

# PRIME DEVELOPMENT SITE WITH MULTIPLE OPTIONS AVAILABLE!

**Southwest Corner of S. 27th Street & W. Oakwood Road  
Franklin (Suburban Milwaukee), WI**



**UP TO 100,000± SF BUILD-TO-SUIT FOR LEASE  
UP TO 73± AC FOR SALE**

**FOR MORE  
INFORMATION,  
CONTACT:**

**David J. Buckley**  
414-272-6730  
dbuckley@barrycre.com

**Kevin C. Barry, CCIM**  
414-272-6728  
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## Property Highlights

- TIF available
- Utilities to site
- Immediate access to I-94
  - 8 miles to Mitchell International Airport
  - 15 miles to Downtown Milwaukee
  - 25 miles to Illinois state line
  - 78 miles to Downtown Chicago
  - Easy access to Foxconn site
- Less than 5 minutes to Amazon's proposed 2.6 million SF, \$200M Oak Creek distribution center
- Adjacent to Orthopedic Hospital
- Adjacent to Southbranch Industrial Park



## Demographics

	Population	Median HH Income	Median Age
10 minutes	38,426	\$79,746	39.2
20 minutes	380,627	\$59,240	39.5
30 minutes	1,077,204	\$52,697	36.7

2018 Esri data

**UP TO 100,000 SF INDUSTRIAL BUILD-TO-SUIT FOR LEASE**

**Asking Lease Rate:  
\$5.50/SF NNN**

**UP TO 73 ACRES FOR SALE**

**Asking Price Per Acre:  
\$145,000**

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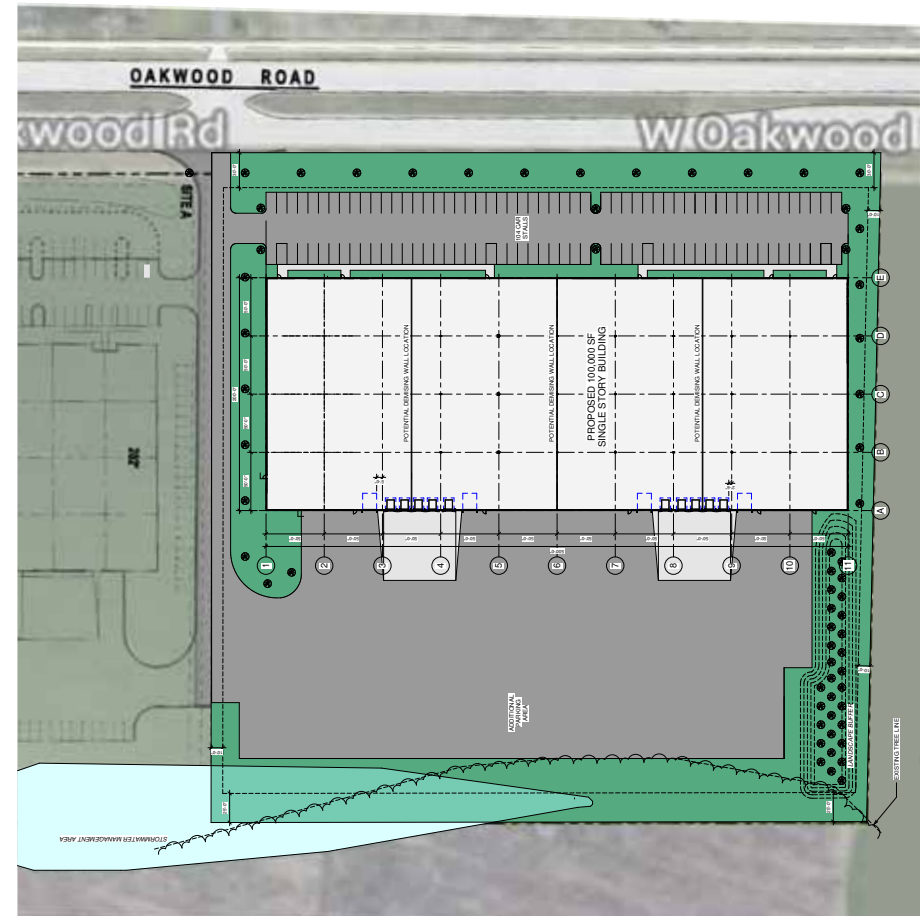
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## Property Specifications

