

LOFT WAREHOUSE FOR LEASE REUSE OR REDEVELOP

515 WEST CHERRY STREET

MILWAUKEE, WI 53212.



Leasing Information:

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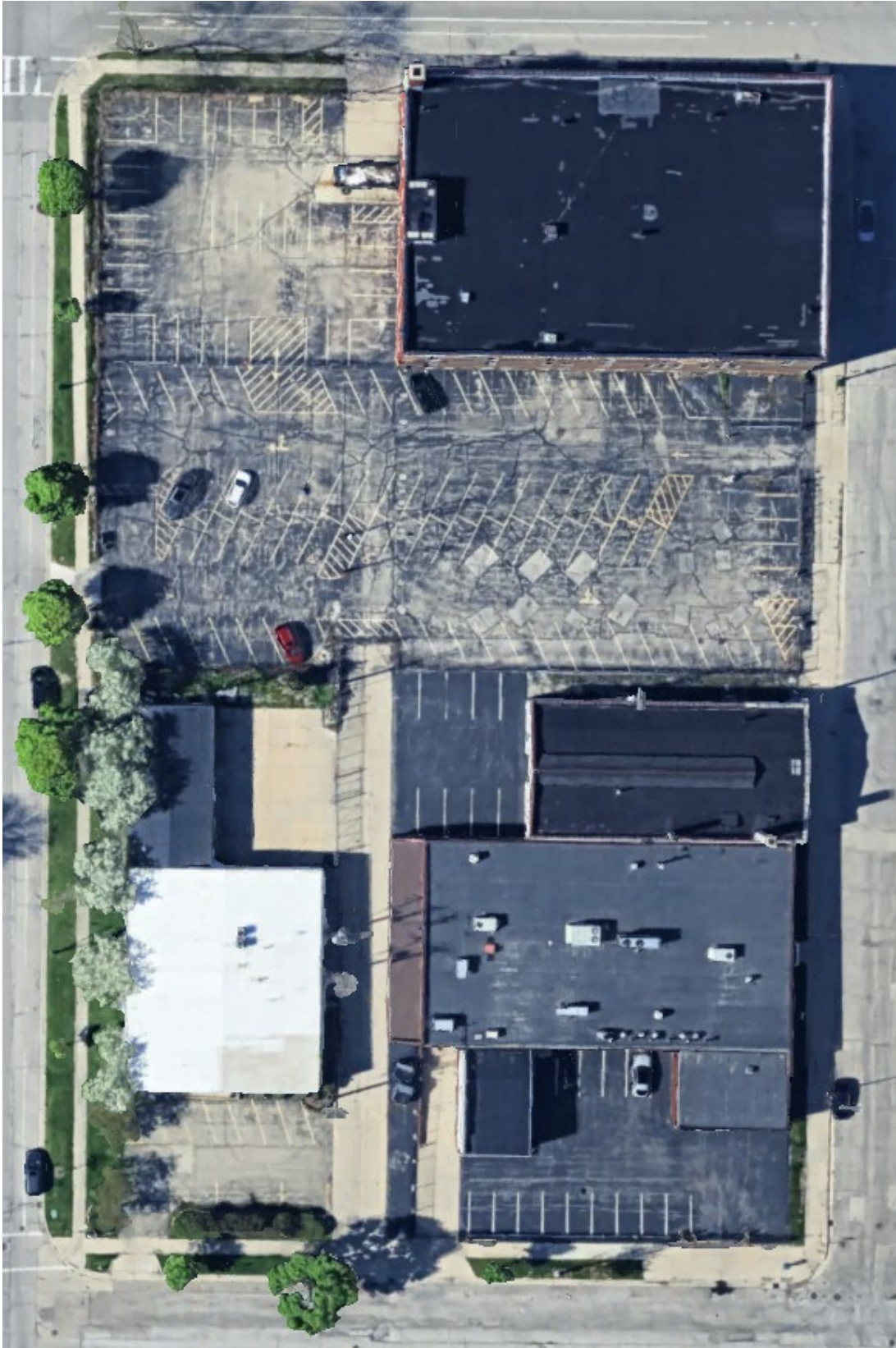
GENERAL INFORMATION

Rare loft warehouse available for lease in the Deer District across from the new Milwaukee Public Museum! Originally built in 1906/07 as a bottling house for the Jung Brewing Company subsequently home to the Olsen Publishing Company (dairy industry periodicals and publications) from 1925 to 1967 and most recently home to Hein Electric Supply Company, this 45,000 sf loft-style warehouse is suitable for reuse in its current form or as a historic mixed use redevelopment project for office, retail/showroom, medical, residential, or other use. Call Marianne Burish today to discuss your space requirement.

