



PARK HIGHLIGHTS



Warehouse, Distribution, Office and Flex Space Available



Access to I-43 (3.2 Miles) & I-41 (7.5 Miles) via Brown Deer Rd



Milwaukee County Transit Route 12 has Numerous Stops Within the Park



Professionally Managed

Contact us to learn more

Brett Garceau, SIOR
414 278 6878 (direct)
262 501 8319 (mobile)
brett.garceau@colliers.com

Steve Sewart
414 278 6823 (direct)
414 732 3490 (mobile)
steve.sewart@colliers.com

SITE DETAILS

Available Space

Building 1*	40,666 SF
<i>For Sale or Lease</i>	<i>\$1,600,000</i>
Availability	6,152 - 40,666 SF
Building 4*	31,329 SF
<i>For Sale or Lease</i>	<i>\$1,200,000</i>
Availability	1,924 - 31,329 SF
Building 5	133,858 SF
For Lease	\$4.95/SF NNN
Availability	31,040 - 62,080 SF
Building 7	79,400 SF
For Lease	\$5.00/SF NNN
Availability	6,440 SF
Building 10*	32,468 SF
<i>For Sale or Lease</i>	<i>\$1,750,000</i>
Availability	14,089 - 32,468 SF

BROWN DEER BUSINESS PARK

Park Overview



Address	1) 9011-9045 N Deerwood Dr Brown Deer, WI	2) 9009-9049 N Deerbrook Trail Brown Deer, WI	3) 9053-9069 N Deerbrook Trail Brown Deer, WI	4) 9050-9088 N Deerbrook Trail Brown Deer, WI
Building Type	Flex	Warehouse/Distribution	Warehouse/Distribution	Flex
Building Size	40,666 SF	91,543 SF	154,381 SF	31,329 SF
Availability	6,152 - 40,666 SF	None	None	1,924 - 31,329 SF
Docks	Zero (0)	Nine (9)	Three (3)	Zero (0)
Drive-Ins	Five (5)	Zero (0)	Two (2)	Five (5)
Clear Height	TBV	24'	24'	15'
Parking Ratio	3.9/1,000 SF	1.0/1,000 SF	0.8/1,000 SF	4.2/1,000 SF
Year Built	1978	1978	1978	1979
Lease Rate	\$4.50 - \$8.00/SF NNN			\$4.50 - \$8.00/SF NNN
Est. Op Ex	\$2.74/SF			\$2.90/SF
Sale Price	\$1,600,000			\$1,200,000

Address	5) 9153-9181 N Deerbrook Trail Brown Deer, WI	7) 9071-9099 N Deerbrook Trail Brown Deer, WI	10) 9000 N Deerbrook Trail Brown Deer, WI
Building Type	Warehouse/Distribution	Flex	Flex
Building Size	133,858 SF	79,400 SF	32,468 SF
Availability	31,040 - 62,080 SF	6,440 SF	14,089 - 32,468 SF
Docks	Thirteen (13)	Two (2)	One (1) *ability to add
Drive-Ins	Zero (0)	Zero (0)	One (1) *ability to add
Clear Height	+/- 24' - 25'	19'	11'8"
Parking Ratio	0.7/1,000 SF	1.8/1,000 SF	4.5/1,000 SF
Year Built	1979	1980	1900
Lease Rate	\$4.95/SF NNN	\$5.00/SF NNN	Negotiable
Est. Op Ex	\$1.25/SF	\$2.09/SF	\$3.19/SF
Sale Price			\$1,750,000

9011 - 9045 N. DEERWOOD DR (BUILDING ONE)

Brown Deer, WI 53223



BUILDING HIGHLIGHTS

Building Type	Flex
Building Size	+/- 40,666 SF
Available Space	+/- 6,152 SF - 40,666 SF
Lease Rate	\$4.50/SF NNN - Warehouse \$8.00/SF NNN - Office
Estimated NNN Rate	\$2.74/SF
Sale Price	\$1,600,000