Building Size:	100,000 SF Proposed (negotiable)
Office Size:	Customized to suit
Number of Floors:	1
Minimum Divisible:	25,000± SF
Maximum Contiguous:	100,000± SF
Year Built:	Proposed/To be built
Ceiling Height:	28 FT
Construction Type:	Pre-cast panel and glass
Drive-in Doors:	Negotiable - 1 per 25,000 SF on proposed rendering
Dock Doors:	Negotiable - 10 on proposed rendering
Power:	As needed
Lighting:	High efficiency LED (or as desired)
Sprinkler Type:	ESFR (or as desired)
Bay Size:	50 FT x 50 FT (or as desired)
Site Size:	73±AC
Parking Area:	To be determined
Zoning:	Proposed PDD 39 (Ordinance available upon request)
Utilities:	To site



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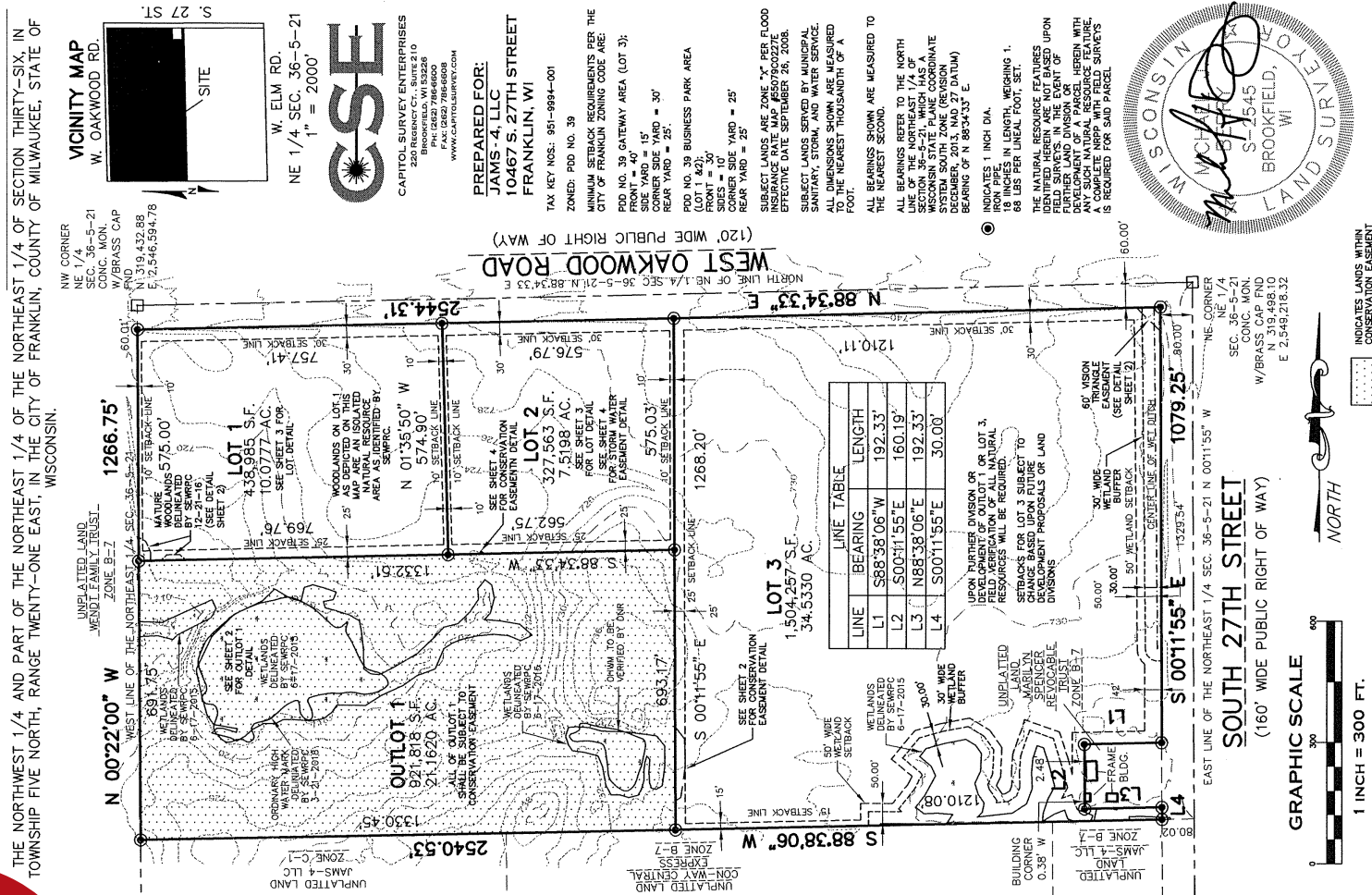


