



For Lease

Small Bay Industrial Spaces

Building B: 500 SF Office Space
Building C: 5,217 SF Warehouse
Building E: 2,444 SF Warehouse

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Mitchell Industrial Park

Cudahy, WI 53110

Available Space For Lease

Buildings B, C & E

The Mitchell Industrial Park is a 55 acre industrial park located adjacent to Milwaukee Mitchell International Airport in Cudahy, Wisconsin. The park consists of 10 buildings totaling nearly 900,000 square feet. The buildings in the industrial park can accommodate users ranging from 4,000 SF to 210,000 SF. Located on College Avenue, the industrial park is 2.5 miles straight east of a full diamond interchange at I-94 & College Avenue, and less than 1 mile from I-794 & Pennsylvania Avenue, providing excellent access to all of southeastern Wisconsin. Secure trailer parking is also available for lease.

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1930 E College Ave | Cudahy, WI

Building B - Suite 1930A

Available Space +/- 750 SF Office Space

Building Size 7,250 SF

Year Built 1965/2020

Construction Masonry & Metal

Parking Ample

Restrooms One (1)

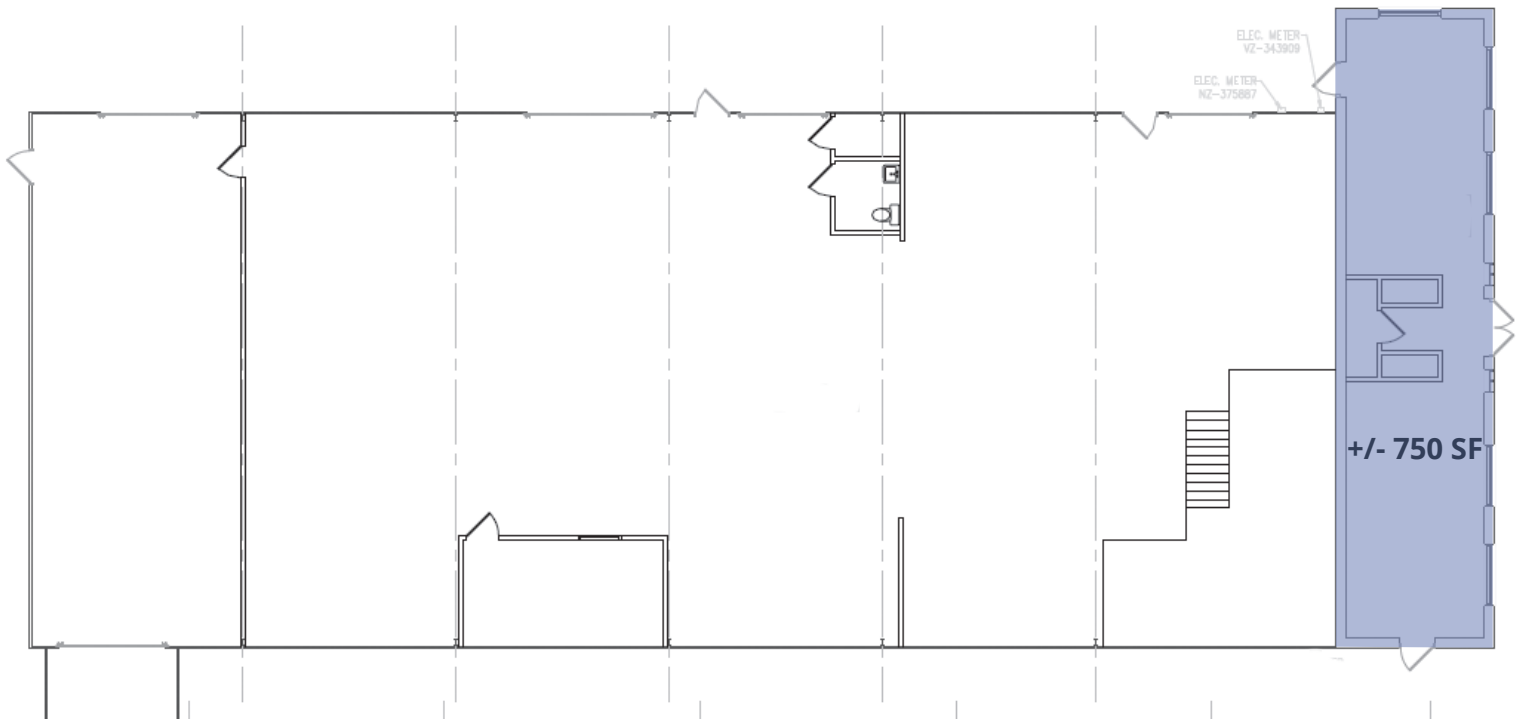
HVAC Air Conditioned

Available 3/1/2025

- 750 SF Office Space Available
- Private Access
- Signage along College Avenue



\$X.XX/SF NNN
\$X.XX/SF TRIPLE NET EXPENSES



2100 E College Ave | Cudahy, WI

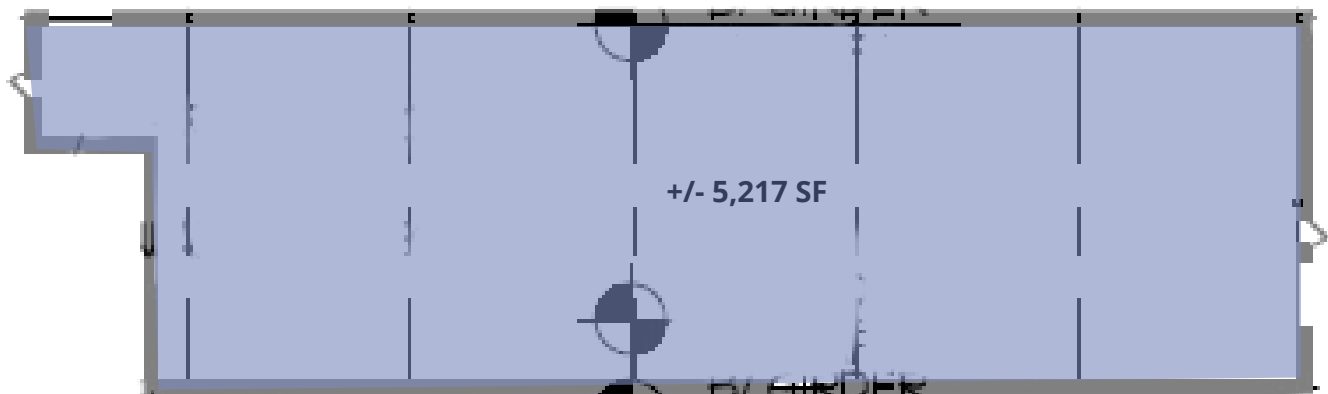
Building C - Suite 500

Available Space	5,217 SF Warehouse Space
Building Size	97,741 SF
Year Built	1978
Construction	Insulated Metal Panel
Clear Height	9'6" - 12'6"
Loading	One (1) Grade Level Drive In Door (8'x10')
Sprinkler	Yes - Wet System
Power	TBV by Tenant
HVAC	Gas Fired Unit Heater
Zoning	M-1 Industrial



- 5,217 SF Warehouse Space Available
- Available Immediately

\$x.xx/SF NNN
\$X.XX/SF TRIPLE NET EXPENSES



2200 E College Ave | Cudahy, WI

Building E - Suite 250

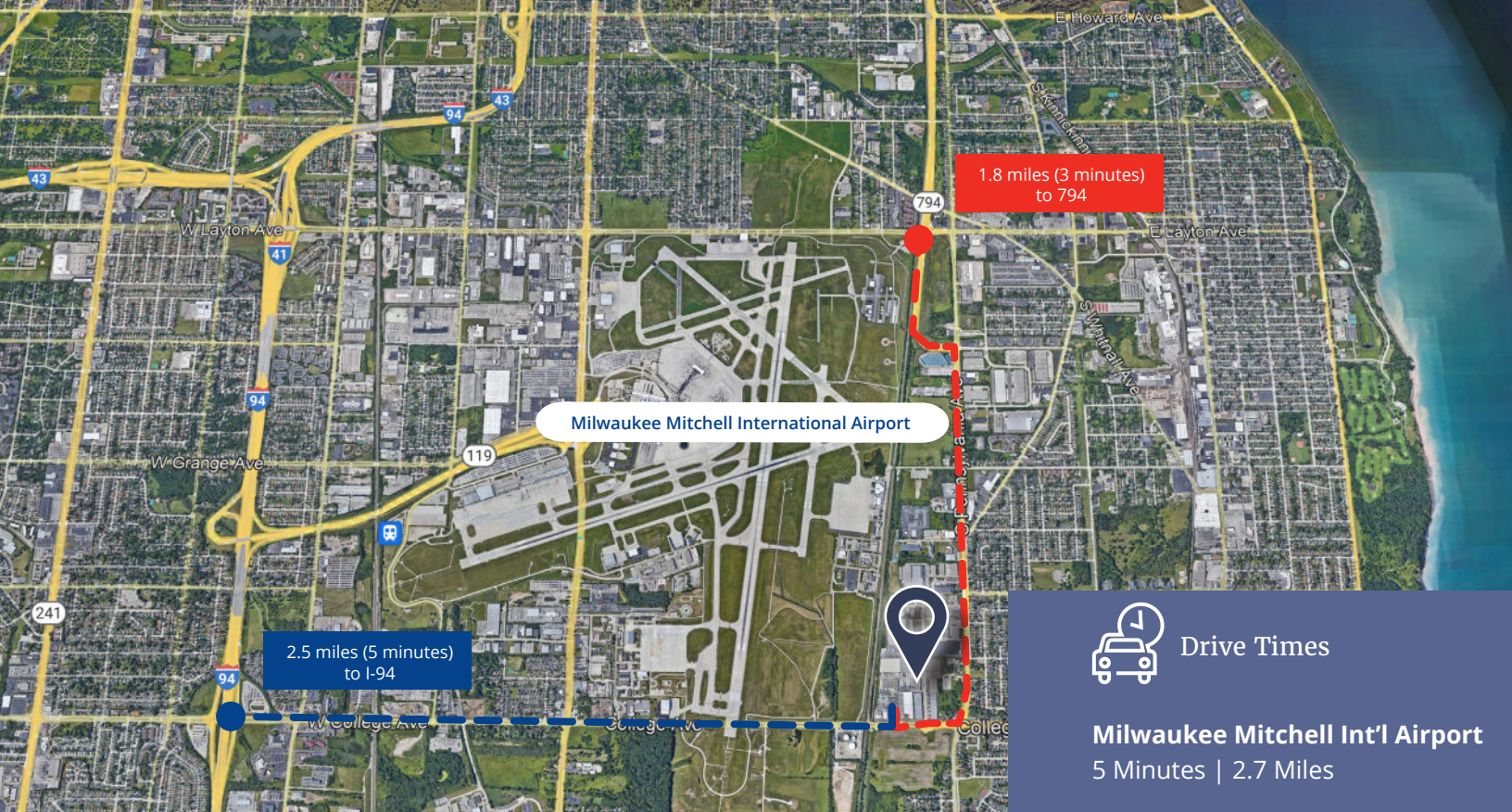
Available Space	2,444 SF
Building Size	113,821 SF
Construction	Masonry & Metal
Clear Height	22'
Loading	One (1) Grade Level Drive In Door (8'x10')
Sprinkler	Yes - Wet System
Power	120/208V 3 Phase
HVAC	Gas Fired Unit Heater
Zoning	M-1 Industrial