Building Size Stories Built	45,000 GSF 3 1906/07
Construction/Framing	Reinforced concrete frame with red pressed brick exterior and rusticated gray limestone lower level.
Floor Load	Unknown but presumed significant due to original development as a brewery bottling house
Net Rental Rate – Warehouse	\$5.00-\$8.00/sf
Available Space	Lower/Garden Level: +- 15,000 sf 1 st Floor: +- 15,000 sf 2 nd Floor: +- 15,000 sf
Occupancy	Warehouse: Immediate to 120 days Redevelopment: 12 to 18 months from complete & permitted plans
Lease Term	Warehouse: Negotiable Redevelopment: Market rates based on project scope
Real Estate Taxes Insurance & CAM	2025 Budget: \$.85/sf
Utilities Heat (gas) Electric Service Water Sewer	Payable by Tenant Payable by Tenant (240V/3 PH to be updated) Payable by Tenant (Municipal) Payable by Tenant (Municipal)
Parking	Use of adjacent surface parking lots negotiable – call Broker to discuss.
Special Features	Panoramic views of downtown Milwaukee and Deer District Potential for rooftop deck/event space

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

AERIAL IMAGES

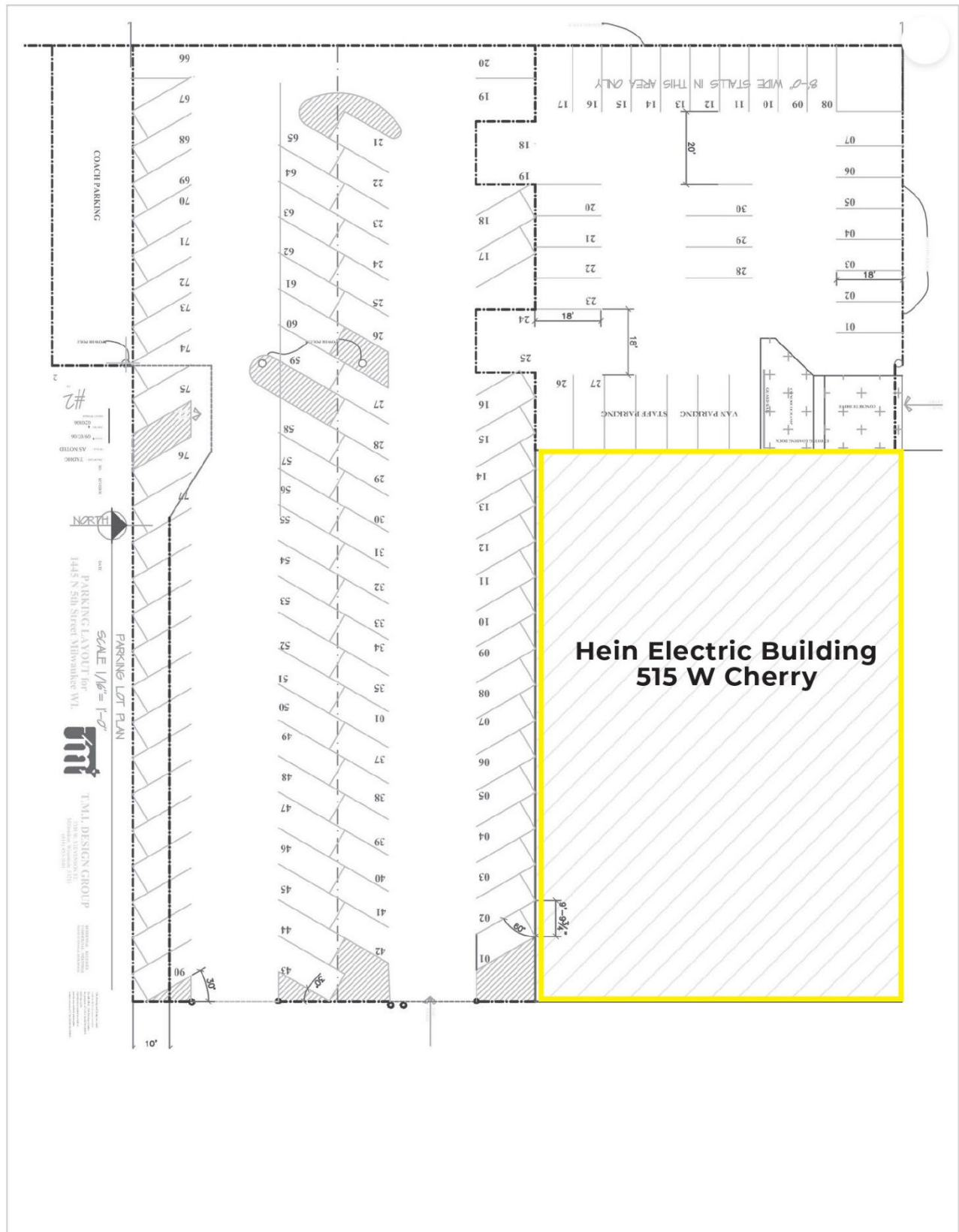


515 WEST CHERRY STREET
MILWAUKEE, WI 53212

AERIAL IMAGES.



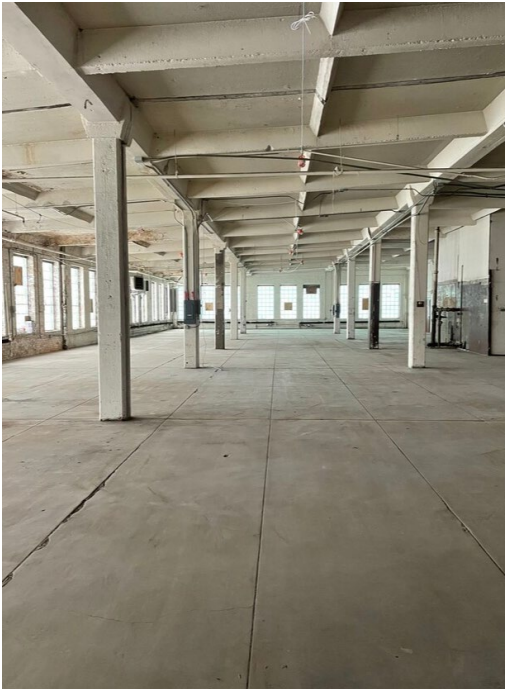
SITE PLAN HEIN ELECTRIC, 515 W CHERRY ST



