



2715 S. Gladstone Place Milwaukee, WI

Building Size: ±34,082 SF

Sale Price: \$925,000

Parcel & Tax Information

Parcel Size: ±1.114 Acres

Tax Key #: 5060132100

Taxes - 2017: \$16,455.09

Property Features

- Flexible Floor Plan
- Possible Redevelopment
- Could be converted to Multi-Tenant
- Office & restrooms on both side of the building
- Drive Thru Bay
- Air lines throughout shop
- Locker rooms

For more information

Travis Tiede

414 395 4682

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Barry Chavin, SIOR

414 395 4676

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2715 S.
Gladstone Pl.

Building Features

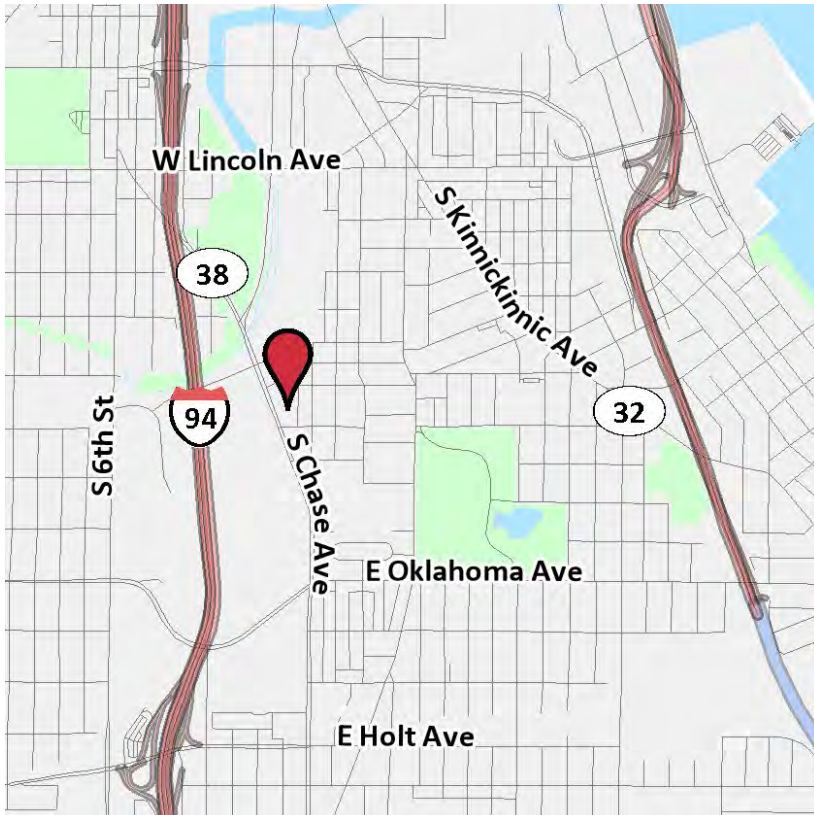
Construction:	Metal & Masonry Block
Year Built:	1929 with Additions in 1967, 1968, 1973, 1974, 1978, 1979, 1983 & 1985
Sprinkler:	Wet System
Zoning:	IM Industrial Mixed
Parking:	Ample
Utilities:	Municipal Sewer & Water

Warehouse Features

Size:	±30,827 SF
Ceiling Height:	±9' - 17' Clear
Dock Doors:	1 - 10'x10' with Leveler
Drive-Ins:	1 - 12'x14 & 1 - 14'x14'
HVAC:	Gas Fired Unit Heaters
Lighting:	T-8 Fluorescent
Power:	3-Phase, 240/480V, 600 Amps
Column Spacing:	22' x 33'

Office Features

Size:	±3,255 SF
Finishes:	Several Private Offices, Conference Rooms & Employee Breakroom
HVAC:	Forced Air