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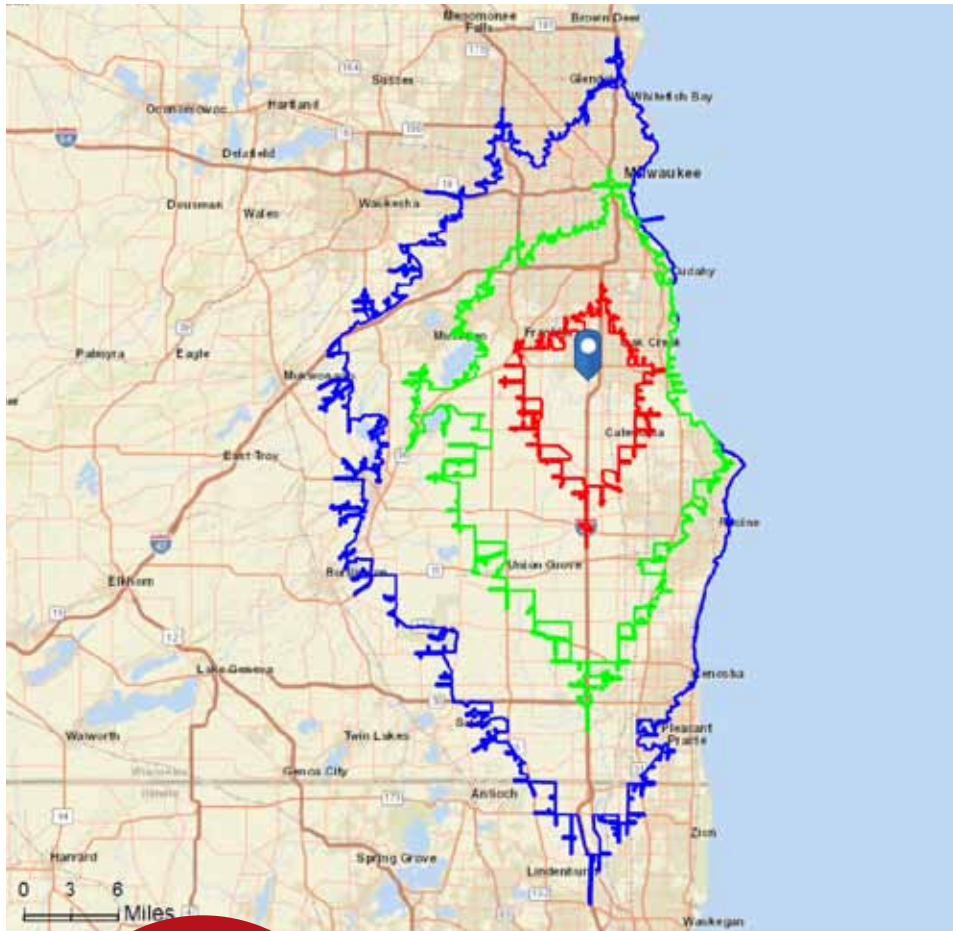
THE  
**BARRY**  
COMPANY

