



Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.



# OFFERING MEMORANDUM

## INDUSTRIAL FLEX CAMPUS

6055 N. 91ST STREET, MILWAUKEE, WI

[WWW.NORTHMKEFLEXCAMPUS.COM](http://WWW.NORTHMKEFLEXCAMPUS.COM)





6055 N. 91ST STREET

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## CONTACT INFORMATION

|   |   |   |
|---|---|---|
| <b>BILL SPAULDING</b><br>VICE PRESIDENT<br>1 847 370 1724<br>bill.spaulding@jll.com | <b>SAM BRASHLER</b><br>EXEC. VICE PRESIDENT<br>1 773 458 1387<br>sam.brashler@jll.com | <b>NICK HEPNER</b><br>VICE PRESIDENT<br>1 414 944 2107<br>nick.hepner@jll.com |
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# INTRODUCTION

JLL is pleased to exclusively offer for sale this 220,520 SF industrial facility at 6055 N. 91st Street in Milwaukee, Wisconsin. The Property offers excellent strategic positioning with superior highway connectivity and high visibility in Milwaukee's established industrial corridor. The future occupant will benefit from the functional design and adaptable infrastructure of this well-maintained industrial opportunity.



## EXCELLENT ACCESS TO INTERSTATE 41

6055 N. 91st Street offers direct access to Interstate 41/US Highway 45 with seamless connectivity to Interstates 43, 94, and 894. Downtown Milwaukee is accessible in 20 minutes, Milwaukee General Mitchell International Airport in 25 minutes, and Chicago O'Hare Airport in 90 minutes via I-94. The facility's location positions companies to efficiently serve the greater Midwest market.



## ADDITIONAL 8 ACRE SITE PROVIDES OPPORTUNITY FOR FUTURE DEVELOPMENT OR SALE

An additional 8-acre parcel is included with the sale, providing significant opportunity for future expansion, operational modifications, or opportunity for sale.



## EXCEPTIONAL LOCAL LABOR FORCE

In Milwaukee, a solid foundation of labor exists across industries typically suited to weather economic recessions. Like many of the other major metropolitan areas in the Midwest, Milwaukee's location in the central U.S. in close proximity to major rail hubs and location along the shores of Lake Michigan's shipping channels and rail lines was instrumental for the growth of the region's manufacturing sector. Although manufacturing remains a strong component of the overall employment picture for the area as the third largest sector, education and healthcare services have expanded significantly to overtake manufacturing as the largest employment sector for the metropolitan area. The diversification of Milwaukee's labor pool has led to the growth of its employment base and is now a major regional hub for financial services and insurance providers, retail trade, leisure and hospitality and government roles.



## ESTABLISHED INDUSTRIAL SETTING

The property is strategically positioned in Milwaukee's established industrial corridor with high visibility and superior highway connectivity. Located within an exceptional industrial setting featuring established infrastructure, proximity to major distribution hubs, and surrounded by a mix of industrial and commercial development that provides access to supporting services and suppliers.



