

"Aggressively Pursuing Your Real Estate Needs"

4000 South 13th Street Milwaukee, Wisconsin



PRICE: \$1,680,000

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Industrial Building For Sale

- BUILDING SIZE:	Warehouse	65,661 square feet
	Office	10,622 square feet
	Total	76,283 square feet
- PARCEL SIZE:	4.1 acres	
- CONSTRUCTION:	Masonry	
- ROOF:	Mixed- mostly rubber/some asphalt composite	
- FLOOR THICKNESS:	6"	
- NUMBER OF FLOORS:	Main office- two/one floor otherwise	
- LOADING:	(5) Docks plus one at van height (1) Drive-In Door	
- OVERHEAD CRANES:	One at drive-in door	
- SPRINKLER:	100%	
- HEAT/AIR CONDITIONING:	Forced air throughout/office only	
- RESTROOMS:	Four sets of men's and women's (two sets in shop/one set in each office section)	
- PARKING:	Ample	
- ZONING:	MD-40 Manufacturing	
- SEWER/WATER:	Municipal	
- POWER:	South service- 400 amp/1 phase; 800 amp/3 phase/230 volt North service- 800 amp/1 phase; 1200 amp/3 phase/230 volt	
- 2007 ASSESSMENT:	Land	\$ 312,100
	Improvements	\$1,368,900
	Total	\$1,681,000
- 2006 TAXES:	\$39,390.20	
- PRICE:	\$1,680,000	

The Dickman Company, Inc.

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