

Lease Availability Report

14

3830-3840 N Fratney St

Milwaukee, WI 53212 - Milwaukee East Ind Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1952
RBA:	57,580 SF
Floors:	2
Typical Floor:	28,790 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	20,000 SF
Max Contig:	20,000 SF
Total Available:	20,000 SF
Asking Rent:	\$3.80/NNN

EXPENSES PER SF

Taxes:	\$0.45 (2019)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	20,000	20,000	20,000	\$3.80/NNN	30 Days	Negotiable

PARADIGM Real Estate - Brian Parrish (262) 717-5151, Matt Friedman (262) 717-5151 X2

LEASING COMPANY

Company:	PARADIGM Real Estate
Contacts:	Brian Parrish (262) 717-5151, Matt Friedman (262) 717-5151 X2

SALE

Last Sale:	Sold on Apr 6, 2007 for \$983,600 (\$17.08/SF)
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LOADING

Docks:	1 int/3 ext	Drive Ins:	3 tot./10'w x 12'h
Rail Spots:	None		

FEATURES

Fenced Lot, Signage, Storage Space

LAND

Land Area:	1.65 AC
Zoning:	IL-2

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Parcel 274-9980-110

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	21 minute drive to General Mitchell International Airport

KEY TENANTS

F. BARKOW, Inc.	35,000 SF	Burke Candy & Ingredients Inc	10,000 SF
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