

+/- 75,000 AVAILABLE WAREHOUSE SPACE

\$3.50/PSF 24' CLEAR HEIGHT WAREHOUSE FOR LEASE

11311 W Forest Home Ave, Franklin WI
53132

Prepared By:

PAULANNE PHILLIPS

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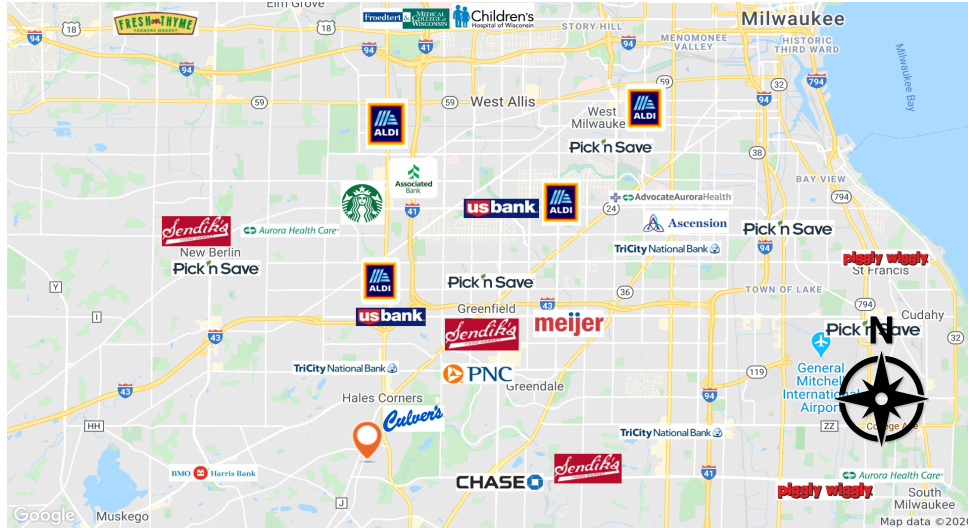
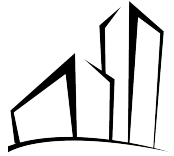
EC COMMERCIAL REAL ESTATE

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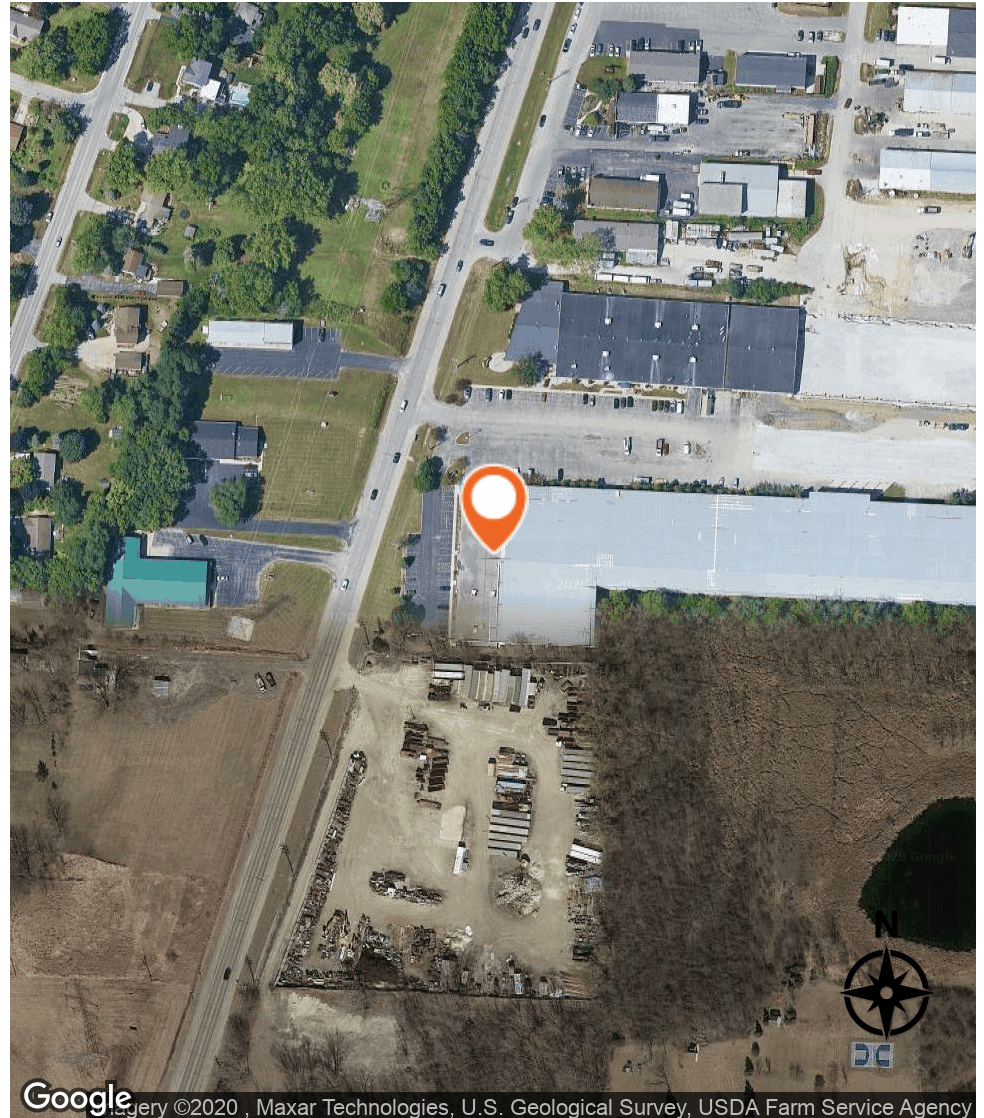
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	3,260	122,195	540,325
Median age	45.0	42.8	39.4
Median age (Male)	42.8	41.1	38.2
Median age (Female)	46.4	44.7	40.5
Total households	1,339	50,602	223,589
Total persons per HH	2.4	2.4	2.4
Average HH income	\$79,001	\$79,935	\$69,562
Average house value	\$251,360	\$260,367	\$232,473



