

LEASE

1750 PUTMAN PKWY

1750 Putman Pkwy Milton, WI 53563



OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	50,000 SF
Lot Size:	7.75 Acres
Building Size:	110,000 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	284	6,167	31,020
Total Population	725	16,309	77,146
Average HH Income	\$67,231	\$72,706	\$63,330

PROPERTY DESCRIPTION

50,000 SF industrial space for lease in Milton, WI. Additional space added onto 1750 Putman Pkwy features four (4) dock doors, one (1) 14' drive-in door, 30' clear height, and LED lighting. Conveniently located near WI-26 Hwy bypass.

PROPERTY HIGHLIGHTS

- Doors: Four (4) docks and One (1) 14' drive-in
- Ceiling height: 30' clear
- ESFR sprinklers
- LED lighting

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& ASSOCIATES

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LOCATION INFORMATION

Street Address	1750 Putman Pkwy
City, State, Zip	Milton, WI 53563
County	Rock

BUILDING INFORMATION

Occupancy %	50%
Tenancy	Multiple
Ceiling Height	30 ft
Number of Floors	1
Year Built	2017
Year Last Renovated	2022

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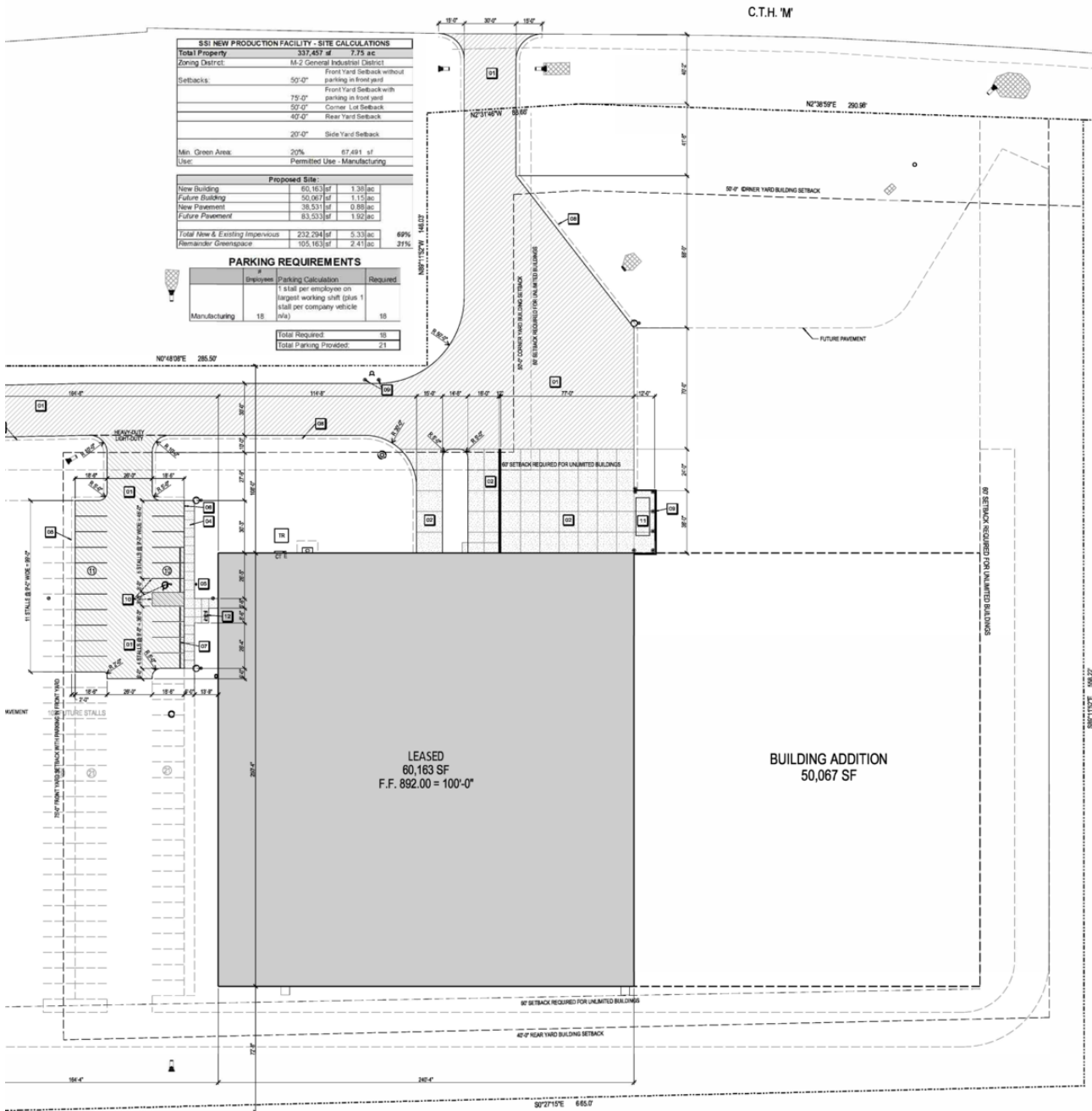
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SSI NEW PRODUCTION FACILITY - SITE CALCULATIONS

