

INDUSTRIAL SPACE FOR LEASE

Cudahy, WI 53110 | Buildings C & E



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MITCHELL

Industrial Park

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 879,904 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 1.8 miles from I-794 & Pennsylvania Avenue, providing excellent access to all of southeastern Wisconsin. Secure trailer parking is also available for lease.

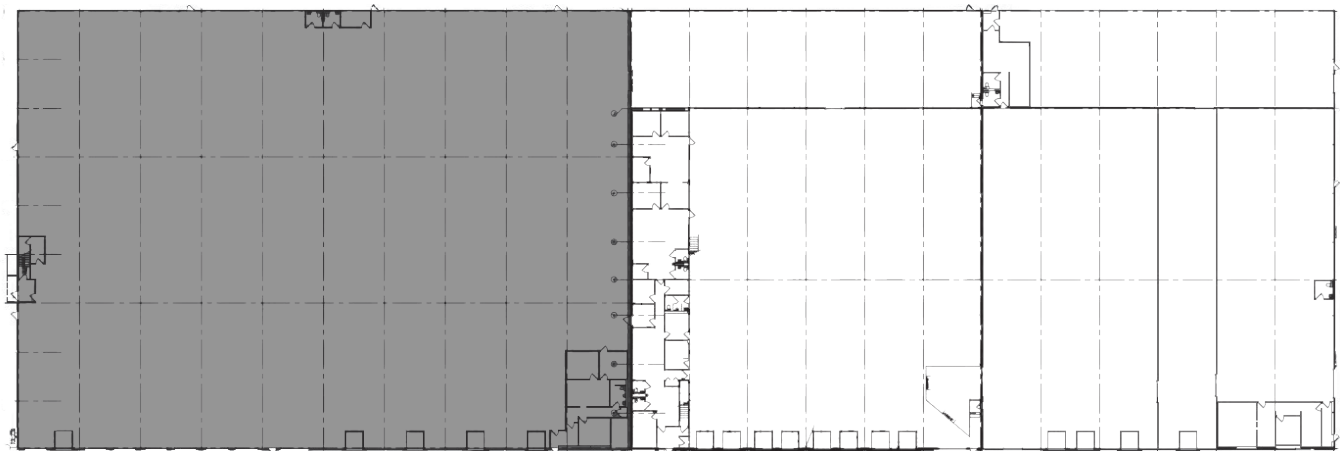
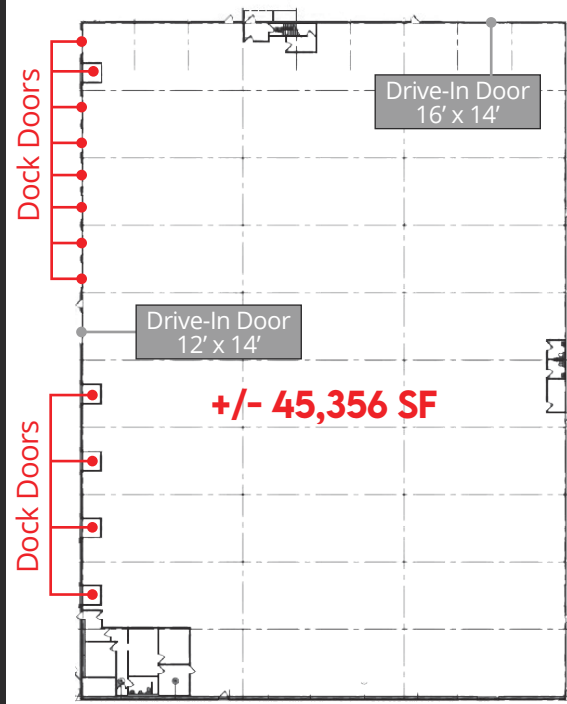
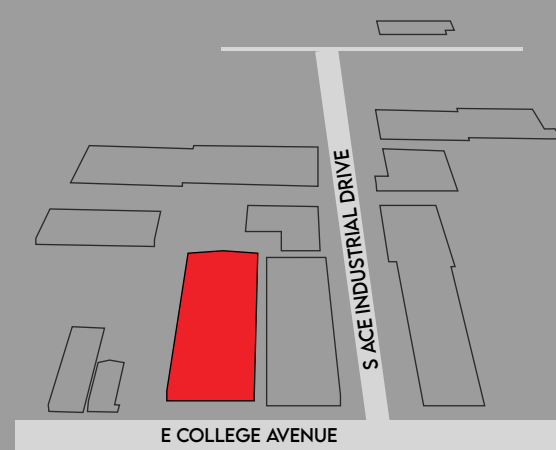
Building	Address	Size	Availability
B	1920 E College Ave	24,052 SF	---
C	2100-2130 E College Ave	97,714 SF	45,356 SF 5,217 SF
D	2150 E College Ave	78,778 SF	---
E	2200 E College Ave	109,596 SF	2,444 SF
F	6215 S Ace Industrial Drive	51,300 SF	---
G	6201 S Ace Industrial Drive	39,502 SF	---
H	6120 S Ace Industrial Drive	56,400 SF	---
I	6185 S Ace Industrial Drive	212,494 SF	---
J	6055 Pennsylvania Ave	140,034 SF	---
L	5877 S Pennsylvania Ave	69,834 SF	---



