

FOR LEASE

FLEX/INDUSTRIAL SPACE

67,821 SF (DIVISIBLE)

10130 W. APPLETON AVENUE, MILWAUKEE, WI



CONTACT INFORMATION:

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DETAILS



Flexible layout with long bright widow line and multiple entry points. The available space is easily divisible and perfect for warehouse/light assembly uses with office and/or showroom requirements.



LB-1 zoning is a permissive local business classification. Milwaukee's cooperative stance, adjacent IL-1 industrial zoning, and lack of adjoining residential uses allow for a broad range of commercial/industrial uses.



In addition to easy access to I-41 and CTH E (Silver Spring Dr.), the property is served by multiple Milwaukee County Transit System routes, including routes 57, 58, and 63.



Long-term stable co-tenants.



Well-maintained by owners committed for decades to regular capital improvements.

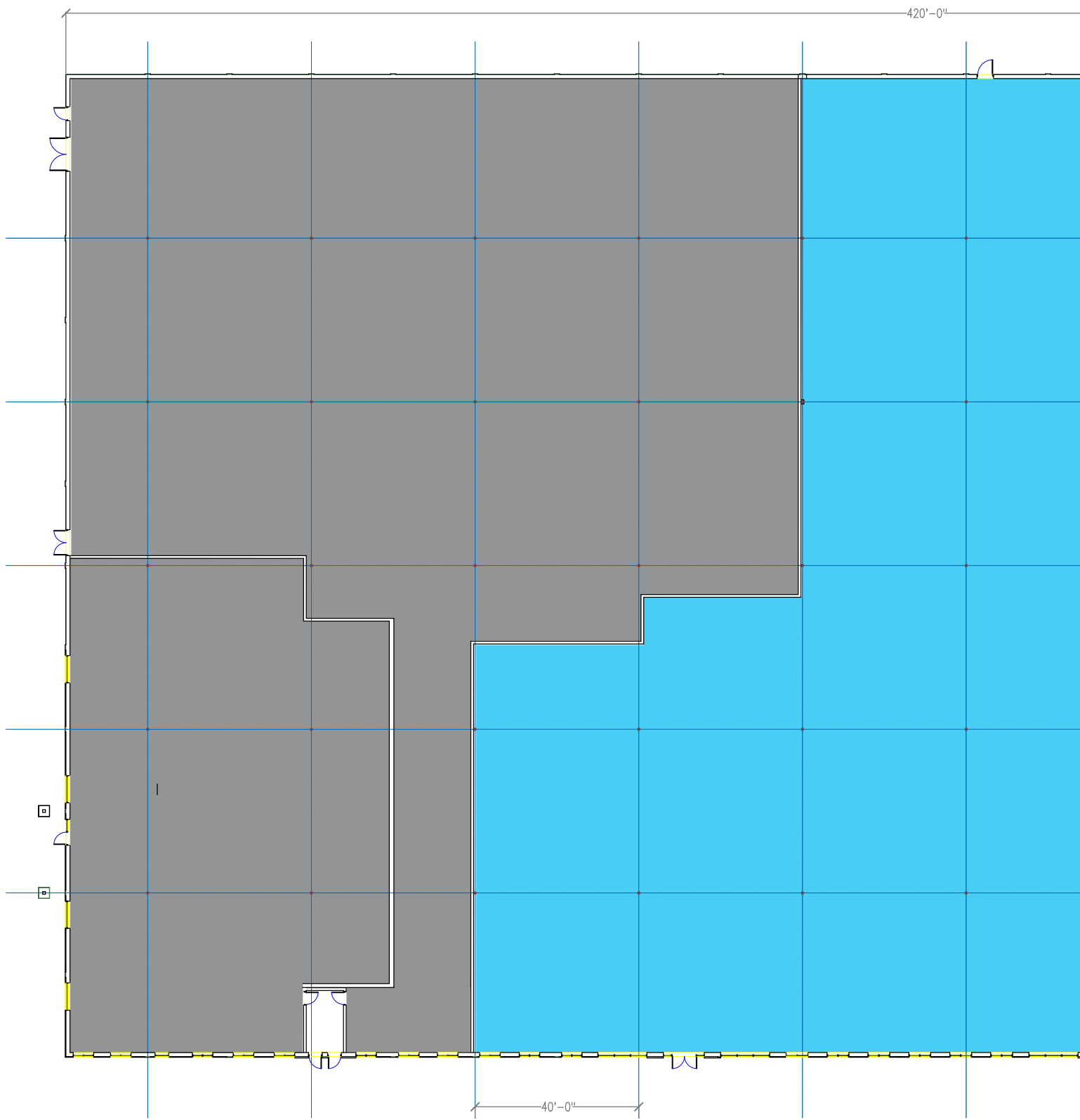


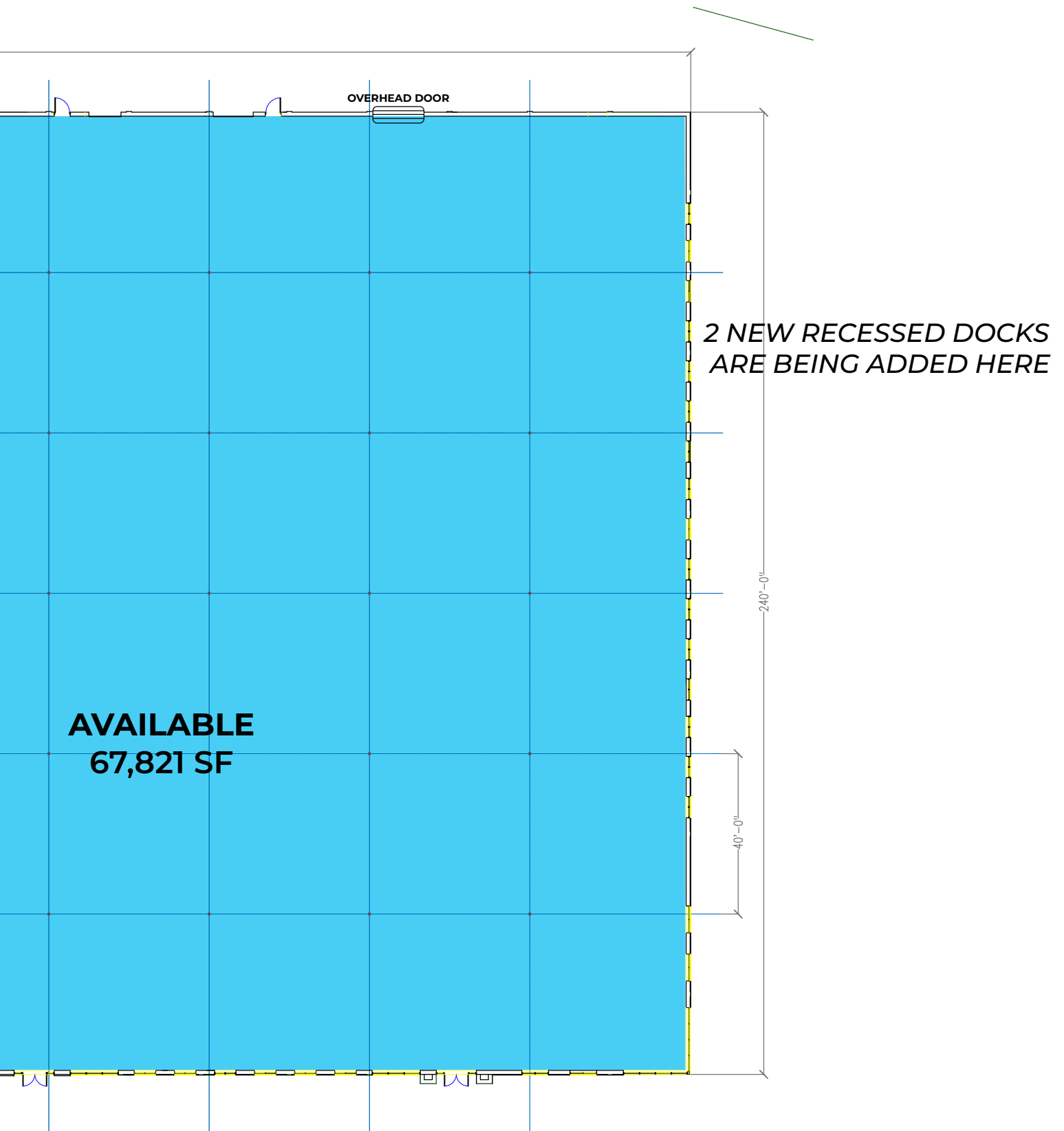
PROPERTY OVERVIEW

ADDRESS:	10130 W. Appleton Avenue, Milwaukee, WI 53225
PROPERTY TYPE:	Multi-Tenant Industrial/Flex Building
LOT SIZE:	7.98 Acres / 347,547 SF
BUILDING AREA:	102,500 sq. ft.
AVAILABLE SPACE:	67,821 SF
LEASE RATE:	\$4.85/SF Net
TAXES & OPERATING EXPENSES:	\$1.97 (Estimated 2026)
PARKING:	405 parking stalls (Approx. 3 Acres)
COLUMN SPACING:	40' X 40'
CEILING HEIGHT:	15.5'
DOCKS	4 (Two (2) new truck docks are being added off Carmen Ave. in 2026)
DID	2
YEAR BUILT:	1959
RENOVATED:	2002/2024