- 2,444 SF Available
- Available Immediately



\$x.xx/SF NNN
\$x.xx/SF TRIPLE NET EXPENSES





1.8 miles (3 minutes)
to 794

Milwaukee Mitchell International Airport

2.5 miles (5 minutes)
to I-94



Drive Times

Milwaukee Mitchell Int'l Airport
5 Minutes | 2.7 Miles

Downtown Milwaukee
13 Minutes | 8.4 Miles

WI/IL State Line
32 Minutes | 33 Miles

O'Hare International Airport
66 Minutes | 371.4 Miles

Downtown Chicago
102 Minutes | 85.8 Miles

Contact Us

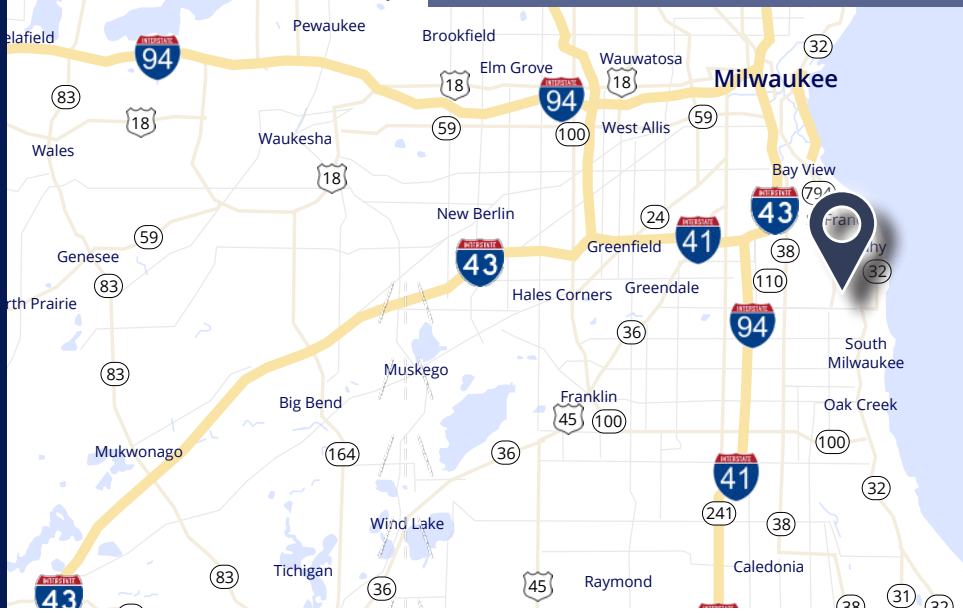
Colliers | Wisconsin Industrial Advisory Group



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Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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 a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home 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

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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.
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of 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.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

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://offender.doc.state.wi.us/public/>

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 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.