FOR LEASE
CLASS A INDUSTRIAL SPACE
4850 S Pennsylvania Avenue
Cudahy, WI 53110

AVAILABLE Q4 2021

BUILDING OVERVIEW
Total Building Size: 127,282 SF
Office Space: Build-to-Suit
Minimum Divisibility: 57,000 SF
Zoning: M-1 (PUD)
Lot Size: 8.22 Acres
Clear Height: 32’
Docks: 15
Drive-Ins: 2
Construction: Architectural Pre-Cast Panel
Sprinkler: ESFR
Lighting: LED
Power: 3,000 AMP 480/277 Volt
Fiber: Earthlink

FEATURES
• An institutional caliber development by HSA Commercial
• Only 1 minute to I-794 via Layton Avenue & 9 minutes to Downtown Milwaukee via I-794
• 50’x50’ bays with 60’ speed bay
• Parking for 100 cars and 56 trailer stalls
• Situated at the Northeast corner of Mitchell Airport

ECONOMICS
Projected Operating Expenses: $1.85/SF (NNN)
Lease Rate: $5.50/SF (NNN)

WORKFORCE AVAILABILITY

<table>
<thead>
<tr>
<th></th>
<th>5 Minutes</th>
<th>15 Minutes</th>
<th>30 Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Collar Workers</td>
<td>5,799 (43.8%)</td>
<td>61,430 (48.2%)</td>
<td>182,571 (42.2%)</td>
</tr>
<tr>
<td>White Collar Workers</td>
<td>7,447 (56.2%)</td>
<td>66,000 (51.8%)</td>
<td>249,694 (57.8%)</td>
</tr>
</tbody>
</table>

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cvandezande@boerke.com

Nick Unger
Real Estate Advisor
414.203.3016
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LOCATION

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DRIVE TIMES

DRIVE TIMES TO KEY AREAS

I-794 AT LAYTON AVENUE
1 MINUTE / 0.7 MILES

MITCHELL INTERNATIONAL AIRPORT
9 MINUTES / 3.3 MILES

DOWNTOWN MILWAUKEE
9 MINUTES / 7 MILES

WAUKESHA
29 MINUTES / 25.5 MILES

O’HARE INTERNATIONAL AIRPORT
1 HOUR 14 MINUTES / 75.5 MILES

MADISON
1 HOUR 25 MINUTES / 85.5 MILES

OSHKOSH
1 HOUR 32 MINUTES / 93.9 MILES

APPLETON
1 HOUR 46 MINUTES / 113 MILES

GREEN BAY
1 HOUR 54 MINUTES / 123 MILES

WAUSAU
3 HOURS 3 MINUTES / 195 MILES
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.