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PROPERTY DESCRIPTION

Office Space of +/- 12,850 SF on entire 2nd floor available now, for as low as \$5.00/SF NNN or \$8.00/SF Gross. Current floor plan shows 10 offices, a conference/training rooms, private restrooms, ample surface parking and ADA accessible.

Warehouse Space of +/- 75,000 SF available with 60 day notice. Two sections within the 75,000 SF is available now & with 30 day notice. Potential use of entire warehouse of +/- 118,000 SF as well.

Shared common are of warehouse includes 3 loading docks, 1 drive-in door, restrooms, & +/-24' clear height! \$3.50/psf is for leasing the entire available warehouse space as is. Space is divisible; lease rate to change based on amount leased.

LOCATION DESCRIPTION

*This multi-tenant industrial development is located on heavily traveled Forest Home Avenue in the City of Franklin (southern portion of the Milwaukee metro area)

*Major influence is the access and arterials to metropolitan Milwaukee; I43 and Hwy 894 Beltline are located just north of the City and I94 just east. Hwy 36 and Hwy 100 (S. 108 St) just to the west.

*Area includes a mixture of average to above average quality residential development, industrial and retail.



11311 (Unit 2) Dock Area



11311 (Unit 2) Front Entrance of Root River Church

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LEASE RATE

\$3.50 - 8.00 SF/YR

LOCATION INFORMATION

Building Name	Forest Home Corporate Center
Street Address	11311 W Forest Home Ave
City, State, Zip	Franklin, WI 53132
County	Milwaukee
Road Type	Paved

BUILDING INFORMATION

Building Class	B
Ceiling Height	14 - 26 FT
Year Built	1999
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1

PROPERTY INFORMATION

Tenancy	11311-Leased to multi -tenants
APN #	7489994003
Zoning	M-1 Limited Industrial District
Lot Frontage	583 ft
Power	Yes

PARKING & TRANSPORTATION

Parking	+/- 167 Surface Spaces
Number Of Parking Spaces	167

UTILITIES & AMENITIES

Gas / Propane	Yes
Electric	Yes

SQUARE FEET BREAKDOWN

11311 W. Forest Home Ave. (Unit 2)	+/- 144,294
First Floor Warehouse	+/- 118,217
First Floor Office	+/- 13,092
Second Floor Office	+/- 12,985