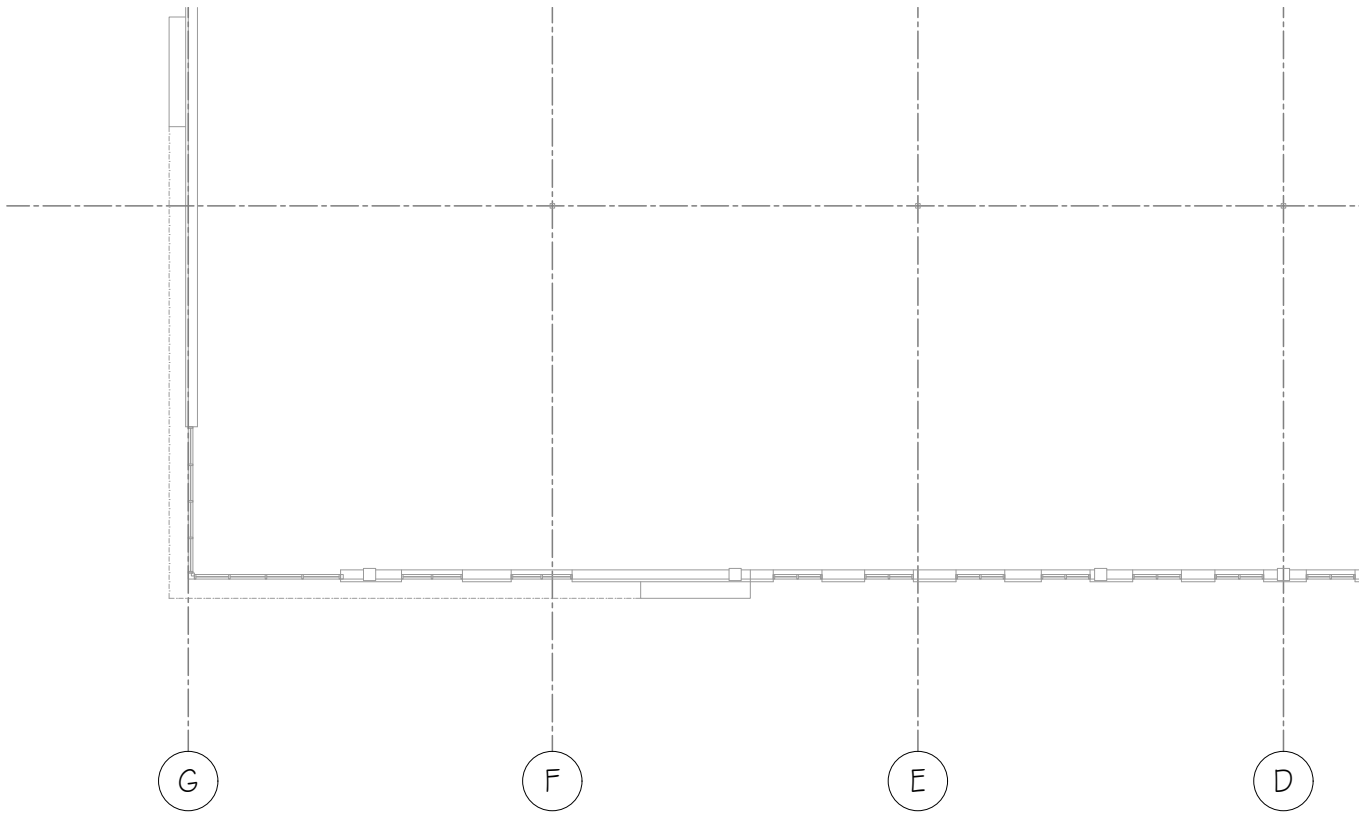


TENANT KEY PLAN



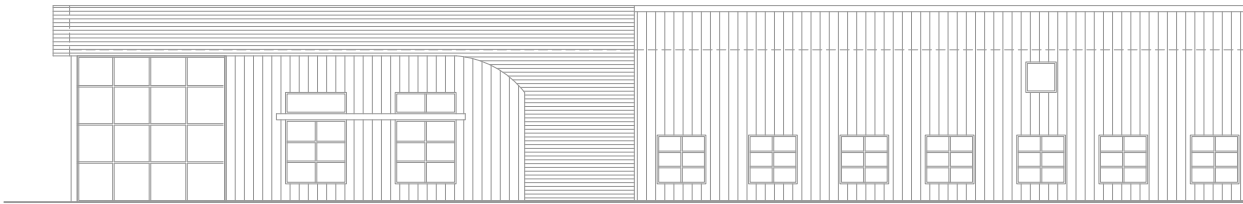


DOCK PLAN - SUMMER 2026



