

SINGLE TENANT NET LEASED INDUSTRIAL
\$1,440,000



5201-5203 W CLINTON AVE
MILWAUKEE, WI

EXECUTIVE SUMMARY

The Offering

Cushman & Wakefield | Boerke has been exclusively retained to market for sale this 100% occupied, 28,504-square foot Single Tenant Net Leased industrial property in Milwaukee, Wisconsin. The Tenant, Build-All Corporation, recently executed a 5 year lease renewal, showing their commitment to the property. Included in the Offering is a 0.86 acre parcel which could be used for outdoor storage or expansion.

Quick Facts

TOTAL SIZE
28,504 SF

LEASE EXPIRATION
5/31/27

ASKING PRICE
\$1,440,000

NOI
\$90,000

OCCUPANCY
100%

CAP RATE
6.25%



Image taken from Google Street View

MILWAUKEE OFFICE
731 N Jackson Street
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
4602 S Biltmore Lane
Suite 112
Madison, WI 53718

Boerke.com

PROPERTY DETAILS

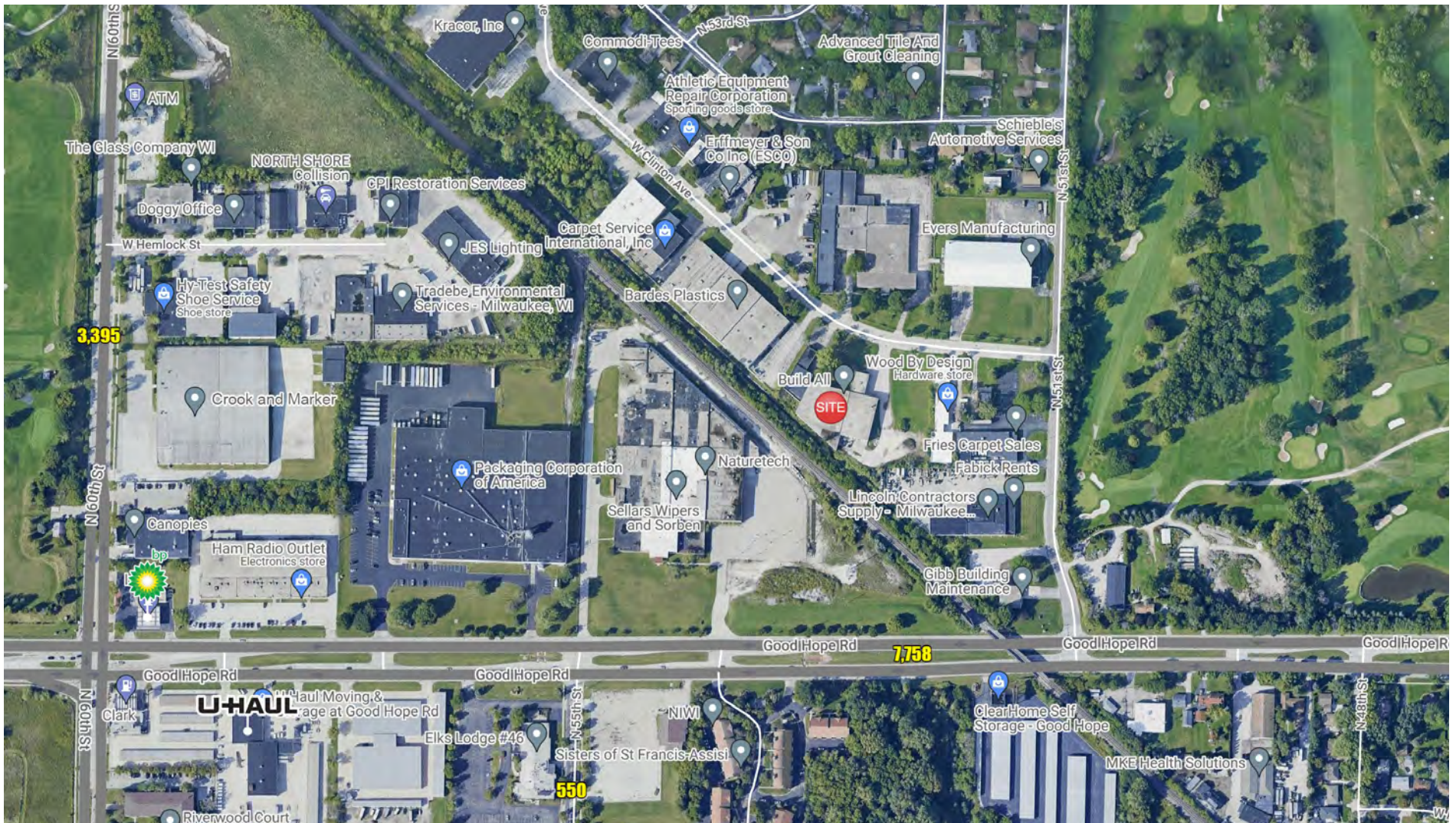
Address	5201 - 5203 W Clinton Avenue Milwaukee, WI
Building Size:	28,504 SF 2,240 SF Office Space
Building Use:	Industrial
Construction:	Concrete Block
Clear Height:	7'9"-16'5"
Column Spacing:	29'6"
Docks:	3 Loading Docks
Drive-In's:	2 - 12'x10'
Power:	800 Amp 3 Phase Power
Lot Size:	2.44 Acres
Zoning:	Industrial
Tax Key:	104-9990-111 104-0211-111
Year Built:	1991-1964
Parking:	Surface Parking on Site
Stories:	1
Assessed Value (2021):	\$2,803,100
Taxes (2021):	\$14,845.64