BUILDING C - SUITE 300

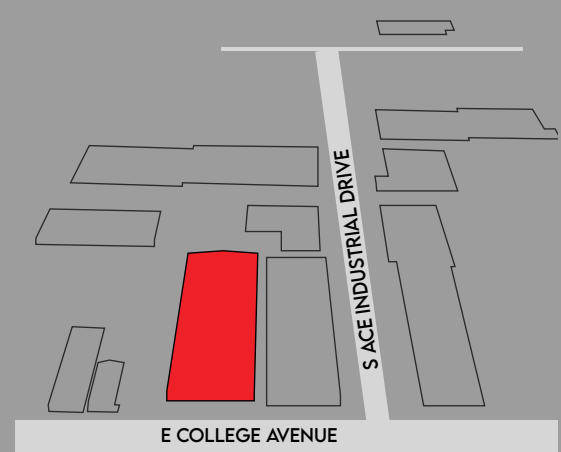
2100 E COLLEGE AVE | CUDAHY, WI

Available Space	45,356 SF (1,028 SF Office Space)
Building Size	97,741 SF
Year Built	1978
Construction	Insulated Metal Panel
Clear Height	19' - 27'
Loading	(12) Dock Doors (5 with Levelers) (2) Grade Level Drive In Doors (16' x 16' & 12' x 14')
Sprinkler	Yes - Wet System
Power	TBV by Tenant
HVAC	Gas Fired Unit Heater (AC in Office)
Zoning	M-1 Industrial
Available	1/1/2026
Lease Rate	Subject to Offer
Opex Estimate	\$2.00 / SF

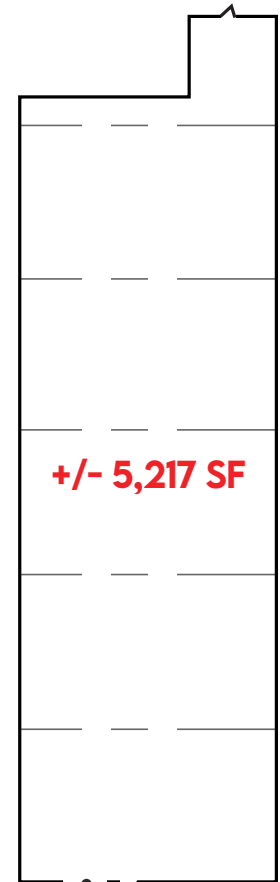


BUILDING C - SUITE 500

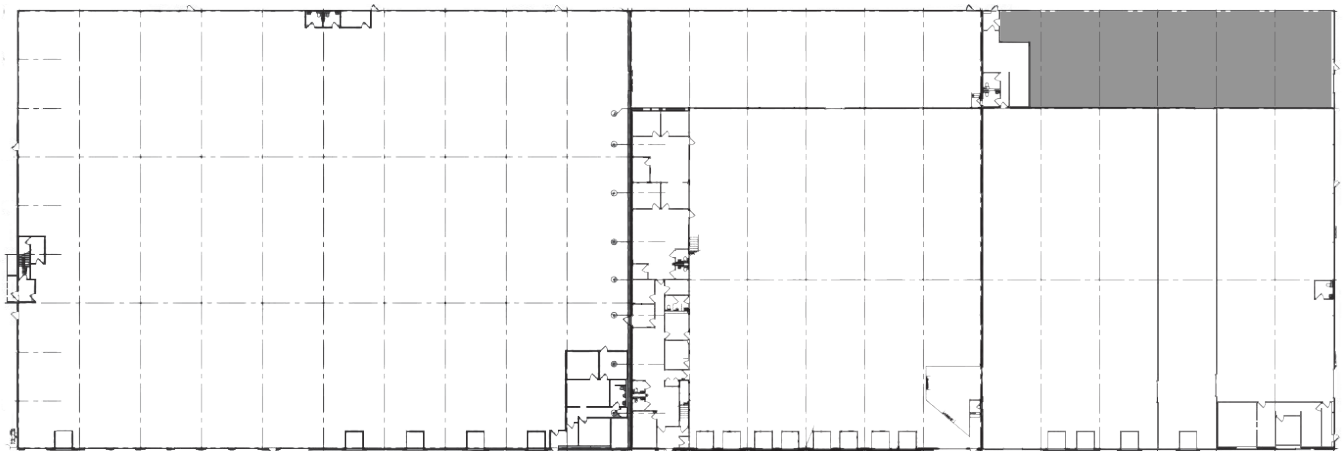
2100 E COLLEGE AVE | CUDAHY, WI



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
Lease Rate	\$7.00 / SF NNN
Opex Estimate	\$2.25 / SF