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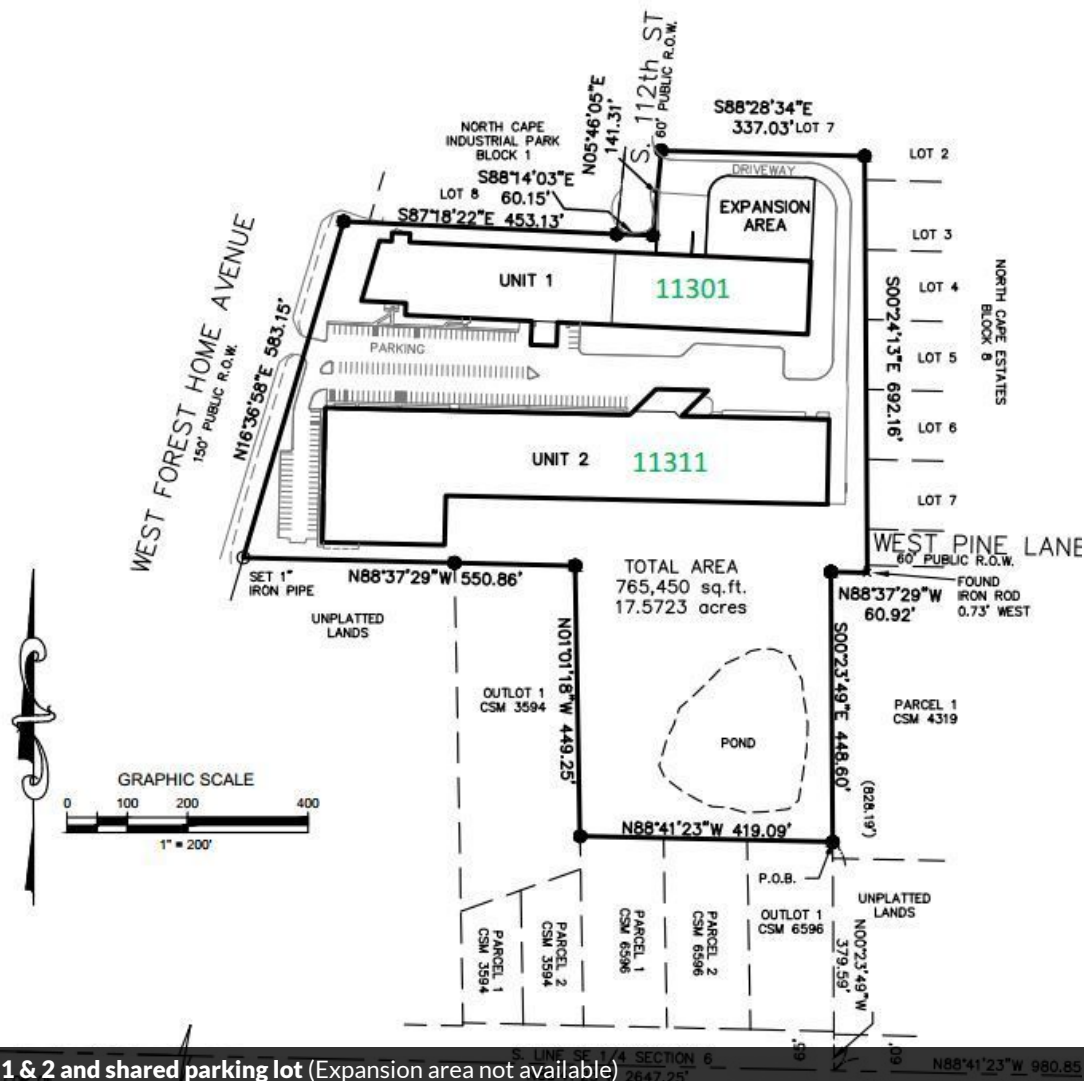
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Condo Plat: Subject properties are units 1 & 2 and shared parking lot (Expansion area not available)