**EXCELLENT INTERSTATE  
ACCESS VIA SILVER  
SPRING DR**



**ADDITIONAL 8-ACRE SITE  
PROVIDES OPPORTUNITY FOR  
ADDITIONAL DEVELOPMENT**



**EXCEPTIONAL  
LOCAL LABOR  
FORCE**



**ESTABLISHED  
INDUSTRIAL SETTING**





PROPERTY  
OVERVIEW



6055 N. 91ST STREET



**CITY, STATE**  
MILWAUKEE, WI

**BUILDING SIZE**  
220,520 SQUARE FEET

**STORIES**  
1

**CURRENT USE**  
INDUSTRIAL/FLEX

**YEAR BUILT/RENOVATED**  
1963/'94/'96/'98/2011

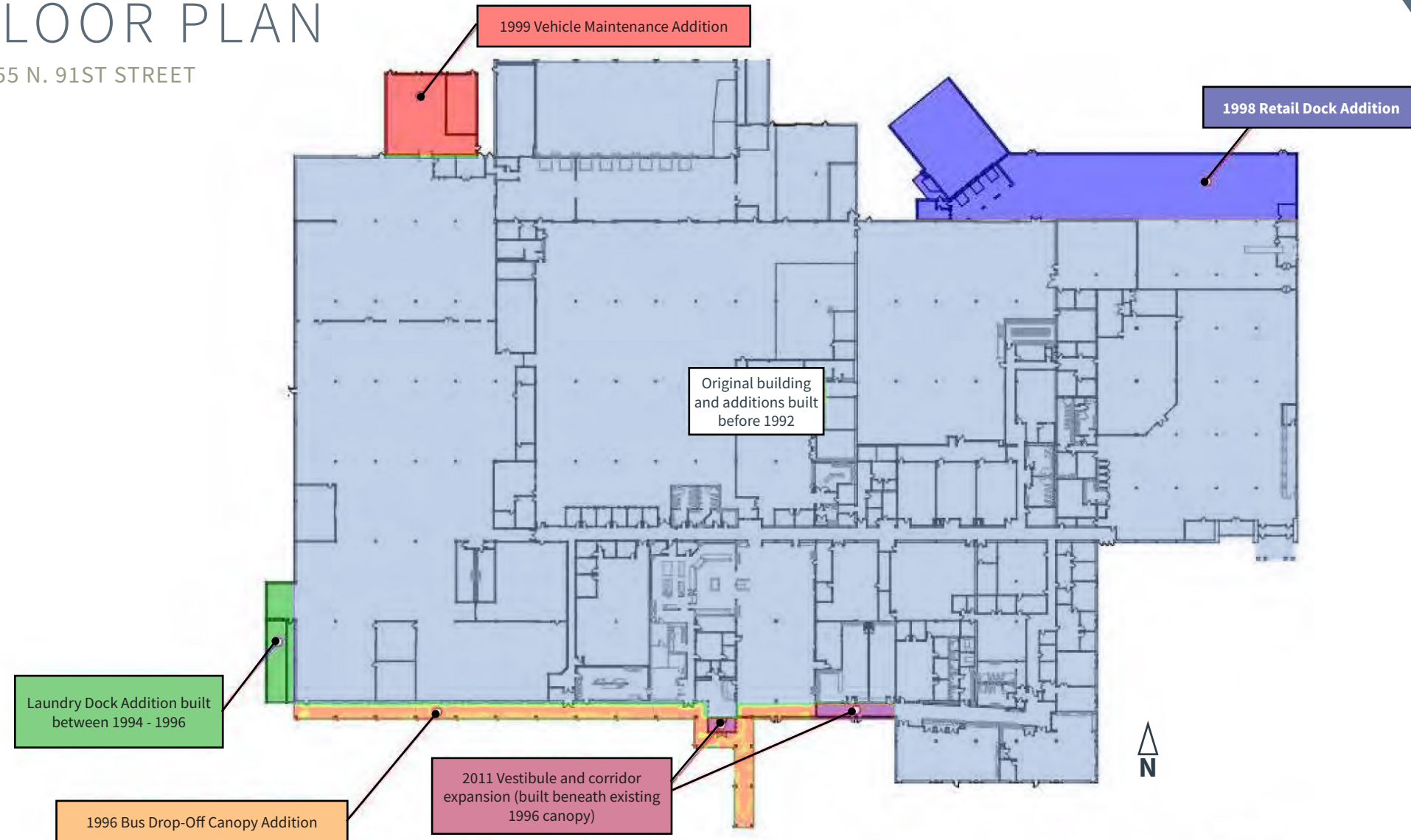


| PROPERTY DESCRIPTION                   |  |
|--|--|
| 6055 N. 91ST ST. (INDUSTRIAL FACILITY) |  |
| ADDRESS                                | 6055 N 91st St., Milwaukee, WI 53225                             |
| COUNTY, CITY, STATE                    | Milwaukee County, Milwaukee, Wisconsin                           |
| TAX KEY                                | 1519996111   |
| SITE SIZE (ACRES)                      | 20.515 AC  |
| GROSS BUILDING AREA                    | 220,520 SF   |
| PERCENT OFFICE SPACE                   | 20%  |
| PERCENT RETAIL SPACE                   | 21%  |
| FLOORS                                 | One (1) with part mezzanine                                      |
| ZONING                                 | Il-1, Light Industrial   |
| YEAR BUILT / RENOVATED                 | 1963 / 1994 / 1996 / 1998 / 2011                                 |
| PARKING                                | Ample  |
| CONSTRUCTION                           | Masonry/Brick/Block  |
| LIGHTING                               | LED  |
| BUILDING SECURITY                      | Video Surveillance   |
| SPRINKLER                              | 100% sprinklered (mostly wet)                                    |
| DOCK FACILITIES                        | 16 Dock Doors, 3 Drive-In Doors                                  |
| HEATING / COOLING                      | Central HW & Steam boilers/ Central/Roof mounted                 |
| ROOF                                   | Flat, insulated welded   |
| CLEAR HEIGHT                           | 12'8" To 14'7" typically, with 20' clearances in warehouse areas |
| POWER                                  | Assumed average and up to code                                   |
| 9827 W. MENOMONEE PARK CT. (LAND)      |  |