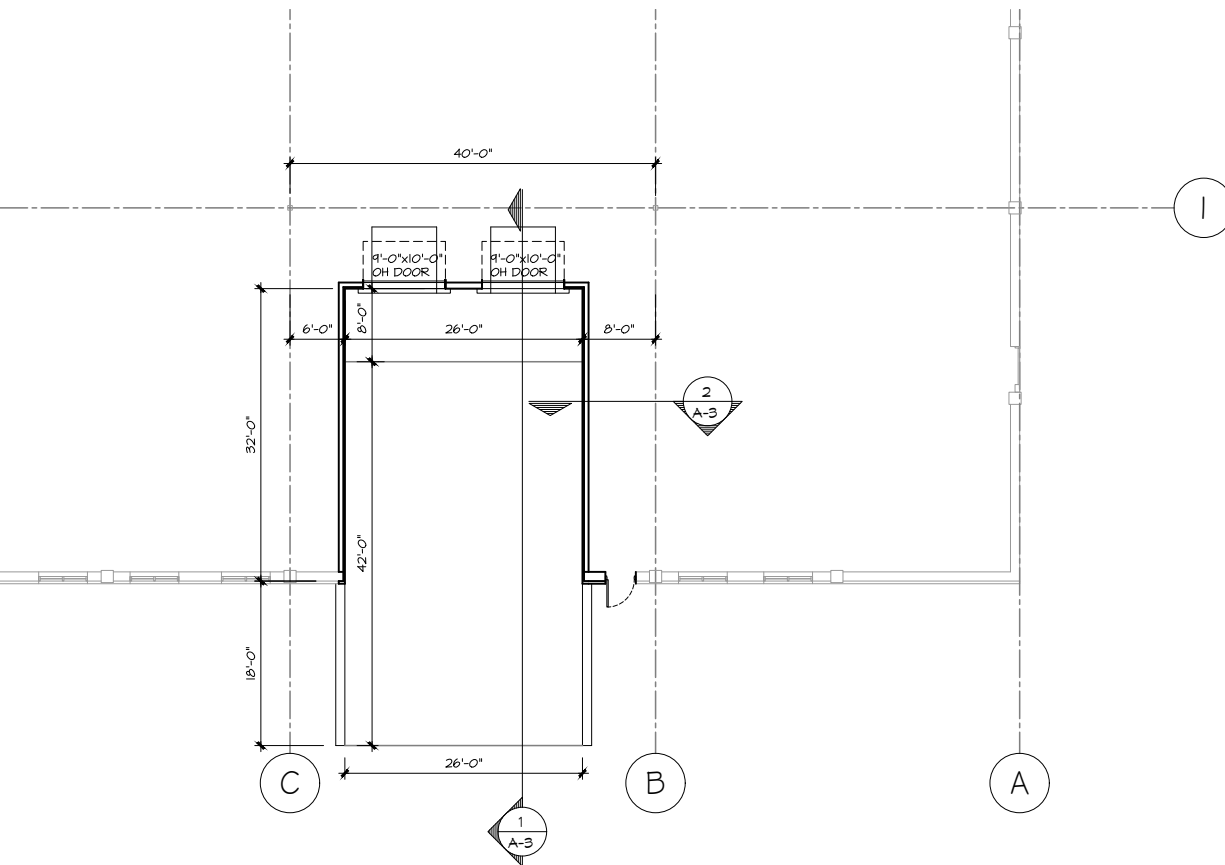
PROPOSED FL

3 / 32 " = 1 ' - 0 "

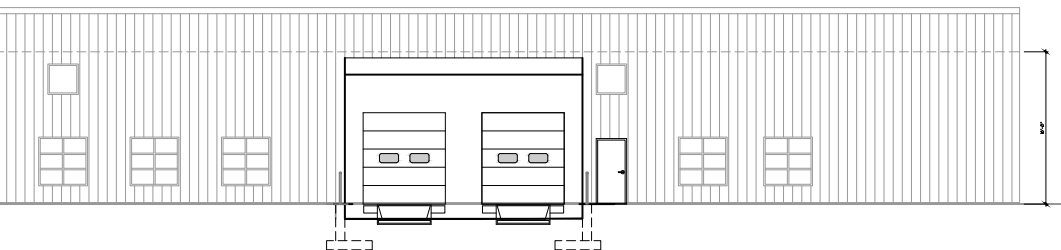


PROPOSED SC

3 / 32 " = 1 ' - 0 "