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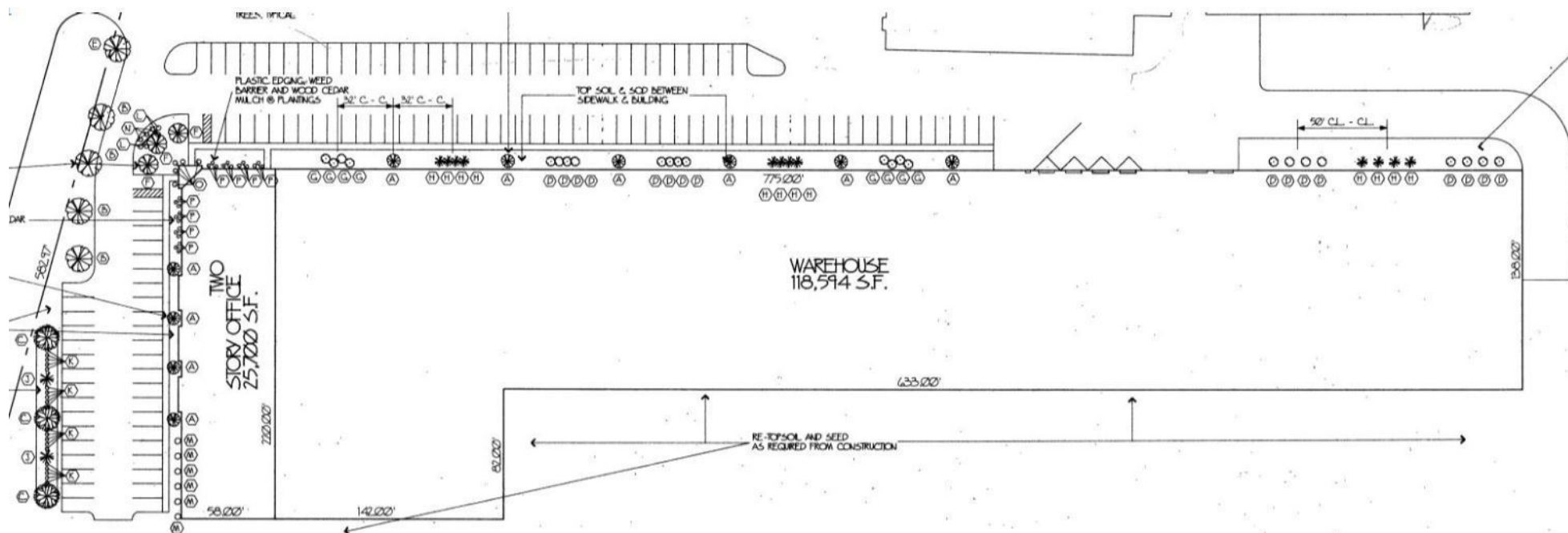
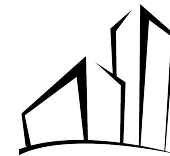
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11311 Building (Unit 2)

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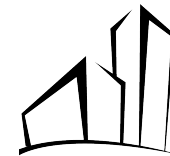
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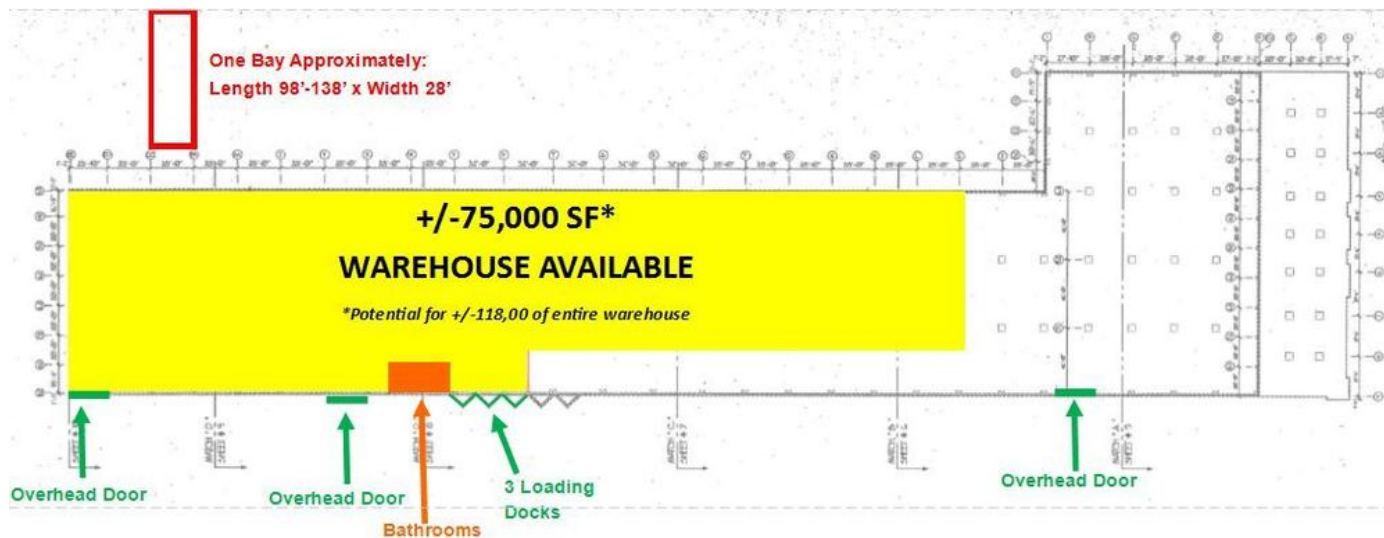
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UNIT 2	11311-Warehouse
TOTAL SPACE	Up to +/- 118,000 SF
LEASE TERM	Negotiable
LEASE RATE	\$3.50 SF/yr