Total Property	332,457 sf	7.73 ac
Zoning District	M-2 General Industrial District	
Setbacks:	50'-0"	Front Yard Setback without parking in front yard
	75'-0"	Front Yard Setback with parking in front yard
	50'-0"	Corner Lot Setback
	40'-0"	Rear Yard Setback
	20'-0"	Side Yard Setback
Min. Green Area:	20%	67,491 sf
Use:	Permitted Use - Manufacturing	

Proposed Site:		
New Building	60,163 sf	1.38 ac
Future Building	50,067 sf	1.15 ac
New Pavement	38,531 sf	0.88 ac
Future Pavement	83,533 sf	1.92 ac
Total New & Existing Impervious	232,294 sf	5.33 ac
Remainder GreenSpace	105,163 sf	2.41 ac
		69%
		31%

PARKING REQUIREMENTS

	Required	Required
Manufacturing	18	18
	Total Required: 18	Total Parking Provided: 21

DIGGER

CALL TO
MILWAU
FAX A L
TDD (HEARIN
ONLINE:
WISCONSIN S
OF THREE (2) R

SITE S

+	IRON
(B)	BOLLARD
⊙	FIRE HYDRANT
⊙	MANHOLE
⊙	NEW FLARE
⊙	NEW SPOT
⊙	NEW TOP OF NEW BOTT
⊙	NEW OR NEW
⊙	WATER VAL
⊙	GAS METER
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	CLUT WIRE
⊙	TRANSFORM
⊙	ELECTRICA
⊙	NEW STRUC

- KEYNOTES**
1. SITE LAYOUT, SEE DETAIL 101
 2. 8" REINFORCED CONCRETE PAVEMENT "N" SEE DETAIL 102
 3. NEW DRIVEWAY APPROACH WITHIN 10' TAC 8" THICK REMOVE EXISTING SIDEWALK
 4. 4" THICK CONCRETE SIDEWALK WITHIN 10'
 5. BARRIER FREE PARKING STALL SIGNAGE
 6. TURN DOWN CURB, HEIGHT VARIES, SEE
 7. WHEEL STOP, TYP.
 8. 24" WIDE, 8" DEEP OF 1" TO 2" STONE IN PAVEMENT, TYPICAL
 9. 8" BOLLARD, TYP., SEE DETAIL 103
 10. 4" PAINT STRIPE, TYP.
 11. 20 CY CLUMPTER SCREEN FENCE, 6'-0" H
 12. BONE BACK, MAXIMUM ENTRY 3-BONE SING ON APPROVED SIGN
 13. MONUMENT SIGN BY OWNER

- SITE GENERAL NOTES**
1. TRUE NORTH MAY VARY FROM PROJECT'S N
 2. CONSTRUCTION PRACTICES, MEASURES AND A
 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MILWAUKEE TO THIS PROJECT
 4. FIELD VERIFY ALL EXISTING AND PROPOSED
 5. COORDINATE WITH THE AUTHORITY AGEN
 6. ALL EXISTING CONCRETE SIDEWALKS AND
 7. SHALL BE 4.000 PSI UNLESS NOTED OTHER