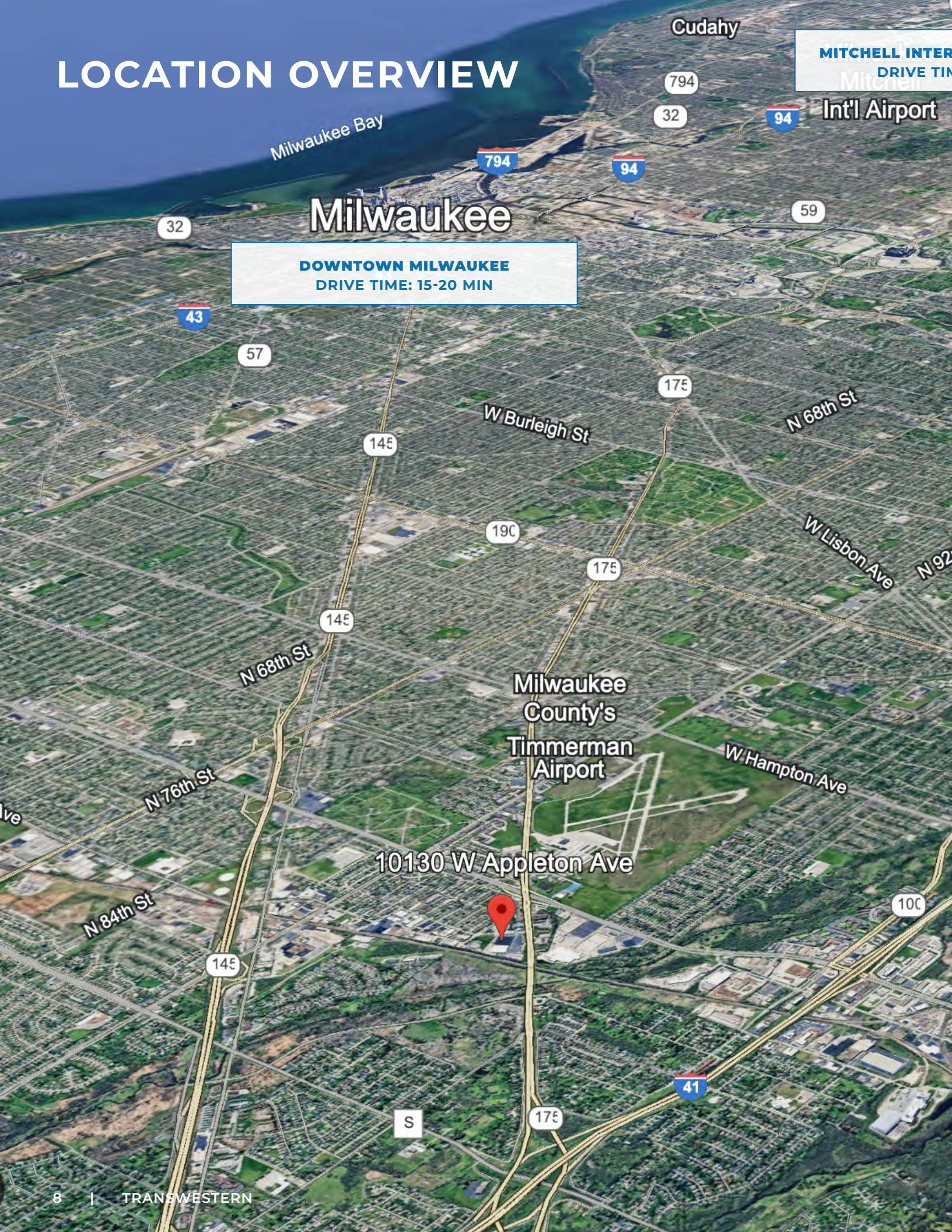
FLOOR PLAN



SOUTH ELEVATION

WALL KEY:	
	= EXIST. WALL TO REMAIN
	= EXIST. WALL TO BE REMOVED
	= NEW STUD WALL

LOCATION OVERVIEW

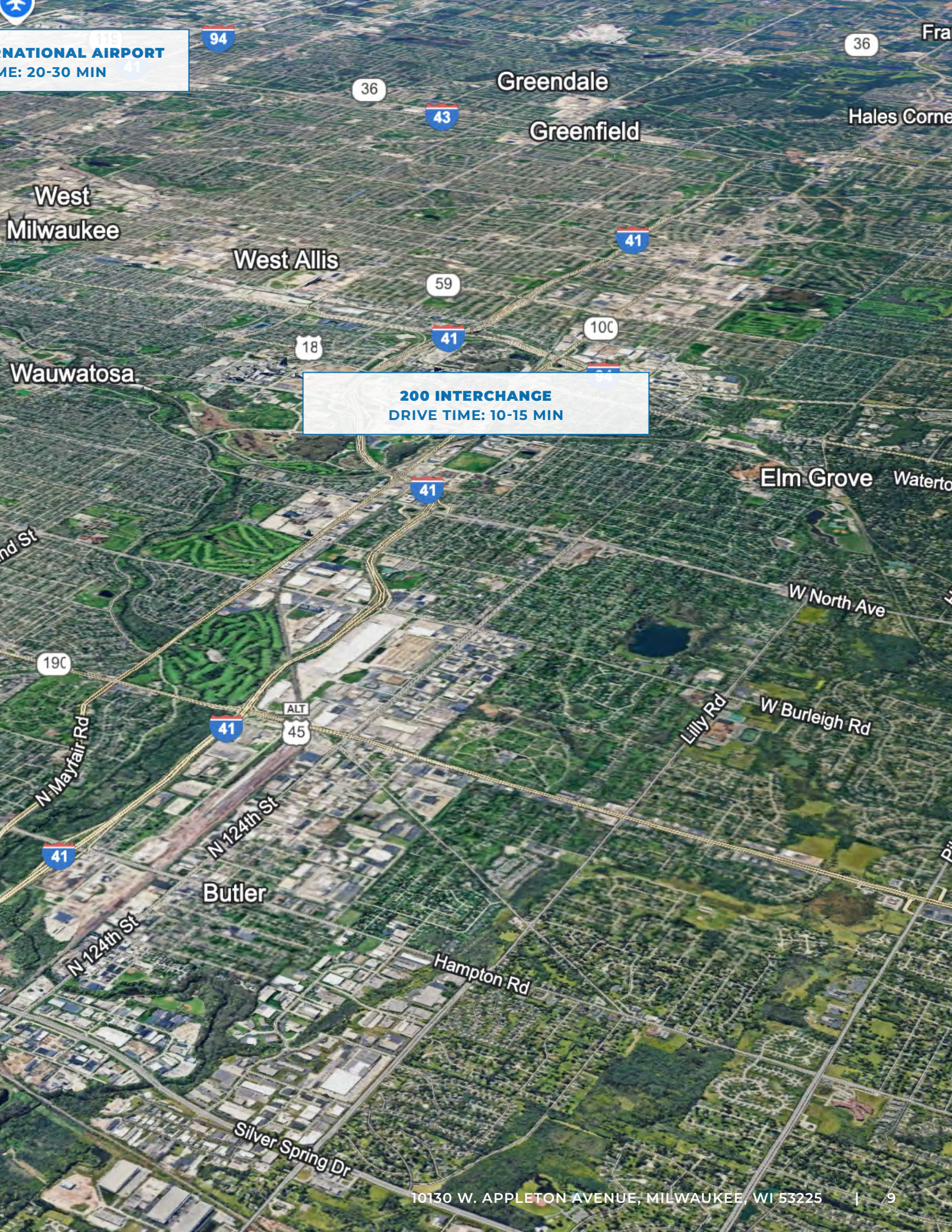