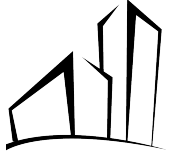
SUITE	SIZE (SF)	UNIT 2	LEASE RATE
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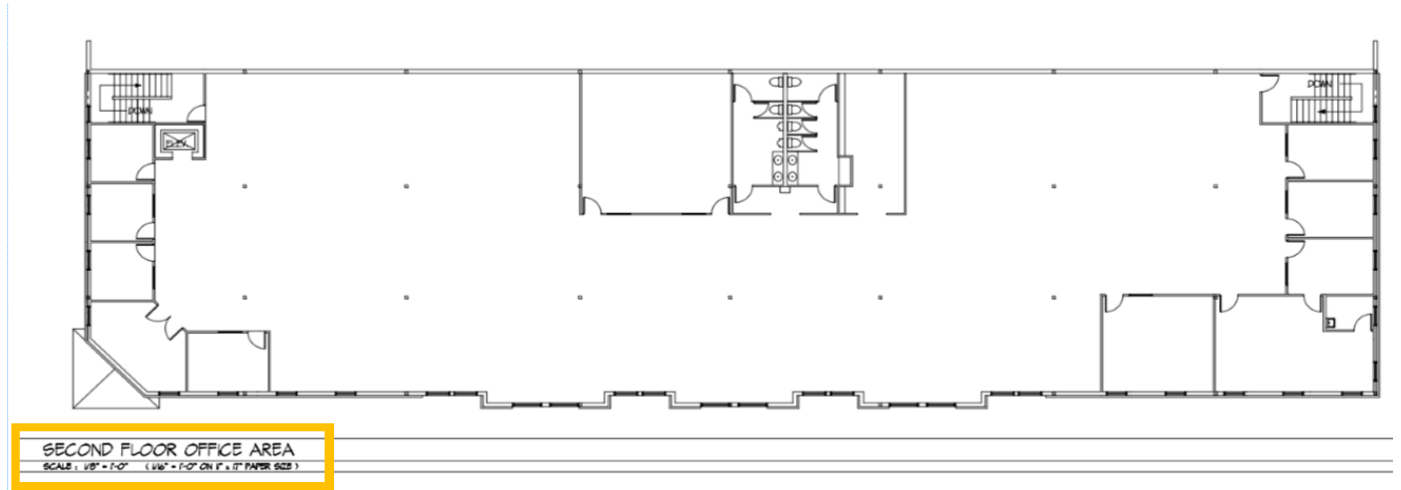
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UNIT 2 | **11311-2nd Floor Office**

TOTAL SPACE | +/- 12,850 SF/yr

LEASE TERM | Negotiable

LEASE RATE | \$5 - \$8.00 SF/yr



SUITE	UNIT 2	LEASE RATE	DESCRIPTION
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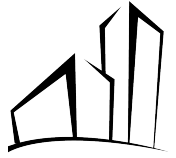
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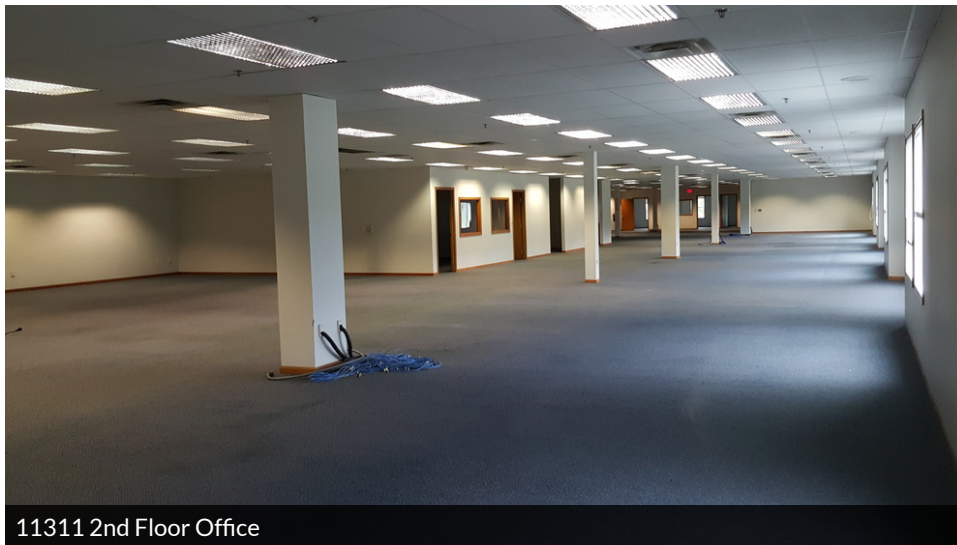
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11311 Warehouse



11311 Warehouse



11311 2nd Floor Office



11311 2nd Floor Office

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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