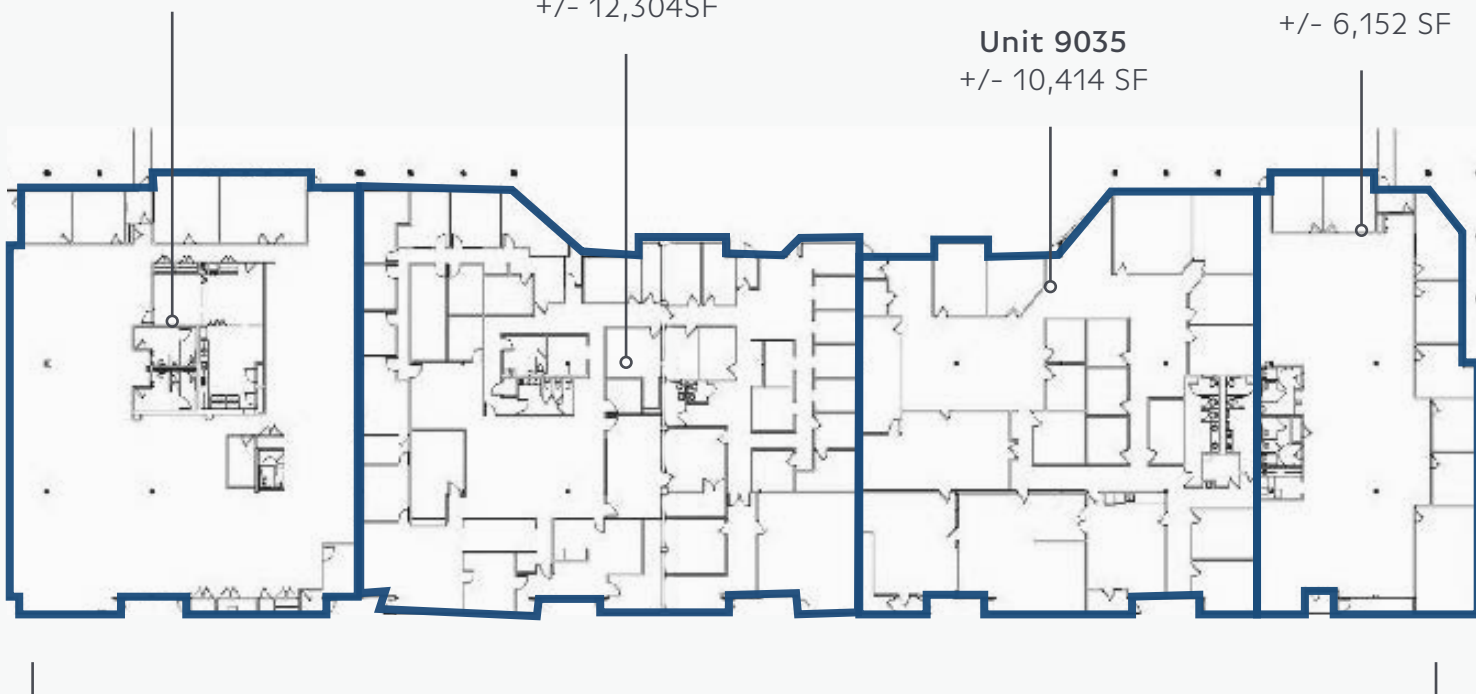
- Ability to convert existing office square feet into warehouse space
- Flexible zoning allows space to accommodate a variety of needs and users

Unit 9045
+/- 11,310 SF

Unit 9039
+/- 12,304SF

Unit 9035
+/- 10,414 SF

Unit 9019
+/- 6,152 SF



Possible Contiguous
+/- 40,666 SF

9050 - 9088 N. DEERBROOK TRAIL (BUILDING FOUR)

Brown Deer, WI 53223



BUILDING HIGHLIGHTS

Building Type	Flex
Building Size	+/- 31,329 SF
Available Space	+/- 1,924 SF - 31,329 SF
Lease Rate	\$4.50/SF NNN - Warehouse \$8.00/SF NNN - Office
Estimated NNN Rate	\$2.90/SF
Sale Price	\$1,200,000

- Ability to convert existing office square feet into warehouse space
- Flexible zoning allows space to accommodate a variety of needs and users