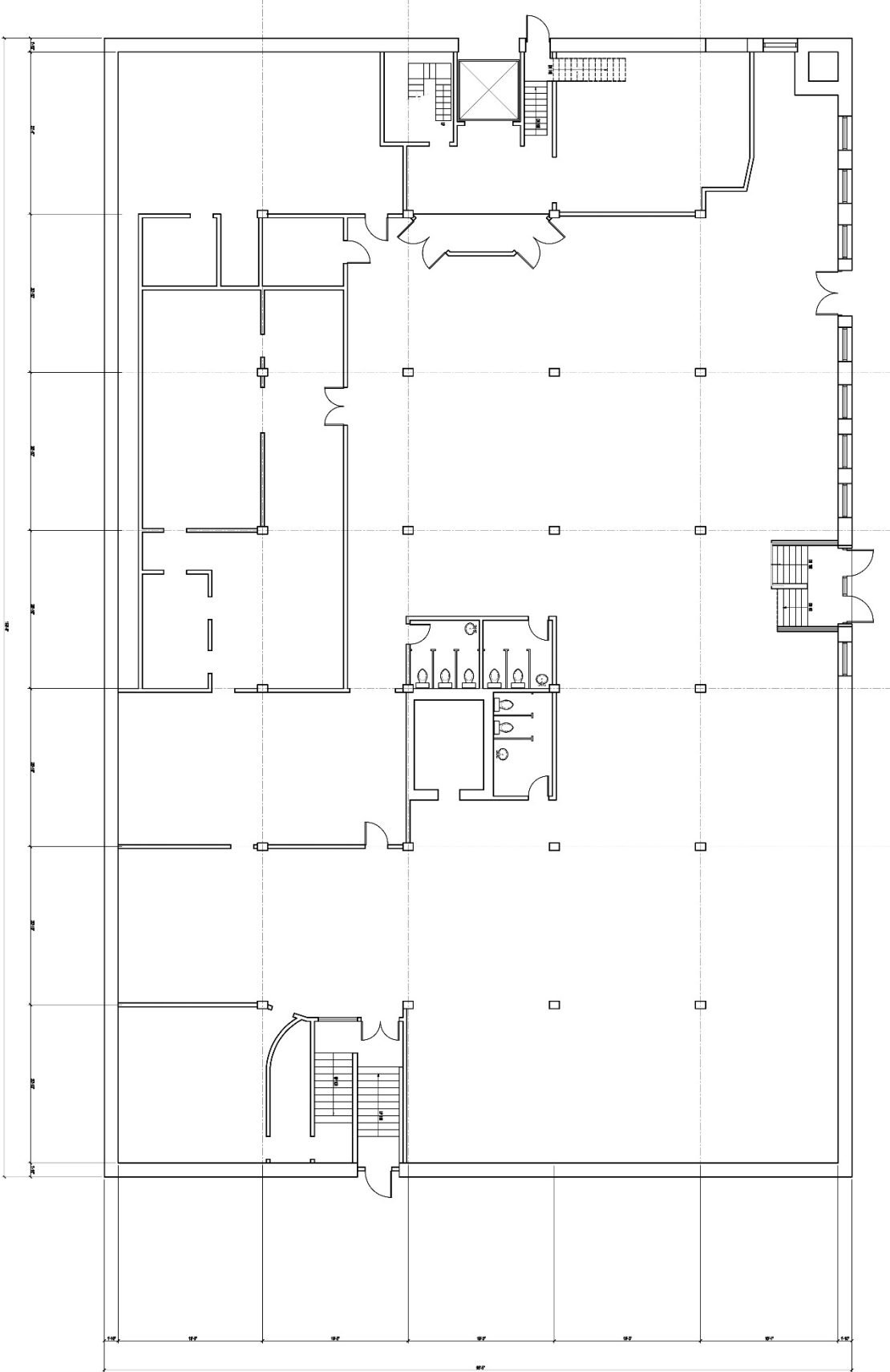
EXTERIOR PHOTOS *HEIN ELECTRIC, 515 W CHERRY ST*



INTERIOR PHOTOS *HEIN ELECTRIC, 515 W CHERRY ST*



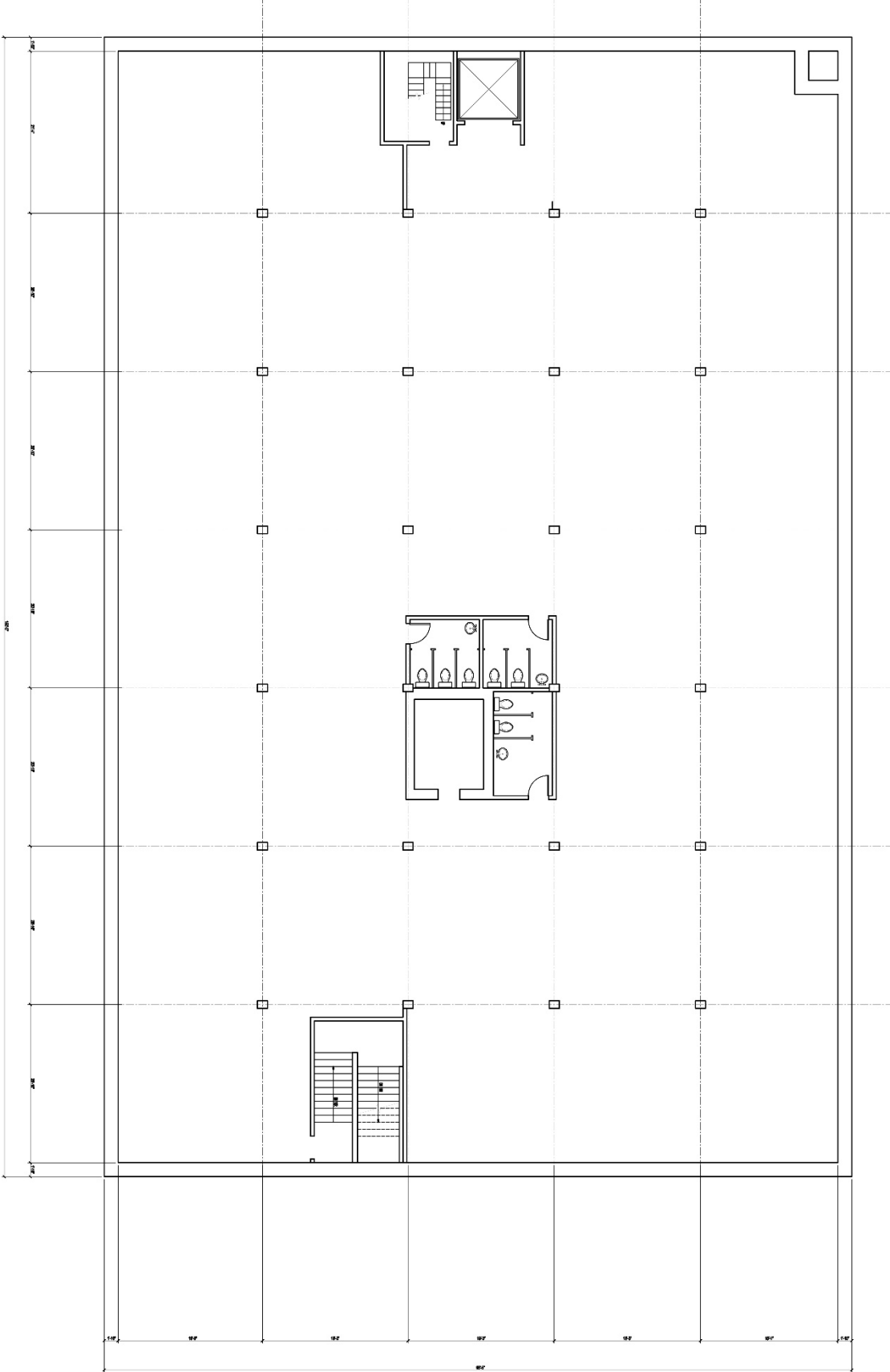
FLOOR PLAN – FIRST FLOOR



CHERRY STREET

N. 5TH STREET

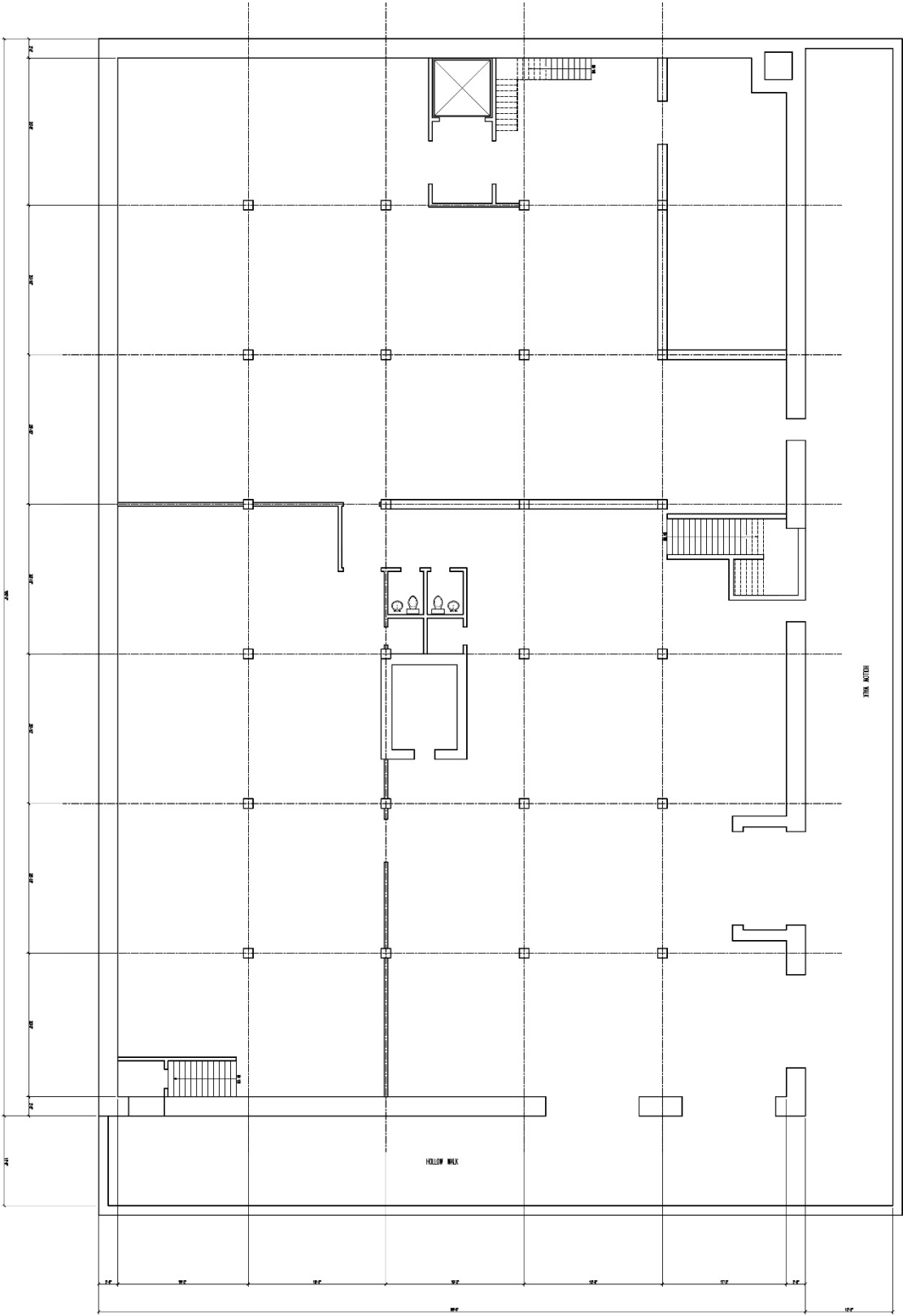
FLOOR PLAN – SECOND FLOOR



CHERRY STREET

N. 5TH STREET

FLOOR PLAN - BASEMENT



CHERRY STREET

N. 5TH STREET

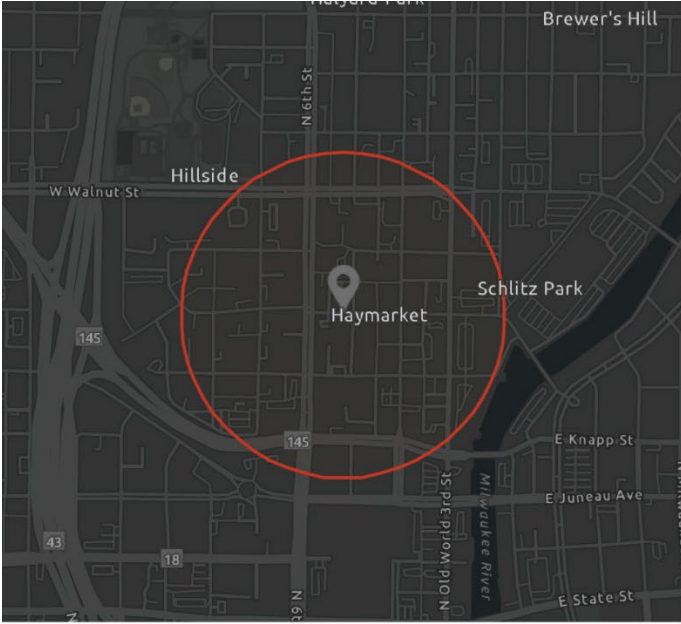
AREA RETAILER MAP



MAP KEY

- | | | |