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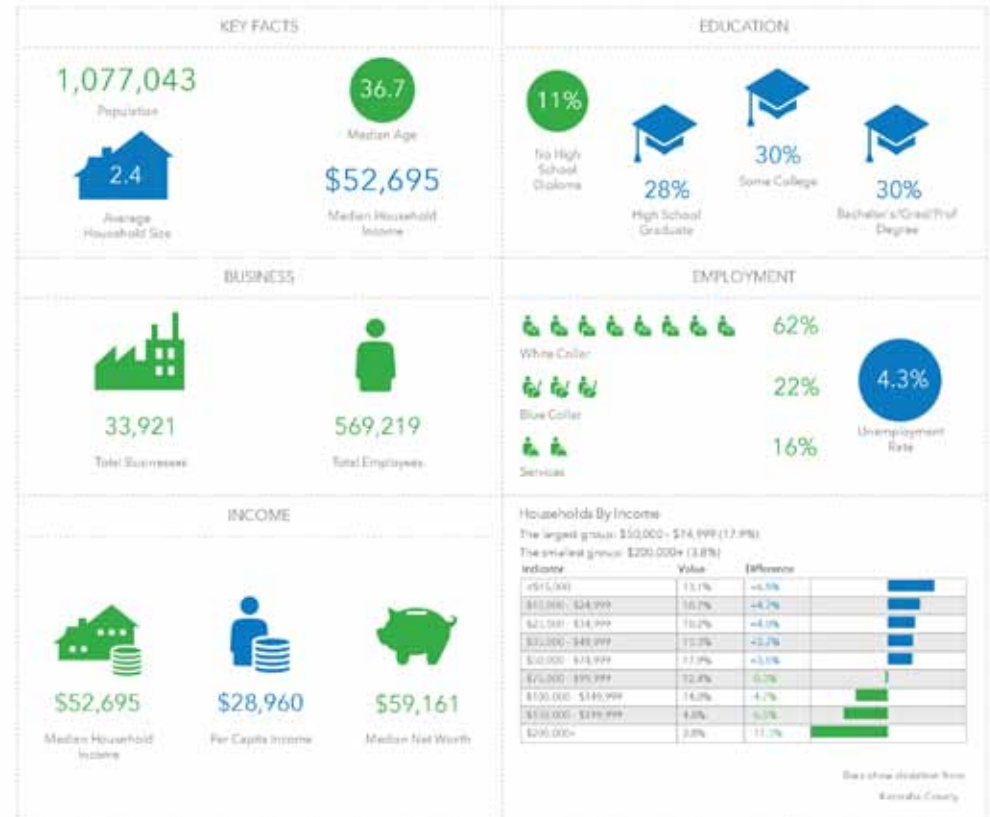
# PRIME DEVELOPMENT SITE AVAILABLE

## Southwest Corner of S. 27th Street & W. Oakwood Road Franklin (Suburban Milwaukee), WI



S. 27th St & W Oakwood Rd, Franklin, Wisconsin, 53132 (30 minutes)  
S. 27th St & W Oakwood Rd, Franklin, Wisconsin, 53132  
Drive time of 30 minutes

Prepared by ERI  
Latitude: 42.95809  
Longitude: -87.95174



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## Elm Road/27th Street Access Changes

### Overview

The existing freeway ramps to/from I-94 at 27th Street will be closed as a part of the reconstruction of I-94 and replaced with a new full access interchange to/from I-94 at Elm Road.

The new Elm Road interchange will be approximately a half mile north of the existing 27th Street interchange to avoid impacts to the Root River environmental corridor and improve spacing with the 7 Mile Road interchange.

With the removal of the I-94 ramps at 27th Street, a free flow connection will be built between West Frontage Road and 27th Street. The new free flow connection will be part of the upcoming reconstruction of 27th Street between the Milwaukee County line and north of Elm Road.

The I-94 ramps at 27th Street will be closed prior to the new I-94 full interchange at Elm Road being constructed.

### Schedule

#### 2018

- 27th Street access to/from I-94 is scheduled to close mid-October 2018 and will not reopen.

#### 2019

- Mainline traffic will be shifted to I-94 WEST (NB) lanes while crews reconstruct I-94 EAST (SB) lanes.
- Mainline traffic will be shifted to I-94 EAST (SB) lanes while crews reconstruct I-94 WEST (NB) lanes.
- Elm Road will be paved along with the bridge decks in 2019.
- Elm Road will be accessible when the full interchange is completed in late 2019.