Unit 9082

+/- 4,221 SF

+/- 2,500 SF office,
+/- 1,721 SF warehouse

Unit 9076

+/- 7,002 SF

Unit 9064

+/- 1,924 SF

Unit 9056

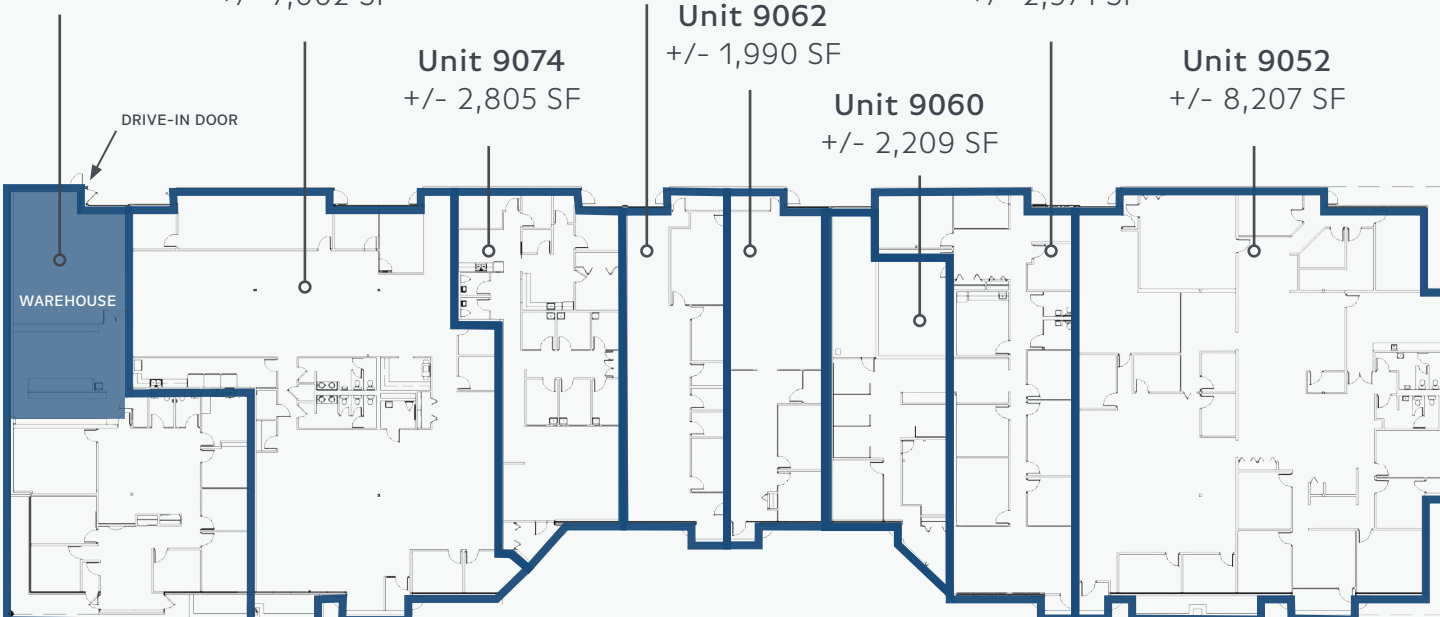
+/- 2,971 SF

Unit 9062

+/- 1,990 SF

Unit 9052

+/- 8,207 SF



9153 - 9181 N. DEERBROOK TRAIL (BUILDING FIVE)

Brown Deer, WI 53223



BUILDING HIGHLIGHTS

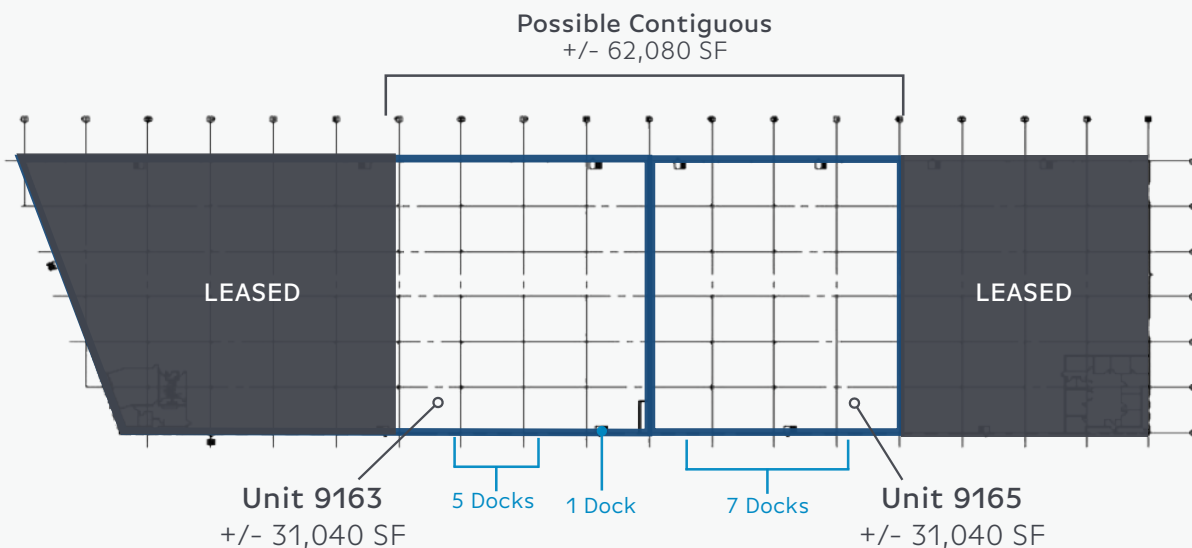
Building Type	Warehouse/Distribution
Building Size	+/- 133,858 SF
Available Space	+/- 62,080 SF
Lease Rate	\$4.95/SF NNN
Estimated NNN Rate	\$1.25/SF