|--|---|--|
| 1. 515 West Cherry Street | 20. Thai-namite | 39. Bonbon Shop |
| 2. Dead Bird Brewing Company, Pilcrow Coffee | 21. Shawarma Palace | 40. Central Waters Brewing Co. |
| 3. Mi Casa Su Casa Cafe | 22. Glorioso's Italian Market | 41. Jacob Leinenkugel Brewing Company |
| 4. Wendy's | 23. Peter Sciortino Bakery | 42. Speed Queen Bar-B-Q |
| 5. Pete's Fruit Market | 24. Nashville North, Pete's Pub, Kompali Taqueria, Twisted Plants | 43. ABC Liquor & Beer Depot |
| 6. Pepperpot | 25. Chipotle | 44. Jake's Deli, Galst Food Market |
| 7. NYPD Pizza | 26. Dave's Hot Chicken | 45. Checker's |
| 8. Pick n' Save | 27. Fusion Poke | 46. American Subs |
| 9. Beerline Cafe | 28. Points East Pub | 47. McDonald's |
| 10. Pizza Man Milwaukee | 29. Fresh Thyme Market | 48. Deli1614 |
| 11. Bel Air Cantina | 30. Fairgrounds Coffee & Tea | 49. The Wisconsin Club |
| 12. Curry Hut East Side Indian Cuisine | 31. Metro Market | 50. Safehouse |
| 13. Red Lion British Pub | 32. Ian's Pizza, AJ Bombas | 51. Lupi & Iris |
| 14. Tauro Cocina | 33. Mader's | 52. Mason Street Grill |
| 15. Casablanca | 34. Miller High Life Theater | 53. Brunch It Up |
| 16. The Diplomat | 35. Baird Center | 54. Downtown Kitchen, Colectivo Coffee, US Bank Center |
| 17. Mangos Cafe East | 36. Top Golf | 55. Bacchus - A Bartolotta Restaurant |
| 18. Up-Down MKE | 37. MATC Downtown Bookstore | 56. Chaser Tower by Colliers |
| 19. Lucky Liu's | 38. Pabst Brewery | |