| ADDRESS                                | 9827 W. Menomonee Park Ct., Milwaukee, WI 53225                  |
| COUNTY, CITY, STATE                    | Milwaukee County, Milwaukee, Wisconsin                           |
| TAX KEY                                | 1780001111   |
| SITE SIZE (ACRES)                      | 8.01   |
| ZONING                                 | Il-1, Light Industrial   |



# FLOOR PLAN

6055 N. 91ST STREET



# SITE PLAN

6055 N. 91ST STREET







## MILWAUKEE, WISCONSIN

The building is located in the City of Milwaukee in Milwaukee County. Milwaukee serves as a vibrant cultural and economic hub featuring year-round festivals, diverse culinary offerings, and scenic lakefront amenities that enhance quality of life for residents and businesses alike. The city's welcoming business environment, combined with its renowned brewing heritage and waterfront location, creates an attractive setting for companies and their workforce.

### MILWAUKEE OVERVIEW

Milwaukee is a city that cherishes its roots; you'll see revitalized architecture throughout downtown, and a parade of summer festivals celebrate the diverse cultures that made the city what it is today. But Milwaukee is also a city that's growing and changing. From major construction projects like the brand new Fiserv Forum, Milwaukee Streetcar, and Baird Convention Center to the revival of streets and neighborhoods around the city, there's a new energy in the air.

New construction, urban revitalization, and advances in public transit are all coming together to make Milwaukee a city on the rise.

Milwaukee is still one of the nation's centers of manufacturing. It's a city that knows how to make and create, so it's no surprise that today the city is a hub for makers, entrepreneurs, inventors, chefs, dreamers, and creatives of all kinds.

Milwaukee has a storied history of eco-friendly initiatives and appreciation for natural beauty. Whether its Milwaukee's water technology, LEED Gold certified hotel, or 1400 acres of beach front access, Milwaukee goes for the gold in being green.

Milwaukee is revolutionizing urban transport with new options like bike-shares, ride-shares, a new Bus Rapid Transit route, the RiverWalk, and the streetcar.