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AERIAL MAP

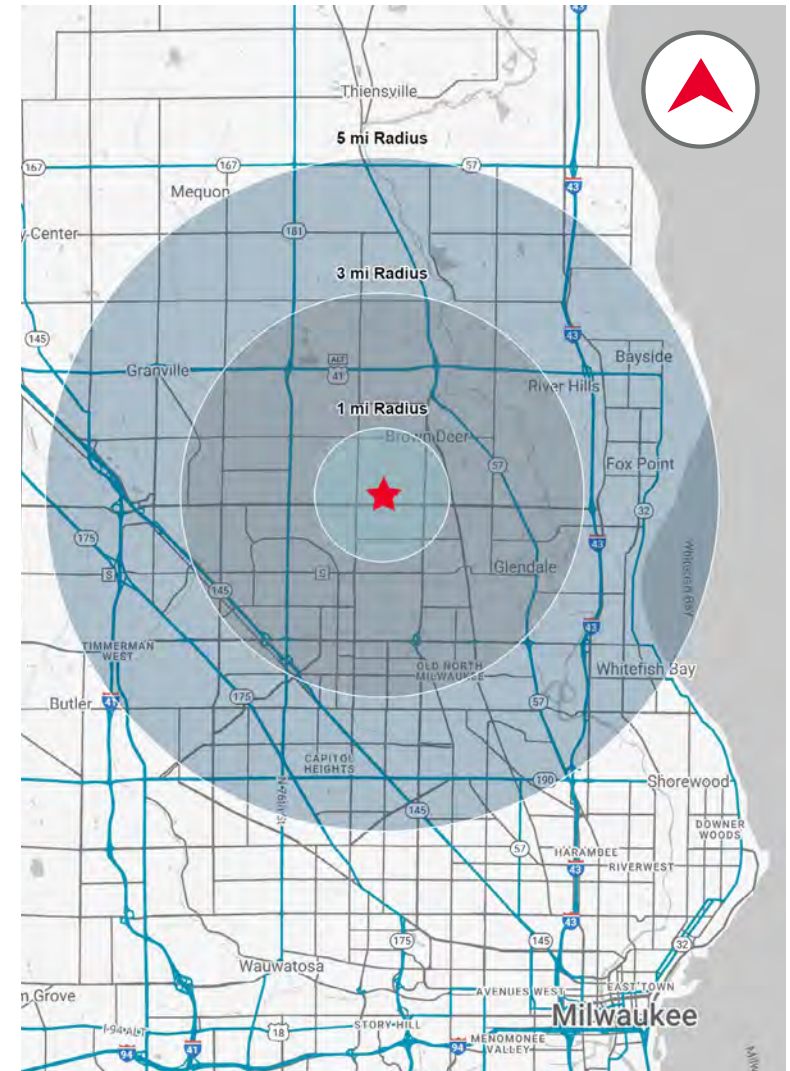


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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2021)	12,060	85,585	233,715
Median Age	35.8	35.3	36.0
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Estimated Households (2021)	4,884	34,046	93,466
Estimated Average Household Income (2021)	\$61,229	\$64,818	\$78,440
LABOR FORCE	1 MILE	3 MILES	5 MILES
Labor Population Age 16 Years or Over	9,504	64,994	177,816
Unemployment Rate	381 (4.0%)	2,840 (4.4%)	7,744 (4.4%)
OCCUPATION	1 MILE	3 MILES	5 MILES
White Collar	2,880 (52.9%)	20,877 (55.8%)	59,771 (57.9%)
Blue Collar	2,565 (47.1%)	16,517 (44.2%)	43,516 (42.1%)



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CONTACT

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