DEMOGRAPHICS – 0.25 MILE



INCOME



\$26,691
Median Household Income



\$23,838
Per Capita Income



\$9,220
Median Net Worth

KEY FACTS

26.6

Median Age

1,758

Population

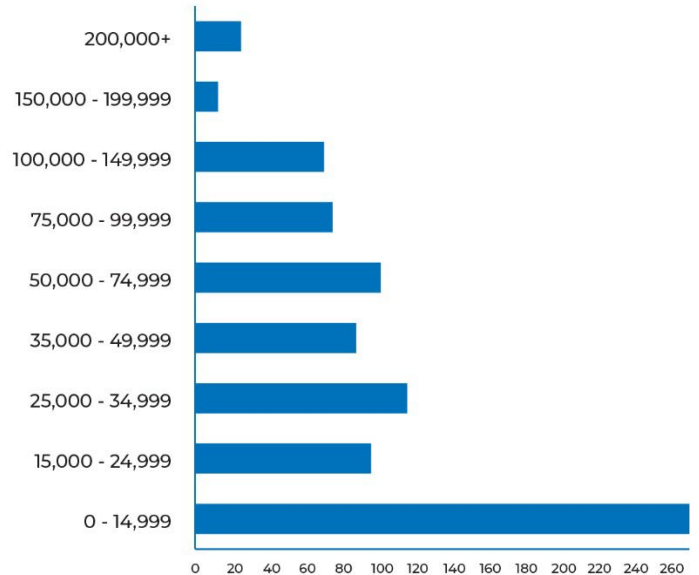
756

Households

\$23,007

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



67.3% White Collar



10.9% Blue Collar



35.0% Services

5.7%

Unemployment Rate

EDUCATION

6.9%

No High School Diploma

25.2%

High School Graduate

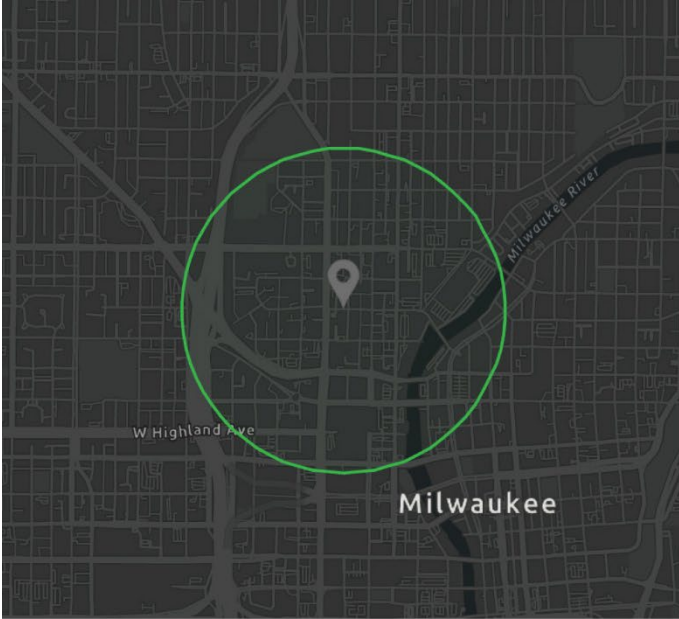
41.6%

Some College

26.4%

Bachelor's/ Grad/Prof Degree

DEMOGRAPHICS – 0.5 MILES



INCOME



\$33,698

Median Household Income



\$32,767

Per Capita Income



\$11,560

Median Net Worth

KEY FACTS

29.2

Median Age

5,470

Population

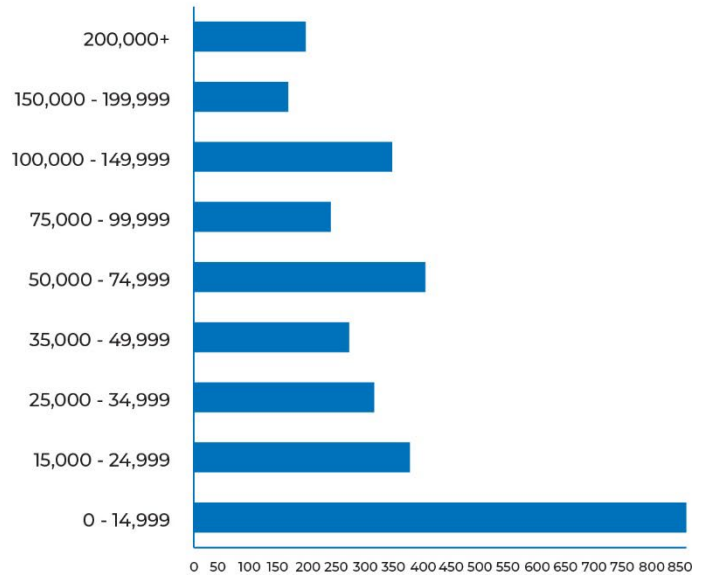
2,999

Households

\$28,997

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