Milwaukee

DOWNTOWN MILWAUKEE
DRIVE TIME: 15-20 MIN

10130 W Appleton Ave

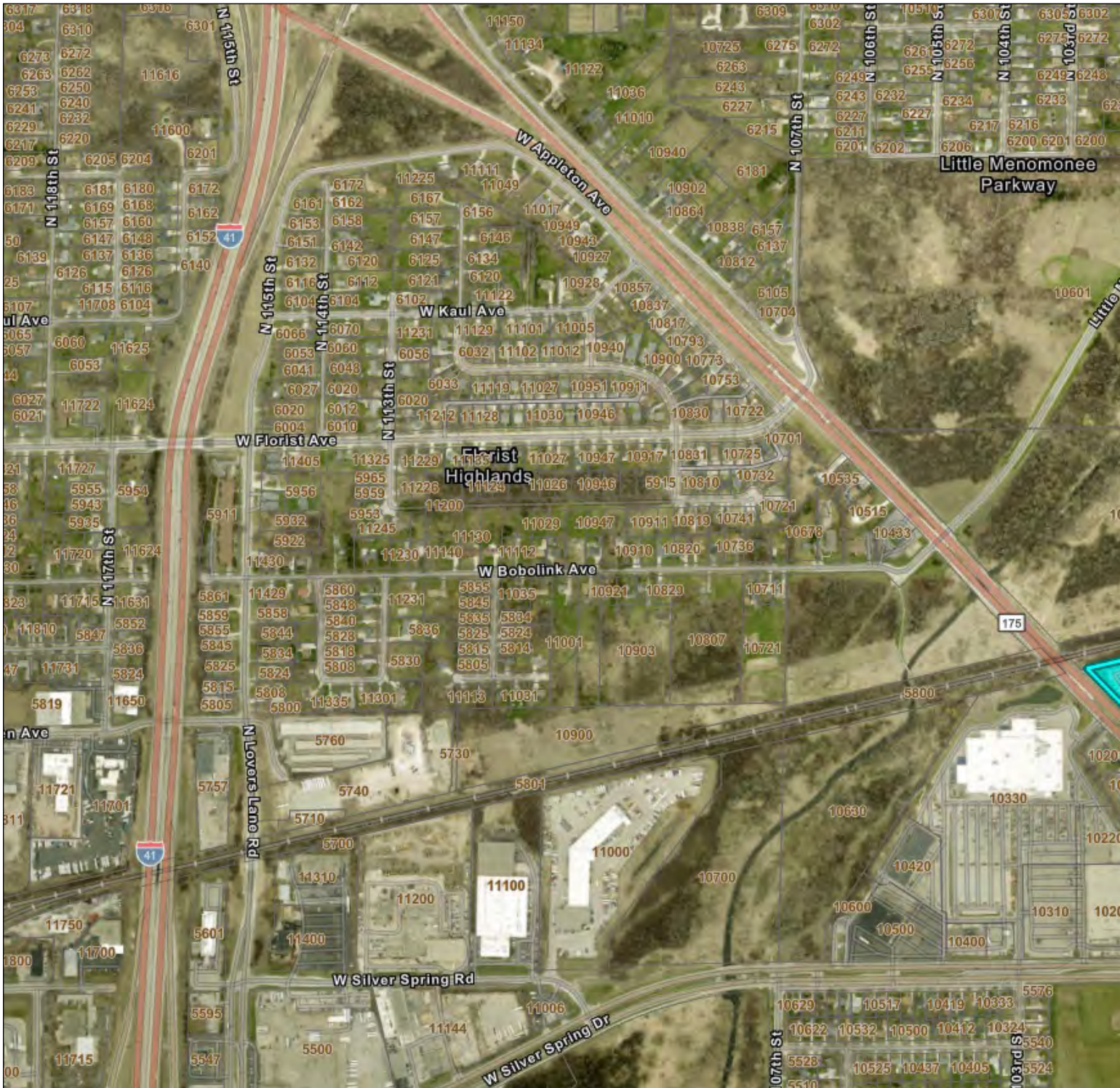
Milwaukee
County's
Timmerman
Airport



 NATIONAL AIRPORT
DRIVE TIME: 20-30 MIN