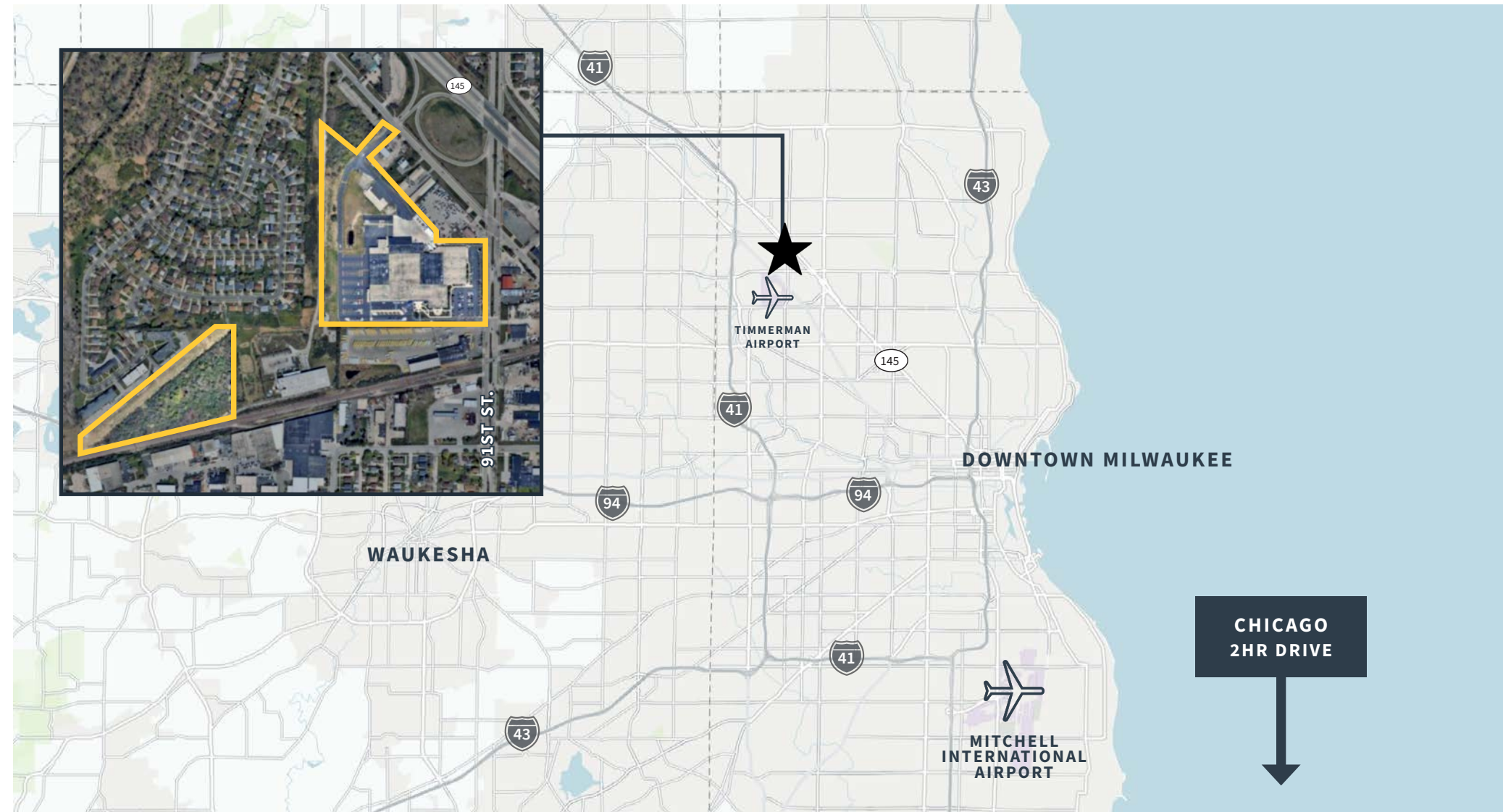
The city also continues to utilize its waterways and green spaces to open up miles of trails, bike paths, and watercraft-friendly riverfront.

Source: [visitmilwaukee.org](http://visitmilwaukee.org)