78.7% White Collar



8.3% Blue Collar



22.3% Services

5.5%

Unemployment Rate

EDUCATION

10.4%

No High School Diploma

23.2%

High School Graduate

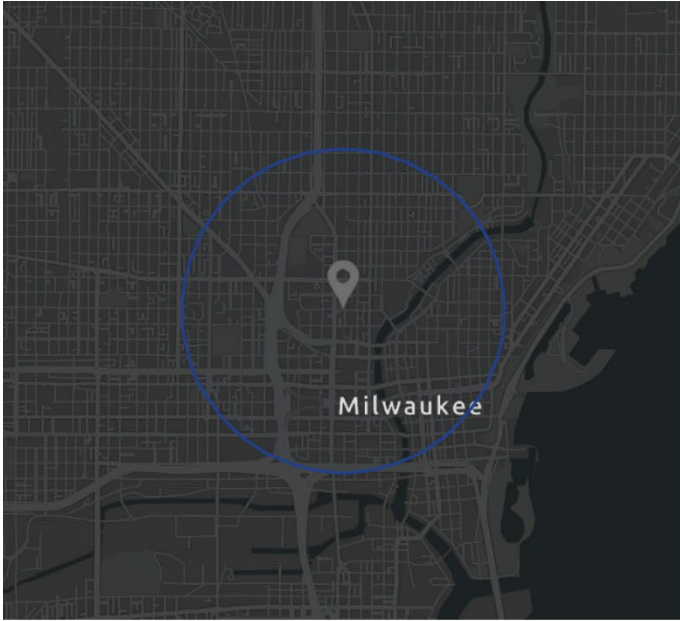
31.2%

Some College

35.1%

Bachelor's/ Grad/Prof Degree

DEMOGRAPHICS – 1 MILES



INCOME



\$54,770

Median Household Income



\$44,911

Per Capita Income



\$14,868

Median Net Worth

KEY FACTS

29.3

Median Age

33,599

Population

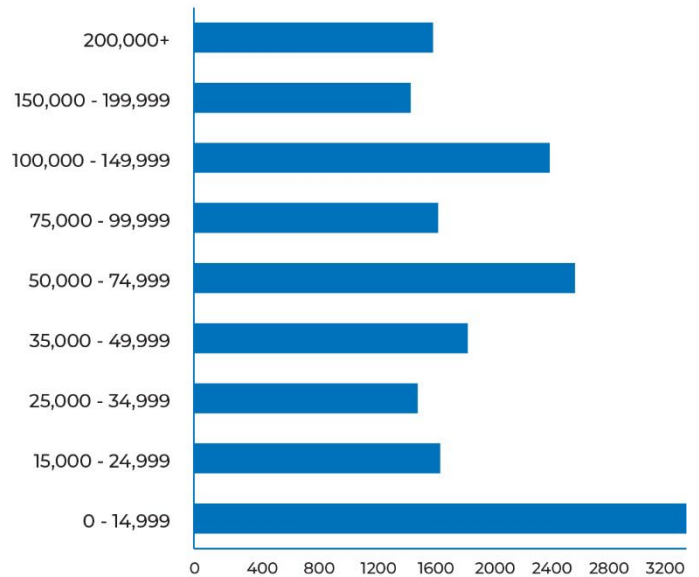
17,282

Households

\$45,355

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



79.4% White Collar



9.3% Blue Collar



14.8% Services

3.5%

Unemployment Rate

EDUCATION

5.8%

No High School Diploma



17.7%
High School Graduate



23.4%
Some College



53.0%
Bachelor's/ Grad/Prof Degree

PROXIMITY (DRIVE TIME) ANALYSIS