200 INTERCHANGE
DRIVE TIME: 10-15 MIN

PARCEL MAP







AERIAL PHOTOS







INTERIOR PHOTOS

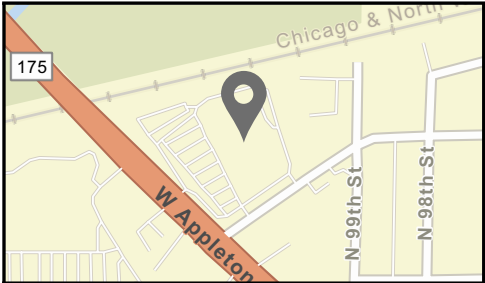
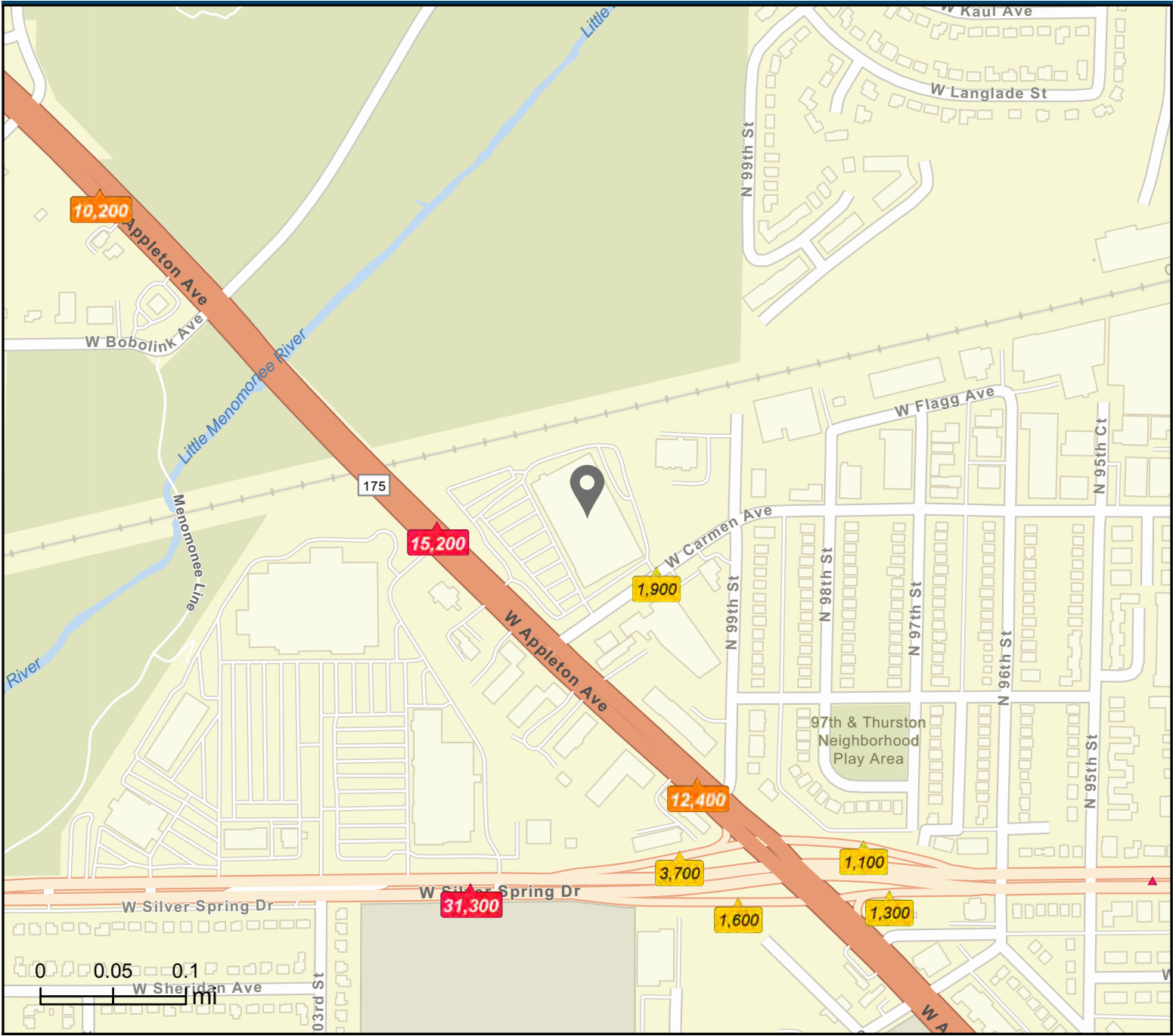
BOAT STORAGE



