

AVAILABLE FOR SUBLEASE



TRANSWESTERN

REAL ESTATE
SERVICES

5515 WEST FLORIST AVENUE

MILWAUKEE, WI 53218



Leasing Information:

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PROPERTY INFORMATION

Motivated Sublessor offering recently renovated office space, clean functional warehouse, and flexible assembly/processing areas at a very affordable rate. Located in a distinguished industrial neighborhood adjacent to the Havenwoods State Forest, the building is surrounded by well-known Milwaukee businesses like Wm. K. Walthers, Inc, Molecular Biology Resources, Peter Scritino & Sons, and Kallas Honey, Inc.

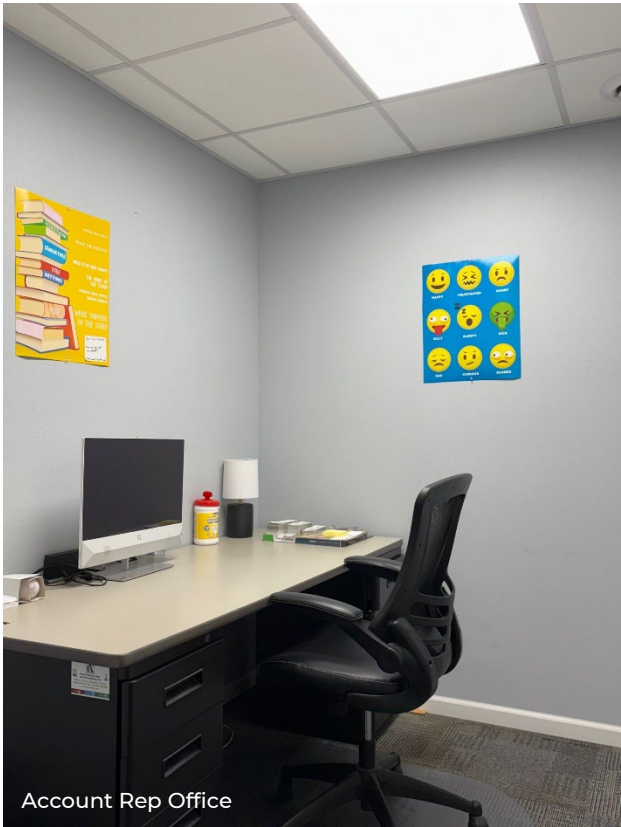
Building Size	20,800 SF + Mezzanine
Warehouse	Approximately 14,500 SF
Office	Approximately 3,600 SF
Processing	Approximately 2700 SF
Sublease Rate	\$5.00 NNN
Sublease Term	Through September 30, 2027
Construction Type	Masonry
Parcel Size	33,890 sq. ft. (0.77801 AC)
Docks & Drive-In Doors	3 Total: 2 – 8x8' (Docks) 1 – 12x14' (Drive-In)
Clear Height	18'
Power	TBV
Fire Protection	Not Sprinkled
Year Built	1969/Renovated 2019
Tax Key	1730331000
Real Estate Taxes - 2024	\$18,582.23
Parking	60'x115' fenced paved parking/staging area adjacent to the building & street parking on Florist Ave and 55 th St
Zoning	IL1 (Industrial-Light / Modern Industrial Parks)
Availability	90 days
Attributes	• 10-minutes to I-43 and I-41 • Flexible layout with excellent opportunities to segregate interior uses • Perfect building for light assembly, processing, and distribution • Fenced parking

