

# MILLENNIUM PROPERTIES R/E

## Fully Leased Flex Industrial Buildings at 7.65% Cap Rate

5140-44 S. 3rd St.

Milwaukee, WI

**\$1,625,000**



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# Triple Net Leased Industrial: Fully Leased Flex Building in Milwaukee



## Property Highlights

- 36,000 SF flex industrial campus
- Two buildings with 16,800 SF and 19,200 SF on one parcel
- 100% leased to four tenants
- Several long-term tenants
- Projected NOI: \$124,500
- Includes cold storage space
- Large site with ample parking
- Ceiling Height: 18' to 19' clear
- Loading: 10 docks, 5 drive-in
- Close to Mitchell International Airport, Layton Ave, and I-94/I-41
- Land Area: 1.73 acres
- Zoning: Industrial – mixed
- Taxes (2018): \$28,998

## Property Overview

A fully leased flex industrial property with 36,000 square feet is available for sale in Milwaukee. The property features a 16,800 square foot and a 19,200 square foot building on a single lot. The property is 100% leased to four tenants, several of whom are long-term tenants. The property is a large site with ample parking. The buildings features 18' to 19' clear ceilings, includes cold storage space, and has a total of 10 docks and five drive-in doors. Close to Mitchell International Airport and I-94/I-41, this property is in a key location with strong in-place income.

Holler Park is a largely industrial section of Milwaukee on the far south side. Close to Layton Ave. I-94/I-41 and the airport, this area is a great location for a variety of industrial users. The area has great access to distribute products throughout the rest of Milwaukee and throughout the Midwest.