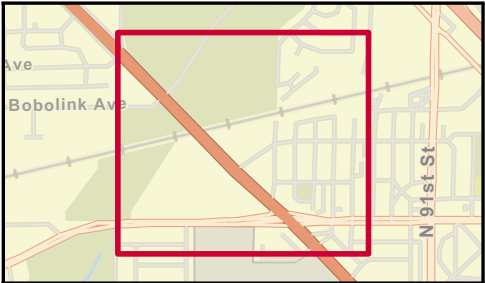
TRAFFIC COUNT

CLOSE-UP

Longitude: -88.03774



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

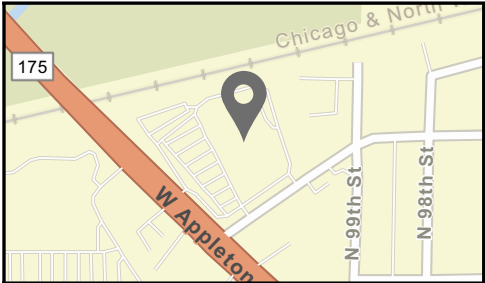
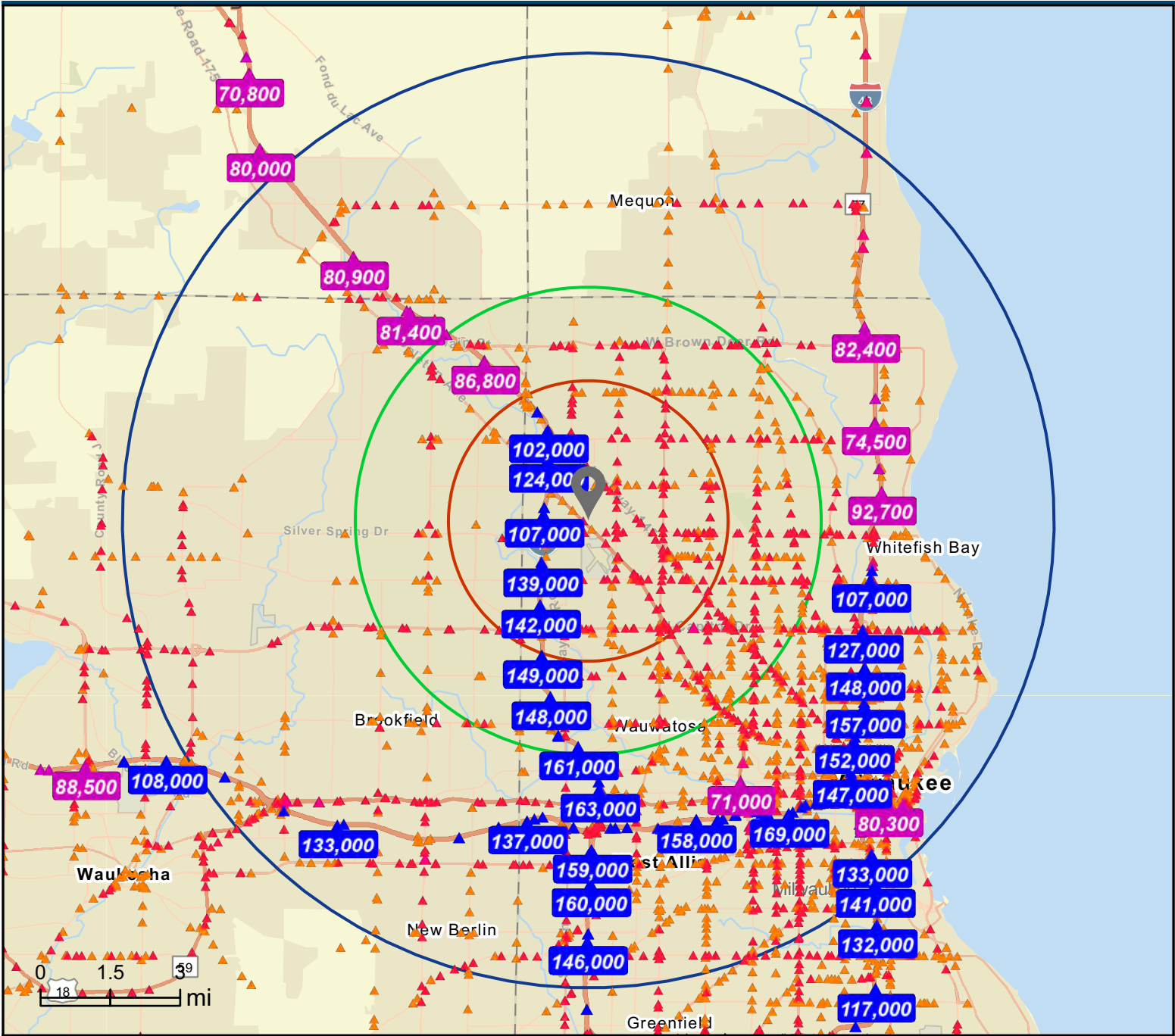


Source: ©2024 Kalibrate Technologies (Q4 2024).

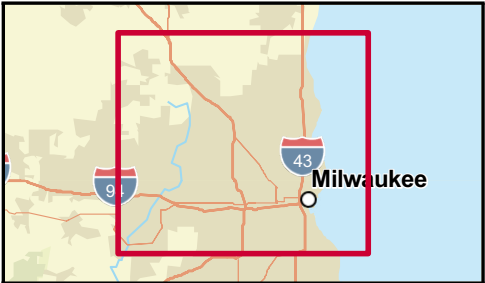
TRAFFIC COUNT

3, 5, 10-MILE RADIUS

Longitude: -88.03774



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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

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 your 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 (see lines 42-51).
- 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 (see lines 23-41).
- 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. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
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 (see lines 35-41) 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 by the Firm and its Agents): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

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.

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



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