UNIT 9163

Size	+/- 31,040 SF
Warehouse SF	+/- 31,040 SF
Office SF	Built-to-Suit
Ceiling Height	+/- 24' Clear
Loading	6 Total Docks with Levelers
Power	120/280v 3 phase 480v 3 phase (TBV by tenant)

UNIT 9165

Size	+/- 31,040 SF
Warehouse SF	+/- 31,040 SF
Office SF	Built-to-Suit
Ceiling Height	+/- 25' Clear
Loading	7 Total Docks, 3 With Levelers
Power	3-Phase, 480 Volt, 2000 AMP (TBV by tenant)



9071 - 9099 N. DEERBROOK TRAIL (BUILDING SEVEN)

Brown Deer, WI 53223

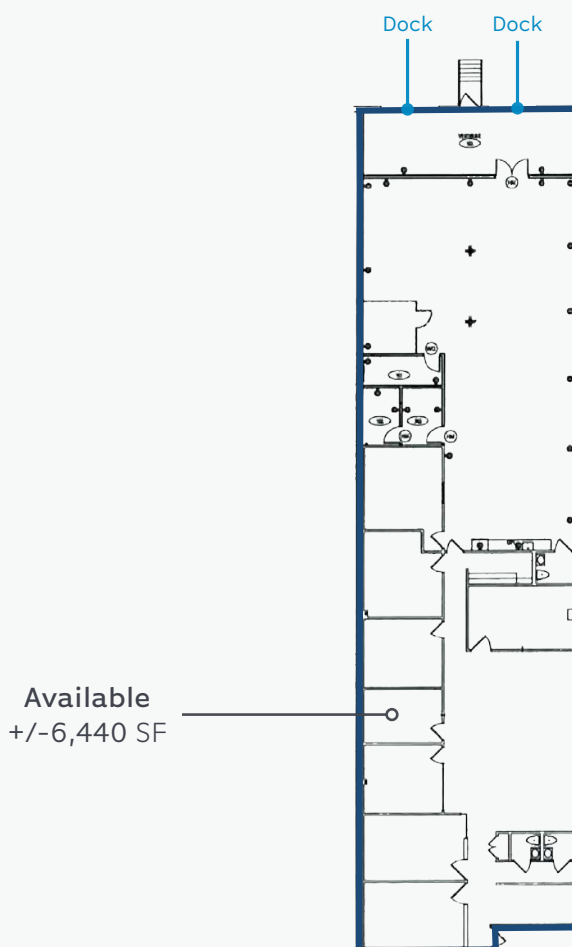


BUILDING HIGHLIGHTS

Building Type	Flex
Building Size	+/- 79,400 SF
Available Space	+/- 6,440 SF
Lease Rate	\$5.00/SF NNN - Warehouse
Estimated NNN Rate	\$2.09/SF