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

INTERIOR PHOTOS



Reception/Office



Account Rep Office



Conference Room



Board Room

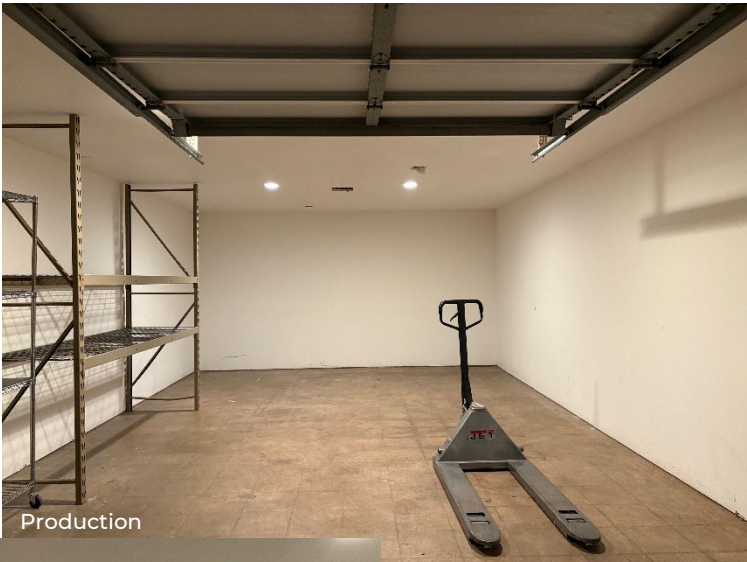


Restroom

INTERIOR PHOTOS



Breakroom



Production