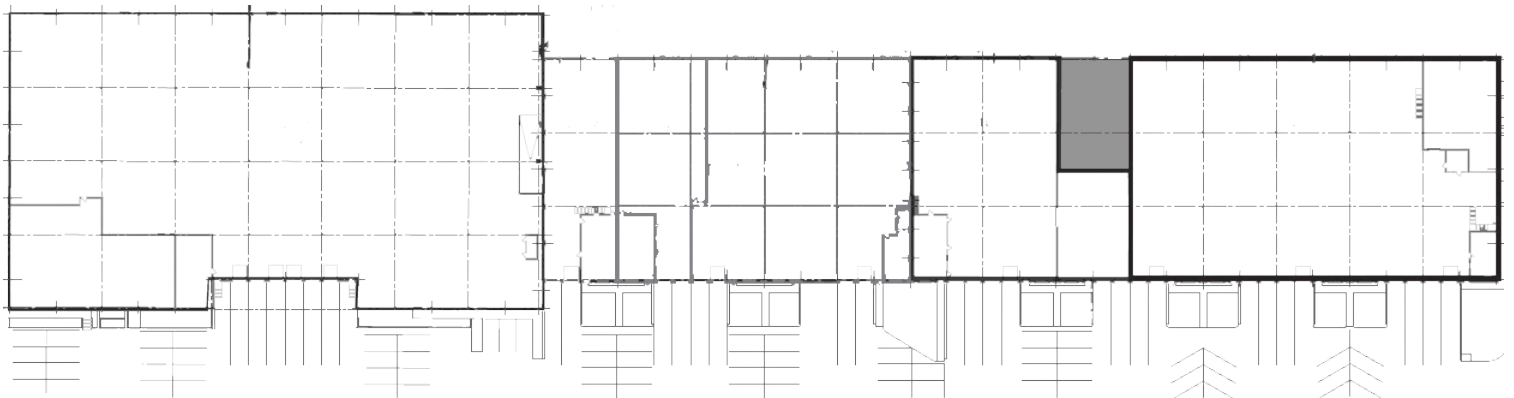
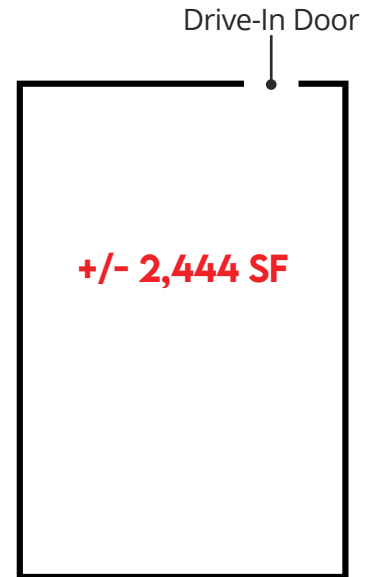
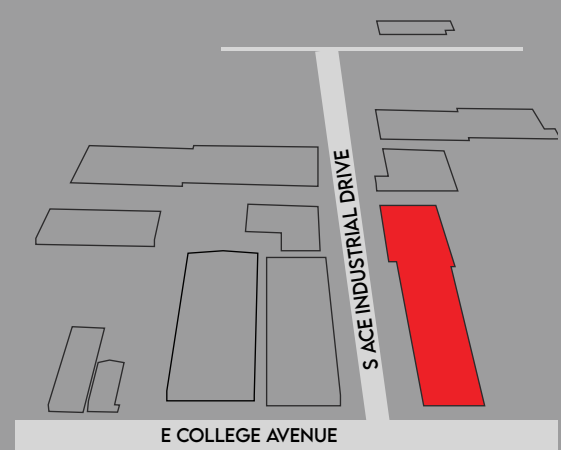
Drive-In Door



BUILDING E - SUITE 250

2200 E COLLEGE AVE | CUDAHY, WI

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
Lease Rate	\$7.00 / SF NNN
Opex Estimate	\$2.25 / SF





MITCHELL

Industrial Park



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 | 71.4 Miles

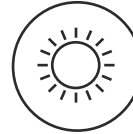
Downtown Chicago
102 Minutes | 85.8 Miles

DEMOGRAPHICS



POPULATION

1 mi: 7,867
3 mi: 65,585
5 mi: 170,009



DAYTIME POPULATION

1 mi: 5,250
3 mi: 68,951
5 mi: 148,441



TOTAL EMPLOYEES

1 mi: 1,746
3 mi: 38,887
5 mi: 66,233



HOUSEHOLDS

1 mi: 3,434
3 mi: 29,136
5 mi: 74,836



HOUSEHOLD INCOME

1 mi: \$83,322
3 mi: \$77,658
5 mi: \$77,807



TOTAL BUSINESSES

1 mi: 145
3 mi: 2,071
5 mi: 4,410





MITCHELL

Industrial Park



Capital Partners

Colliers | Wisconsin Industrial Advisory Group



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Colliers

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 brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as _____)

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 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.

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/>

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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