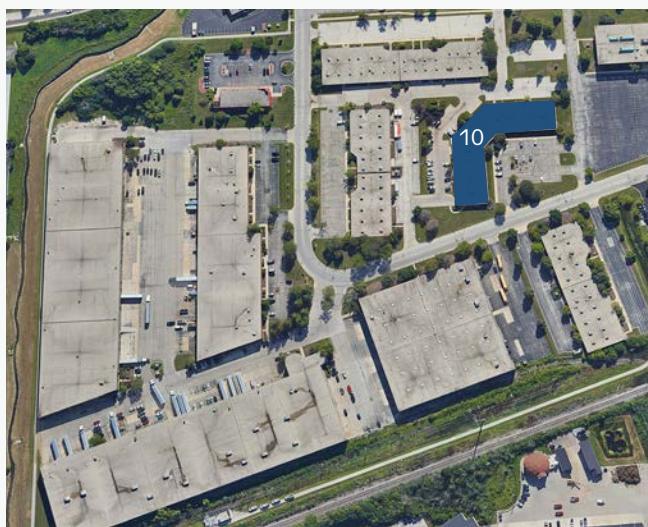
UNIT 9077

Size	+/- 6,440 SF
Warehouse SF	+/- 3,220 SF
Office SF	+/- 3,220 SF
Ceiling Height	+/- 19' Clear
Loading	2 Total Docks
Power	3-Phase, 480 Volt (TBV)