Utility/Production

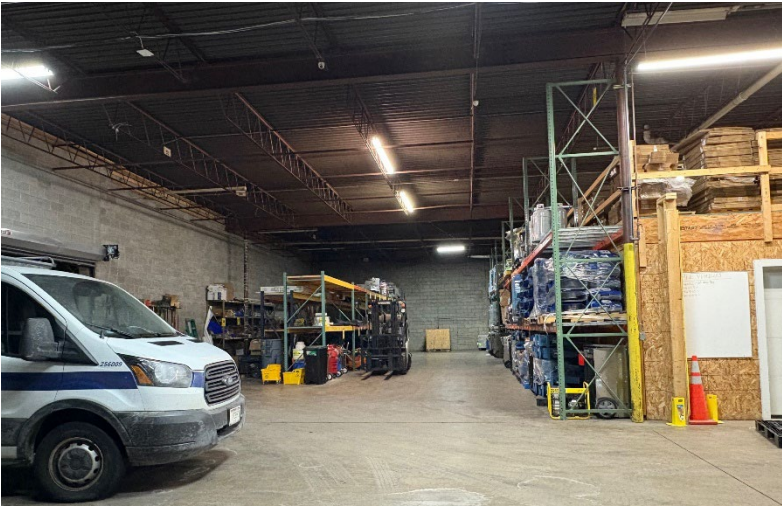


Utility/Production



Production

INTERIOR PHOTOS



Warehouse



Warehouse



Warehouse

EXTERIOR PHOTOS

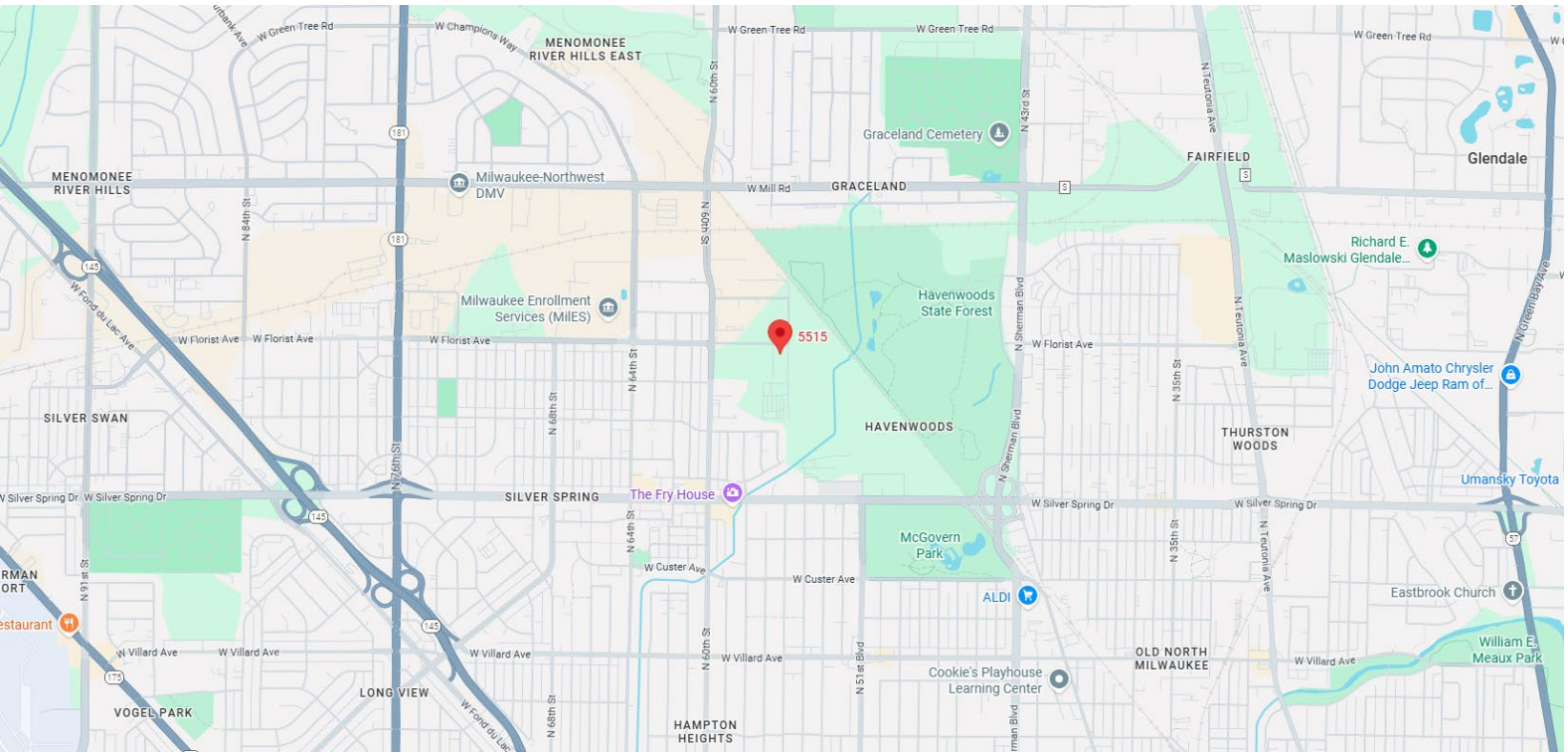
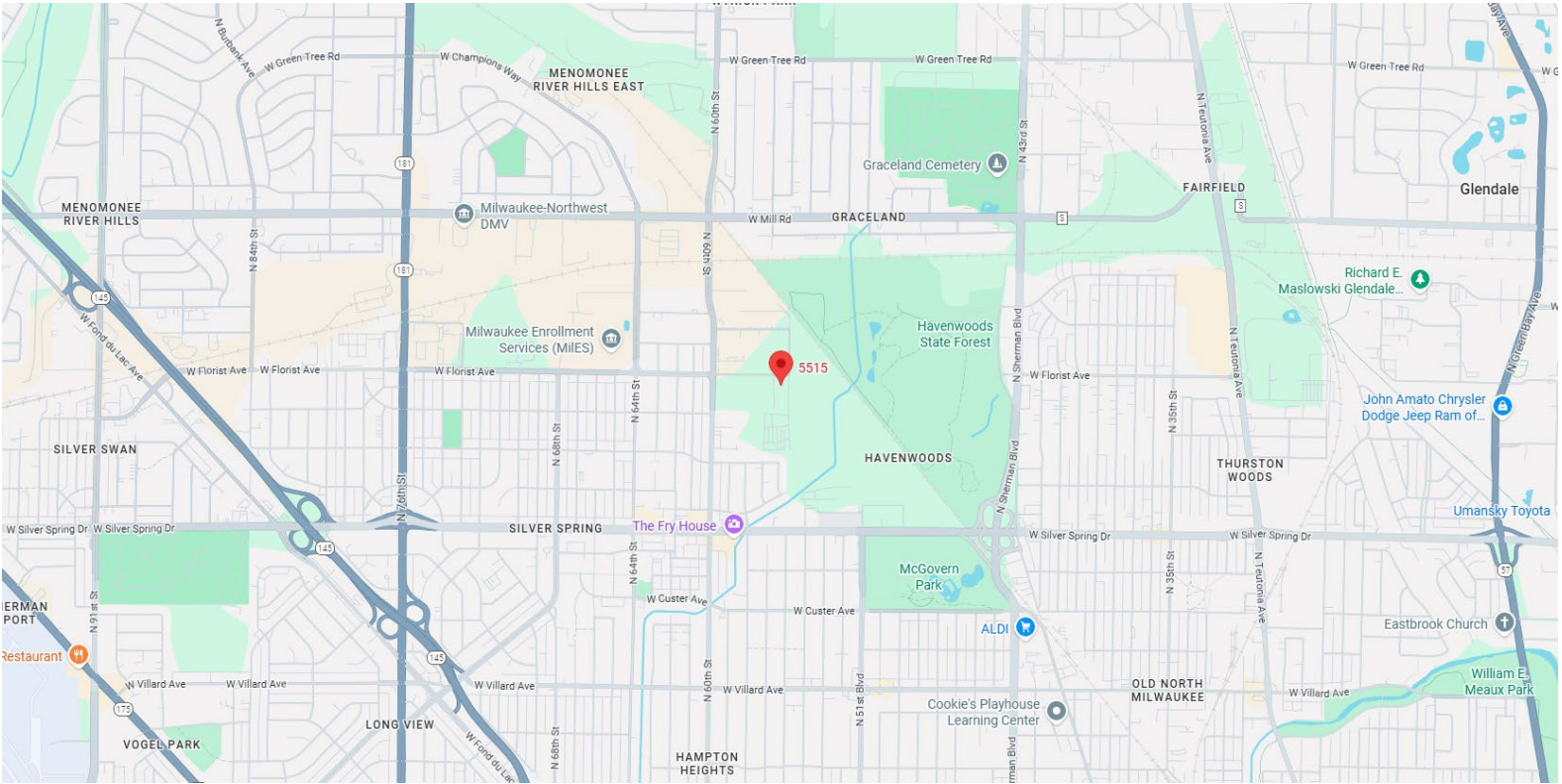