#### 2020

- Final project restoration will take place in 2020.



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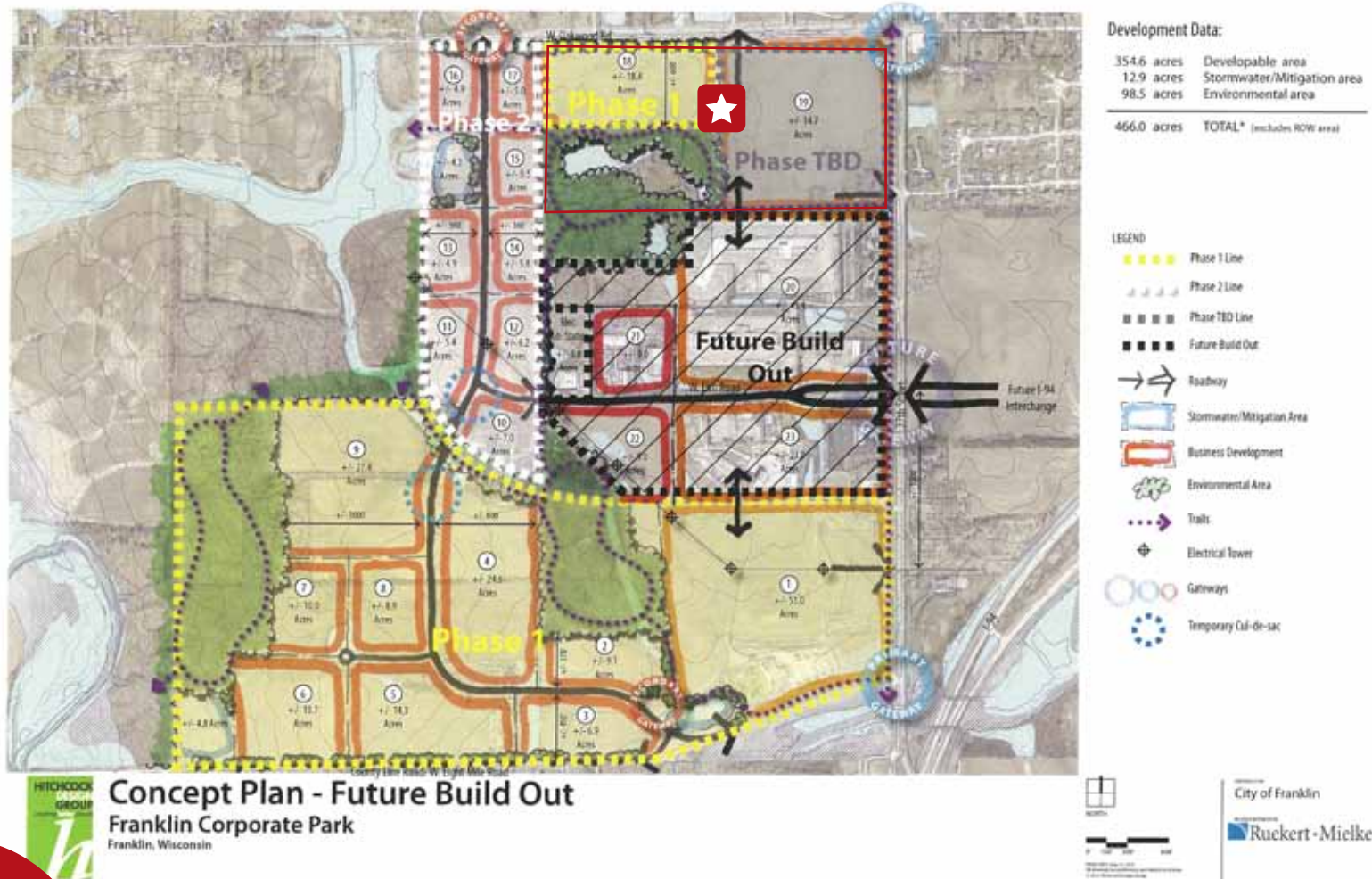


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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.

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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Drafted by Attorney Debra Peterson Conrad