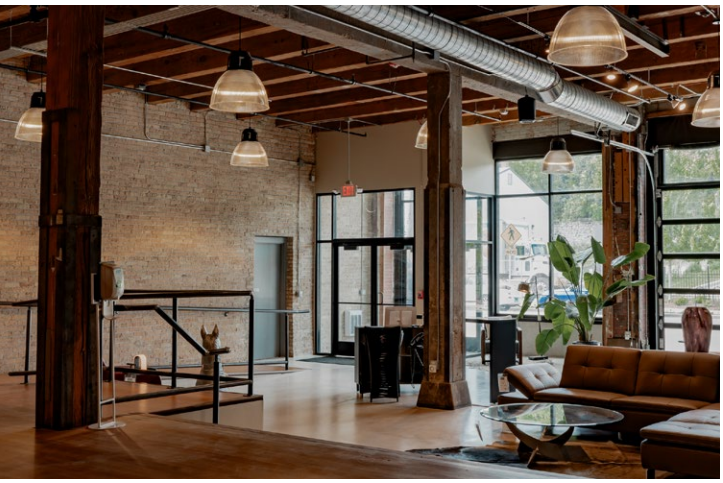
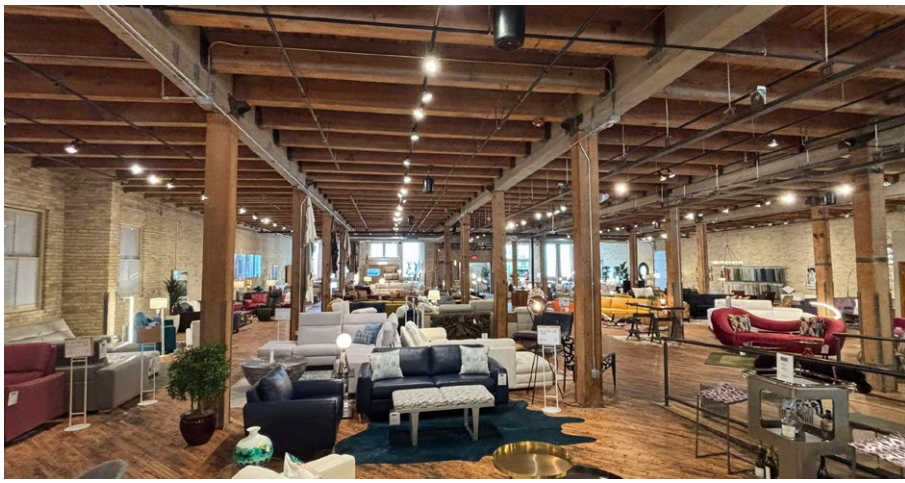
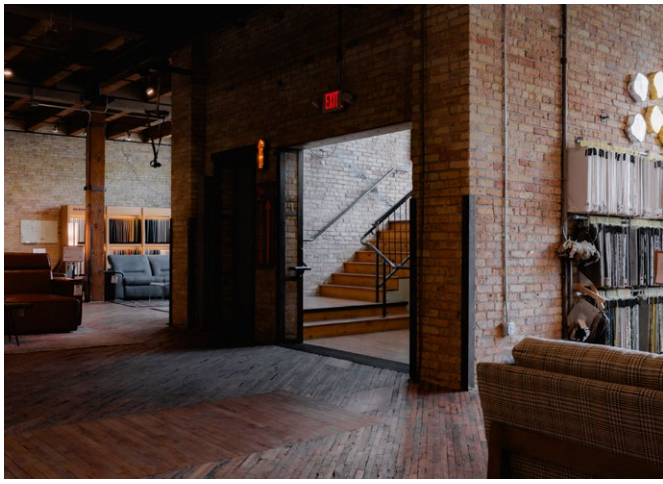
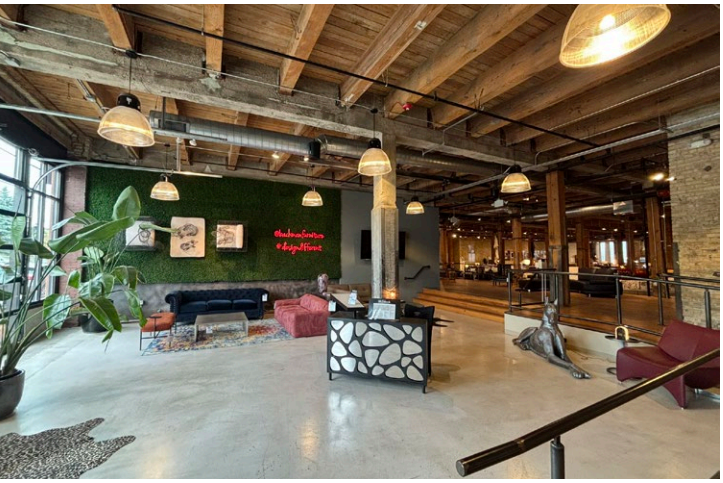
PROPERTY PHOTOS