PARCEL MAP



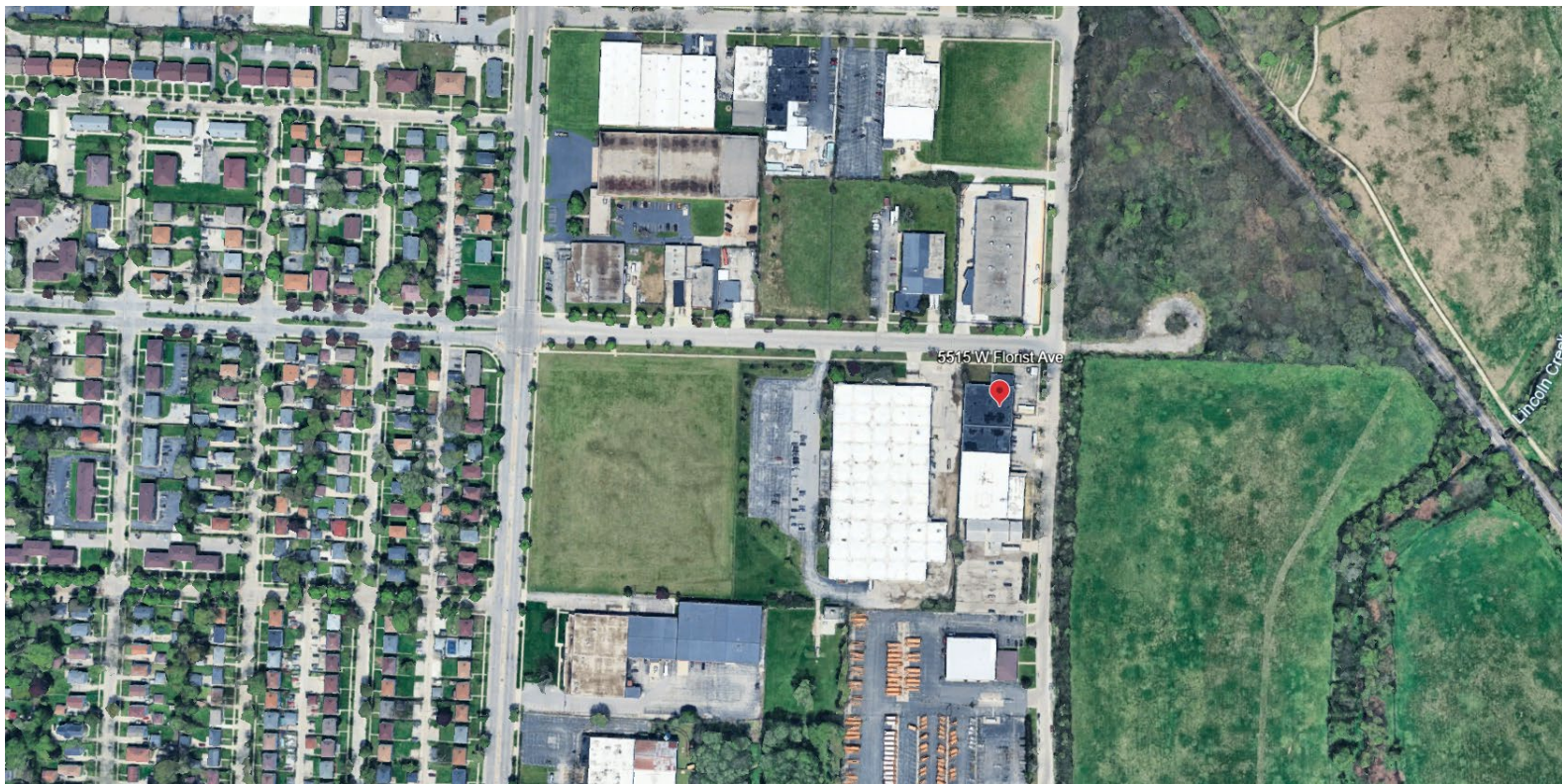
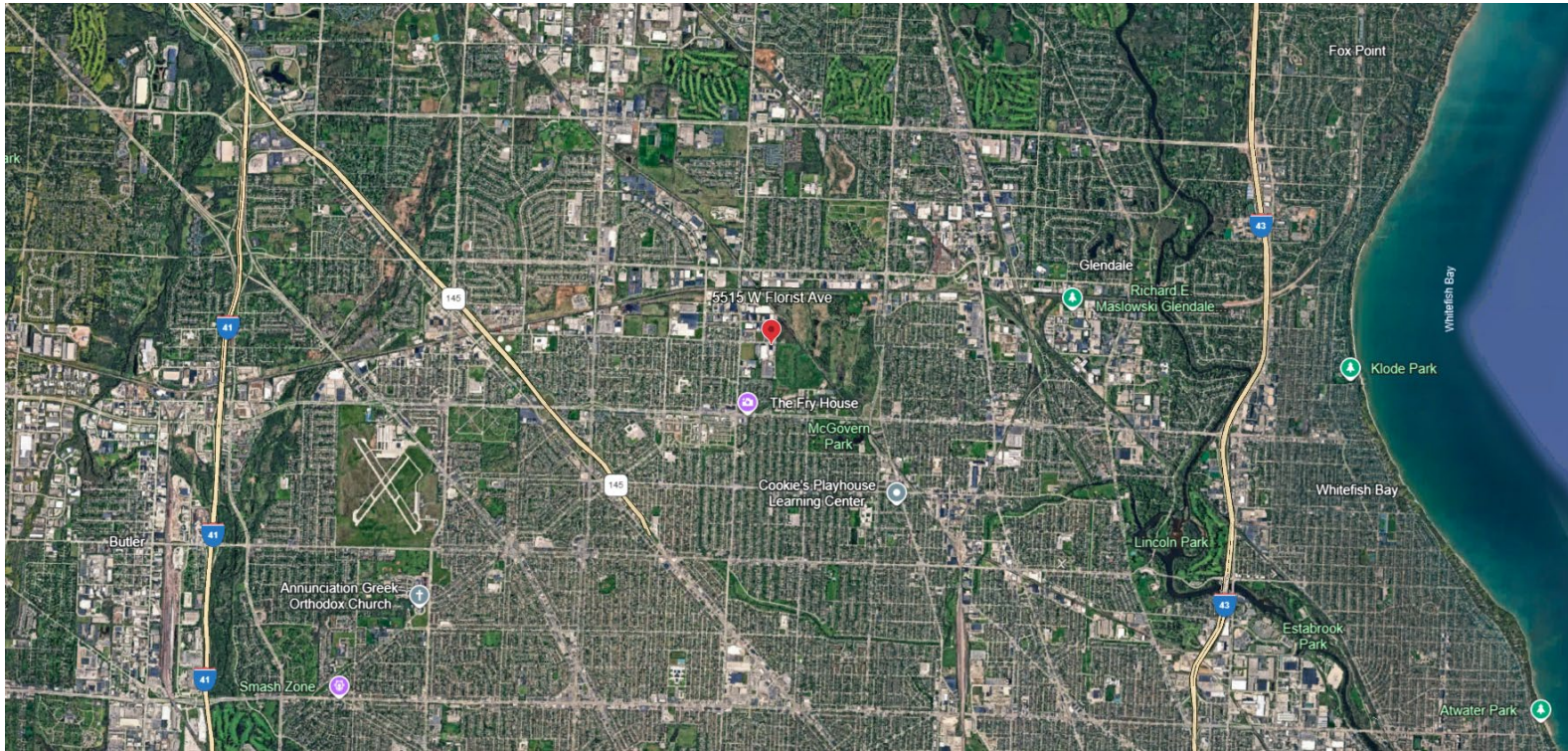
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MILWAUKEE, WI