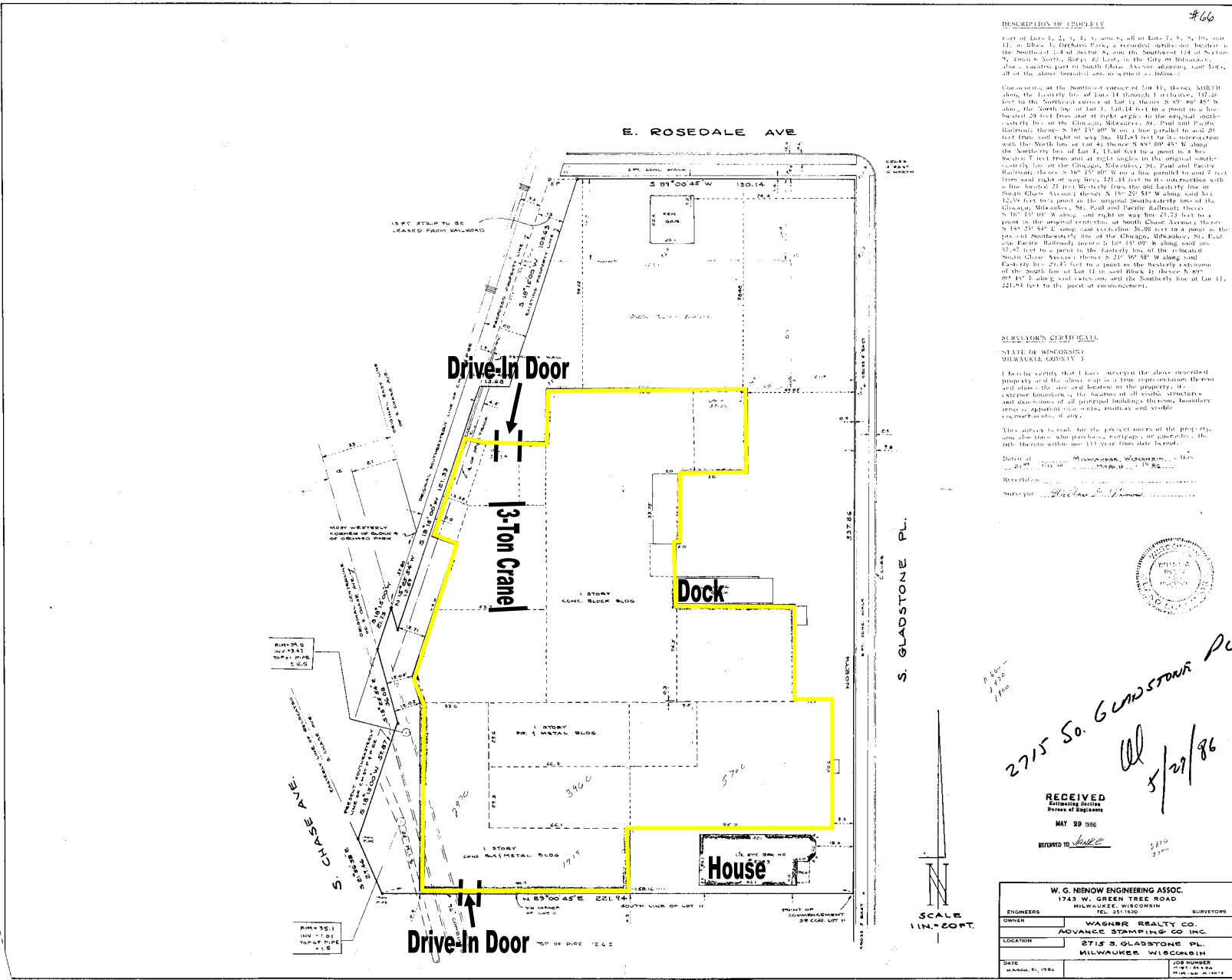




NAI MLG Commercial
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

757 North Broadway Street, Suite 700
Milwaukee, WI 53202
414 347 9400
mlgcommercial.com
Offices in Milwaukee and Madison, WI



#66

DESCRIPTION OF PROPERTY

Part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 1, Chicago Park, a recorded subdivision located in the Southwest 1/4 of Section 24, and the Southwest 1/4 of Sections 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, and 42 in the City of Milwaukee, also a certain part of South Chase Avenue beginning about 100 feet, all of the above described lots as follows:

Commence, at the Northwest corner of Lot 11, thence S89°14'30" E along the Eastern line of Lot 11 through 1 inclusive, 142.00 feet to the Northeast corner of Lot 12 thence S 89° 00' 45" W along the North line of Lot 12, 124.14 feet to a point in a line bearing 29 feet from east at right angles to the original southeasterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S 10° 15' 00" W on a line parallel to and 20 feet from east right of way line, 111.00 feet to the intersection with the North line of Lot 4; thence S 80° 00' 45" W along the Southerly line of Lot 4, 11.00 feet to a point in a line bearing 7 feet from east at right angles to the original southeasterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S 80° 15' 00" W on a line parallel to and 7 feet from east right of way line, 121.55 feet to the intersection with a line bearing 22 feet W easterly from the 9th Eastern line of South Chase Avenue thence S 15° 25' 31" W along said line 12.50 feet to a point on the original southeasterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S 10° 15' 00" W along and right of way line 23.73 feet to a point on the original centerline of South Chase Avenue; thence S 15° 25' 31" W along said centerline 30.08 feet to a point on the original southeasterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S 10° 15' 00" W along said line 37.87 feet to a point in the Eastern line of the located South Chase Avenue; thence S 21° 30' 38" W along said Eastern line 26.45 feet to a point in the Western extreme of the North line of Lot 11 to said block 4; thence S 89° 00' 45" E along said section, and the Southerly line of Lot 11, 121.74 feet to the point of commencement.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
MILWAUKEE COUNTY

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and show the size and location of the property, its various boundaries, the location of all visible structures and dimensions of all grouped buildings thereon, boundary lines, adjacent lots, streets, highways and visible encroachments, if any.