## 6055 N. 91ST STREET, MILWAUKEE



### TRANSPORTATION ACCESS

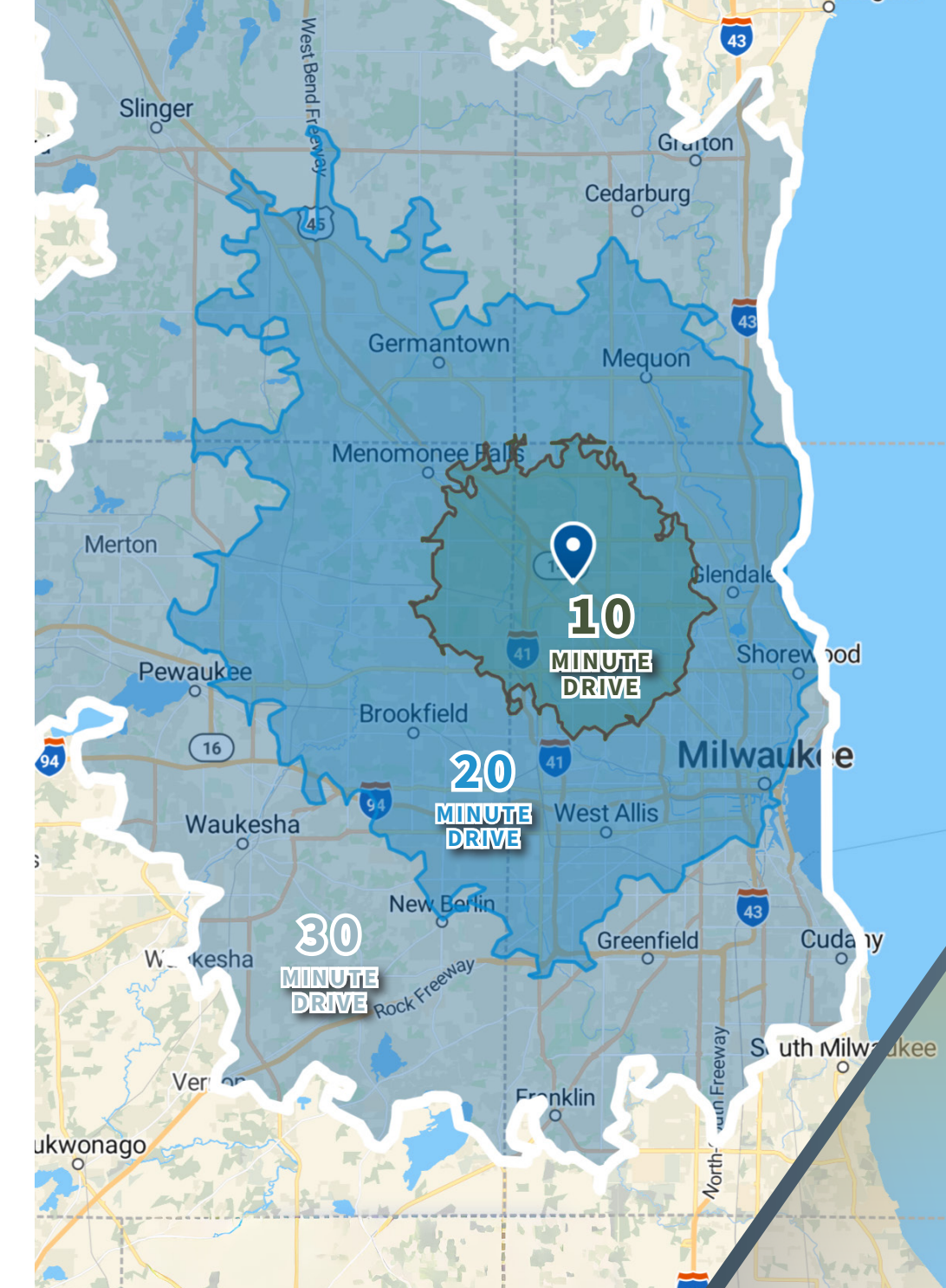
#### ROADS

The building is well situated for commuting by car with exceptional access to Milwaukee's major Interstates: I-43, I-94, and I-41. The building's location with proximate access to I-41 and Hwy 145 provides quick access to downtown Milwaukee as well as the surrounding suburbs. Downtown Milwaukee is approximately 9 miles southeast of the site and can be reached in 20 minutes by car. General Mitchell International Airport can be reached in 30 minutes.

#### AIRPORTS

Mitchell General International Airport connects Milwaukee to virtually every other city in America and most major cities around the world.

O'Hare International Airport and Chicago Midway International Airport are a short hour and 20 minute drive to the south in Illinois. Chicago is unique among the nation's big cities as a hub to three major carriers: United Airlines, American Airlines, and Southwest Airlines.