LOCATION MAPS



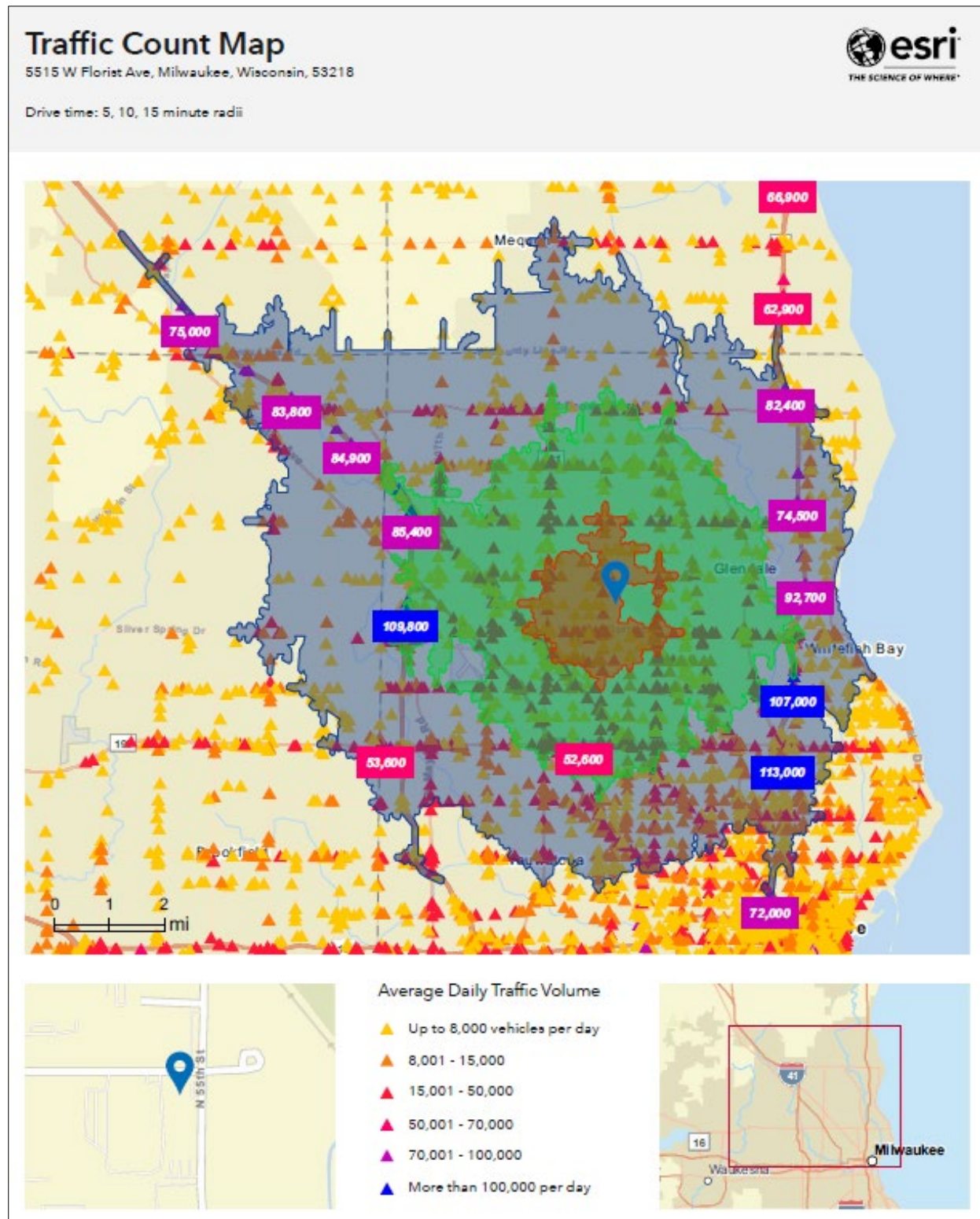
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AERIAL MAPS



5515 W FLORIST AVE
MILWAUKEE, WI

TRAFFIC COUNT MAP



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 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 (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.