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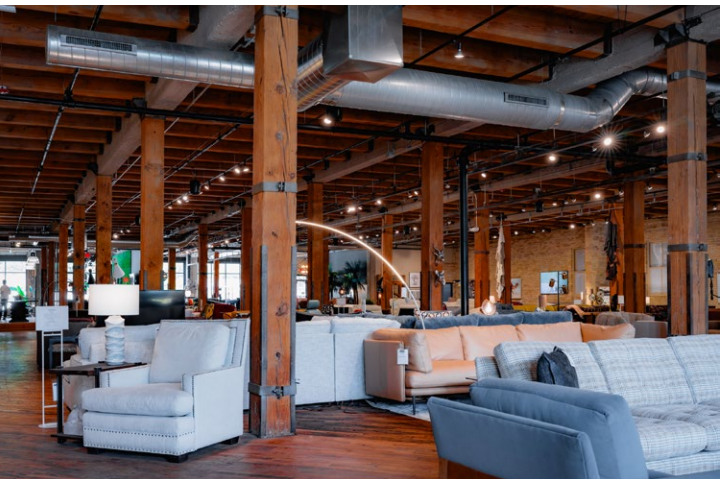

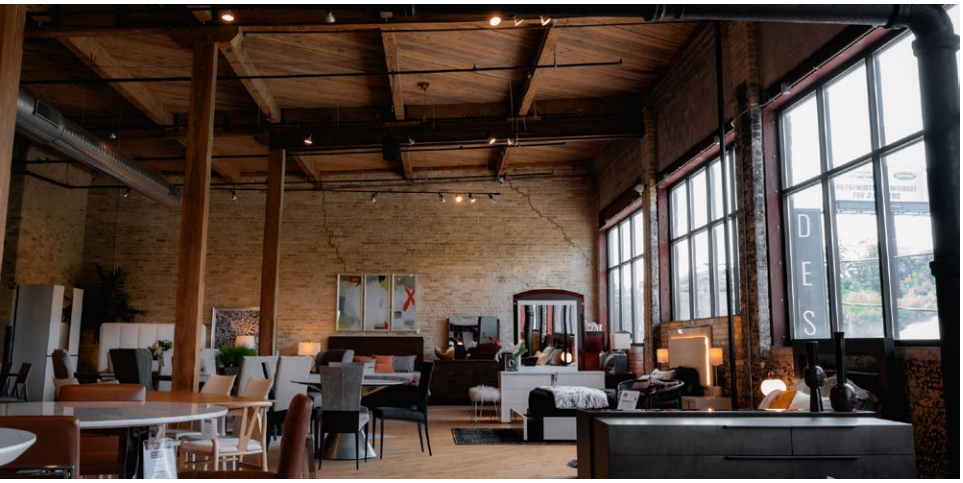

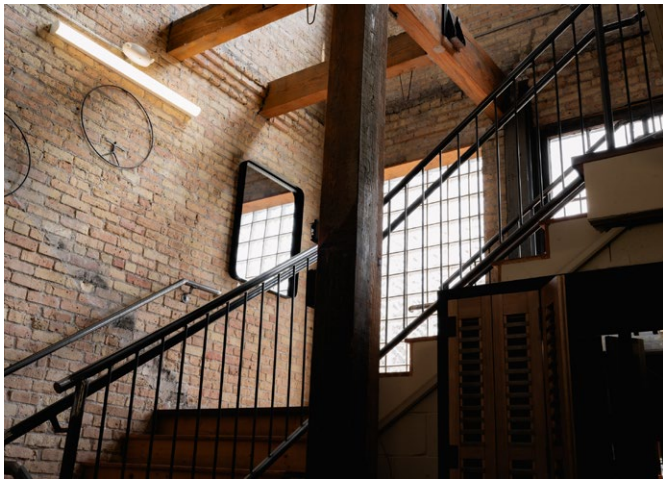

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BUILDING SPECIFICATIONS

BUILDING SIZE	60,000 SF (approx.)
BUILT	1924
GENERAL USE	Office, Showroom, Specialty, Light industrial
CONSTRUCTION	Masonry Block
ROOF	Flat Rubber Membrane
UTILITIES	Municipal Water and Sewer
ZONING	IC
CEILING HEIGHT	10’ - 20’
ADA ELEVATOR	One (1), Double-Sided ADA
DRIVE-INS	Two (2)
BAY SIZE	Range from 16’ to 21’
RAIL SPUR	None
POWER	400 amp, 3-phase (TBV)
FIRE PROTECTION	Wet System
HVAC	Main Building: HVAC throughout Warehouse: Modine Heater
MONUMENT SIGN	150 SF, Visible from Highway