9000 N. DEERBROOK TRAIL (BUILDING TEN)

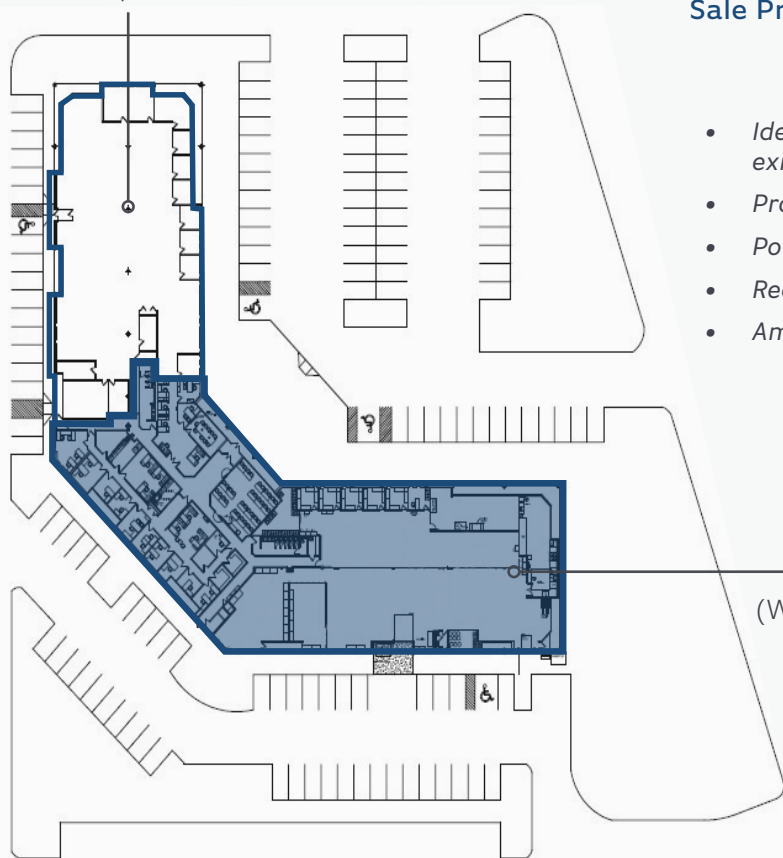
Brown Deer, WI 53223



BUILDING HIGHLIGHTS

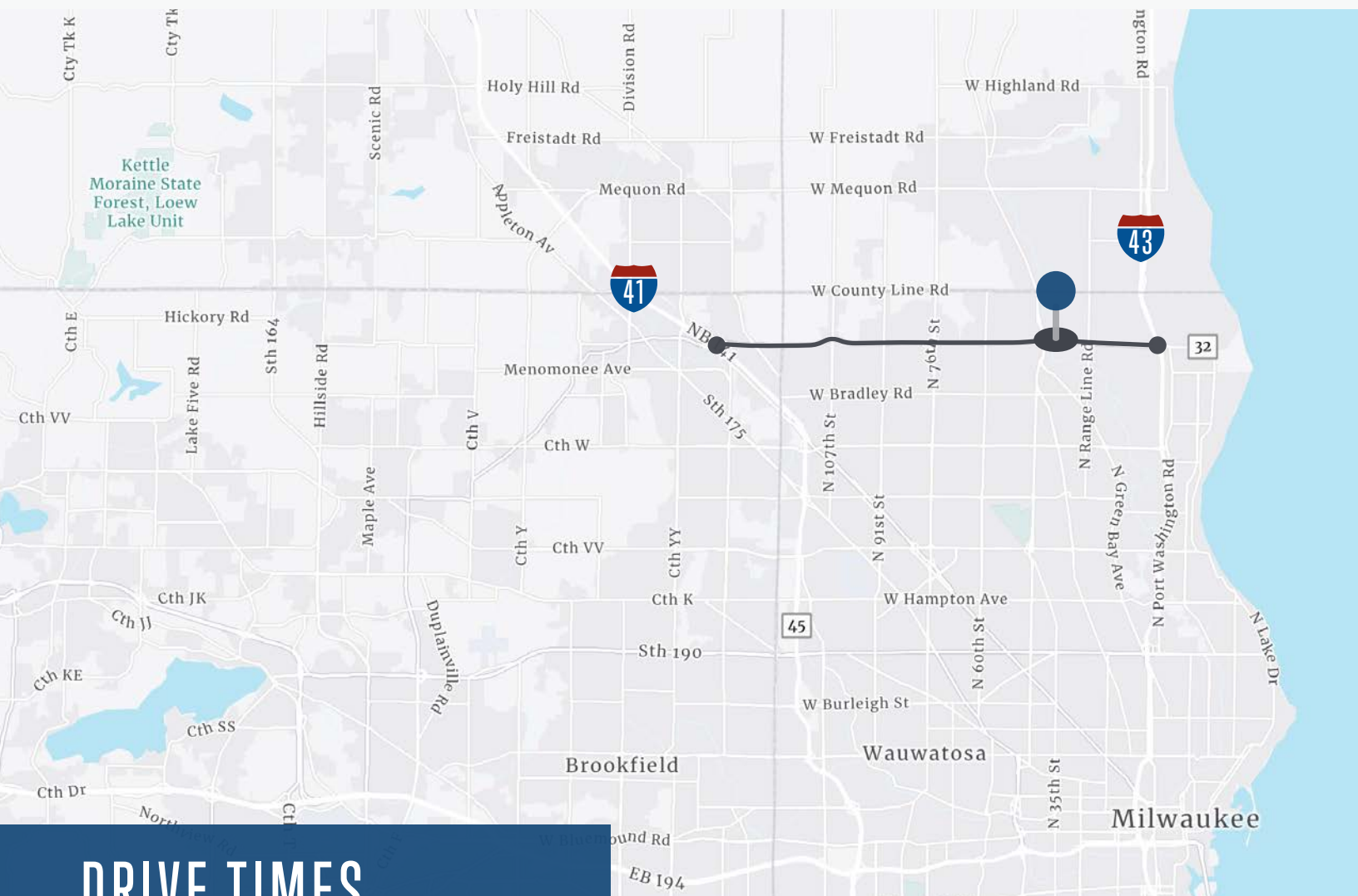
Building Type	Flex
Building Size	+/-32,468 SF
Available SF	+/-14,089 - 32,468 SF
Loading	1 dock (8'x10") 1 drive-in (12'x10") Ability to add loading to vacancy
Ceiling Height	11' 8" clear
Sprinkler	Yes
Power	TBV
Lease Rate	Negotiable
Estimated NNN Rate	\$3.19/SF
Sale Price	\$1,750,000

Available
+/-14,089 SF



Available
+/-18,379 SF
(Warehouse & Office)

- Ideal opportunity for an owner or investor to convert existing office to warehouse
- Property can be reconfigured into multiple flex units
- Potential to add additional loading throughout
- Recent tenant renewal provides in-place income
- Ample parking accommodating a variety of uses



DRIVE TIMES

I-43

5 Minutes
3.2 Miles

I-41

10 Minutes
7.5 Miles

Contact us to learn more



Brett Garceau, SIOR

Executive Vice President
+1 414 278 6878 (direct)
+1 262 501 8319 (mobile)
brett.garceau@colliers.com



Steve Sewart

Partner
+1 414 278 6823 (direct)
+1 414 732 3490 (mobile)
steve.sewart@colliers.com

Colliers | Wisconsin | 833 E Michigan Street, Suite 500 | Milwaukee, WI 53202 | P: +1 414 276 9500 F: +1 414 276 9501

State Of Wisconsin | Disclosure to Non-Residential 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 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 financial qualification information.)

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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