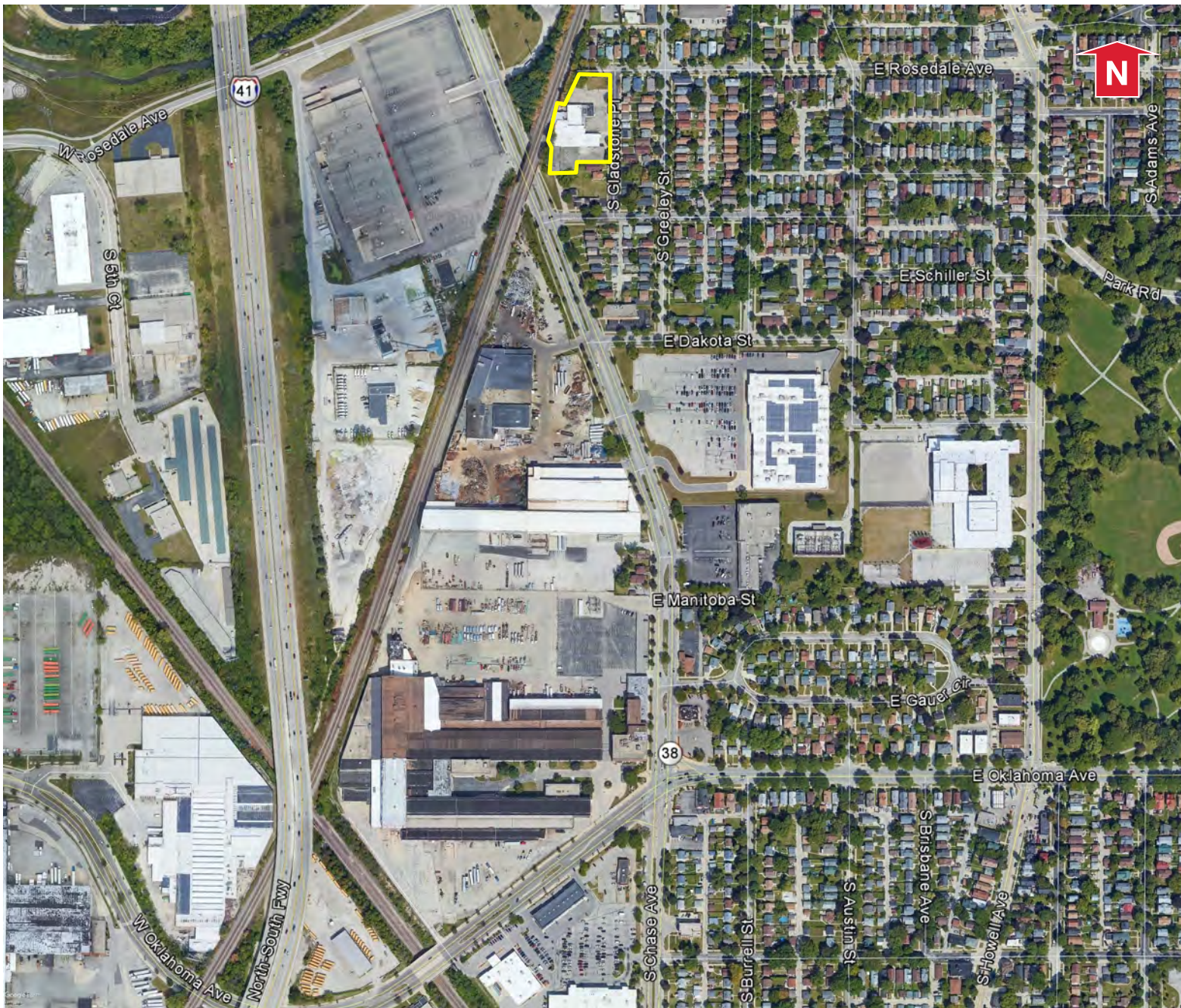
This survey is made for the present uses of the property, and also for who purchase, mortgage or otherwise, the title therein within one (1) year from date hereof.

Dated at Milwaukee, Wisconsin, this 21st day of May, 1986.

Registered Professional Surveyor
W. G. Nienow

2715 So. Gladstone Pl.
 5/22/86
 RECEIVED
 Building Division
 State of Wisconsin
 MAY 29 1986
 REFERRED TO: [Signature]

W. G. NIENOW ENGINEERING ASSOC.
 1745 W. GREEN TREE ROAD
 MILWAUKEE, WISCONSIN 53215
 ENGINEERS SURVEYORS
 OWNER: WAGNER REALTY CO.
 ADVANCE STAMPING CO. INC.
 LOCATION: 2715 S. GLADSTONE PL., MILWAUKEE, WISCONSIN
 DATE: MAY 21, 1986 JOB NUMBER: 86-001-001
 DRAWN BY: WGN



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State of Wisconsin Broker 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.

BROKER DISCLOSURE TO CUSTOMERS

You are the 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 "Definition of Material Adverse Facts" below).
- 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 "Confidentiality Notice To Customers" below).
- 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 property inspection, contact an attorney, tax advisor, or property 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 a broker's duties 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 or 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

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

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 section 452.01 (5g) of the Wisconsin statutes (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 is aware of what specific information you consider confidential, you may list that information below 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 that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): __

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: 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 phone at 608-240-5830.

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.

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