NEIGHBORING BUSINESSES	BBC Lighting, Brass Light Gallery, J.M Brennan, Inc., Third Space Brewing, Materion Advanced Materials, Sobelmans, Potawatomi Casino Hotel

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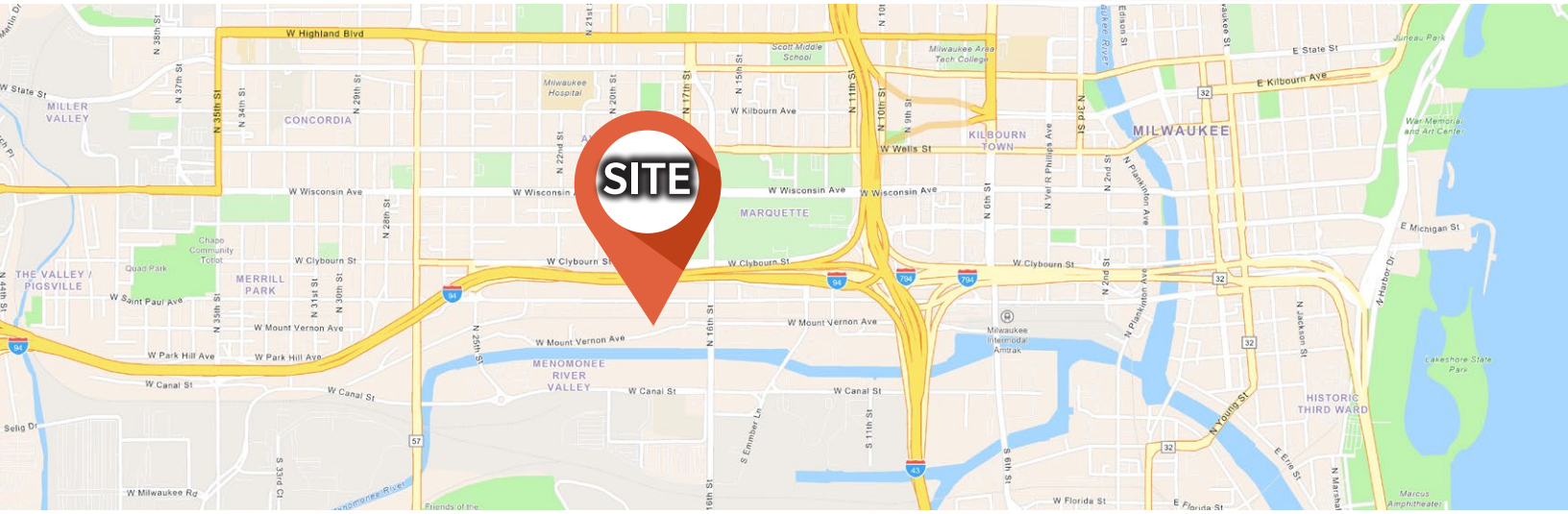
LOCATION & DEMOGRAPHICS



Demographics	1 MILE	3 MILE	5 MILE
Population	27,270	223,955	481,672
Avg HH Income	$44,995	$70,359	$79,689

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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

FOUNDERS 3
REAL ESTATE SERVICES

Wisconsin law requires all real estate licensees 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.

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of 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 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
(the following information may be disclosed to 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.