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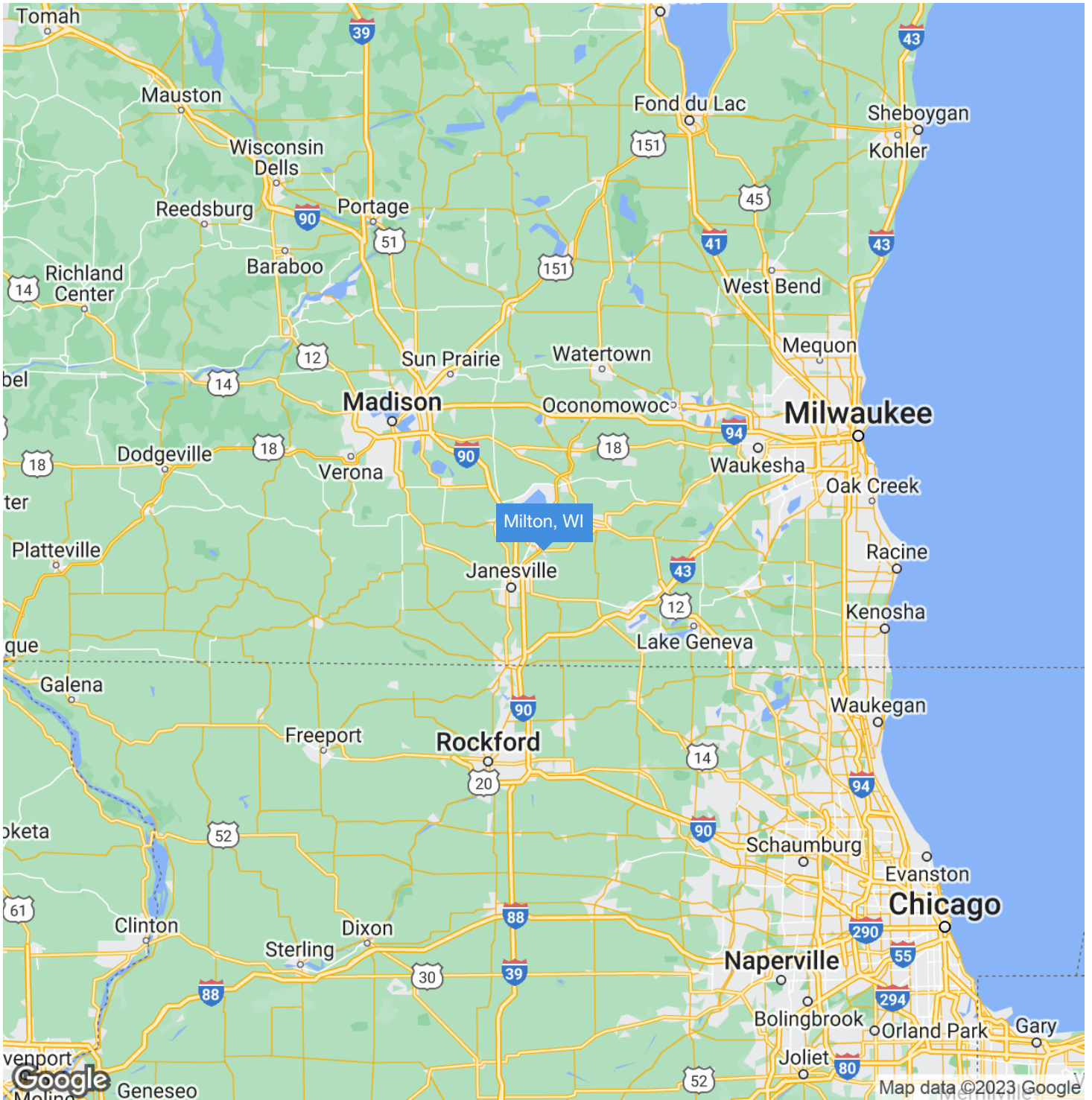


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STATE OF WISCONSIN

BROKER DISCLOSURE TO 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 the 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. A broker or a salesperson acting on the 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 within 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 (see "Definition of Material Adverse Facts" below).
- 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 of other parties (see "Confidentiality Notice to Customers" below).
- 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 a broker's duties 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
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 or its Agents by other means. At a later time, you may also provide the Firm or 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://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 on any specific transaction.



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