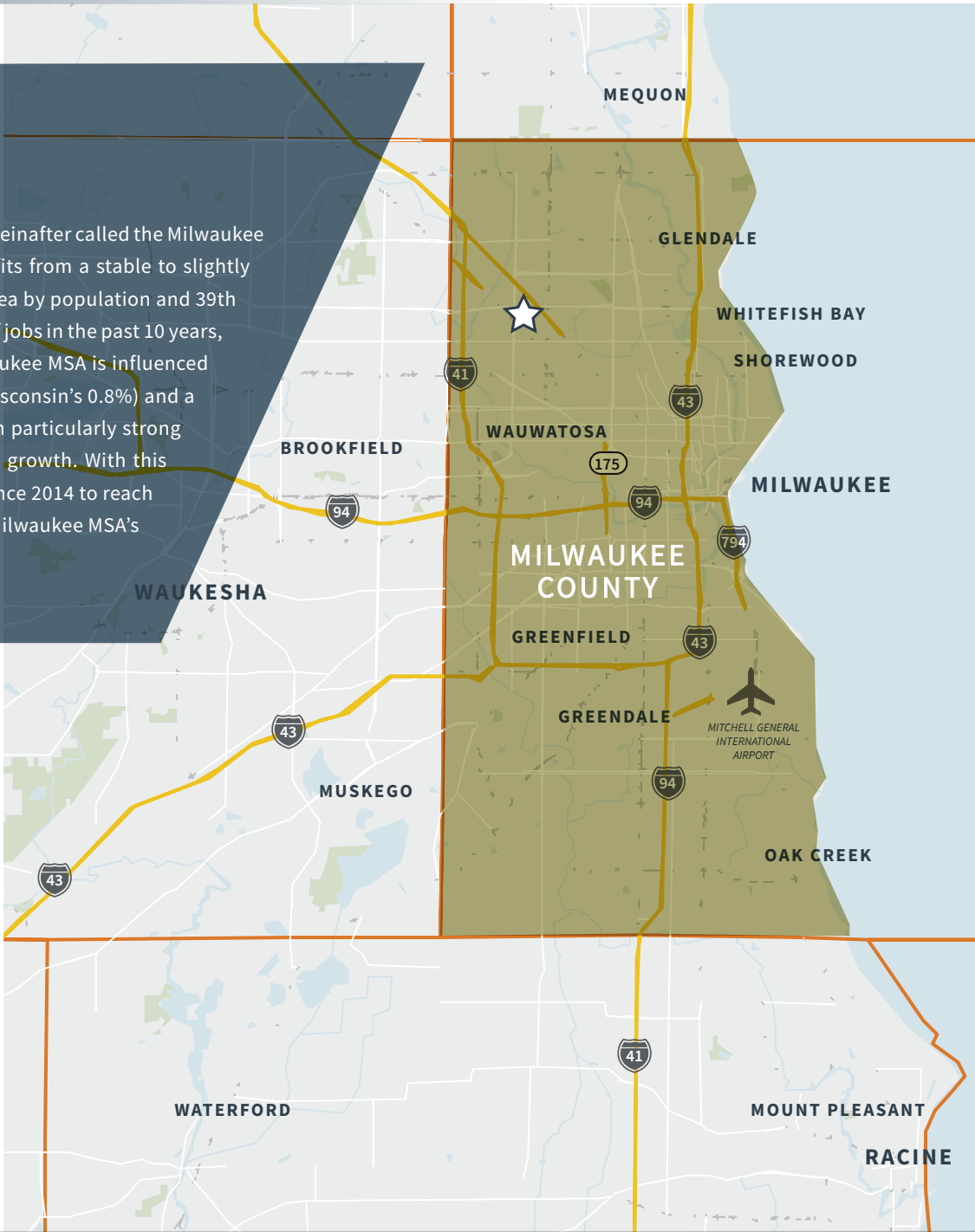


# MILWAUKEE MSA

6055 N. 91st Street is located in the Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area, hereinafter called the Milwaukee MSA, as defined by the U.S. Office of Management and Budget. The Milwaukee MSA's economy benefits from a stable to slightly growing population base, and higher income and education levels. As the 38th largest metropolitan area by population and 39th by GDP among the nation's 382 metropolitan areas, the Milwaukee MSA saw an increase in the number of jobs in the past 10 years, and it can be anticipated that employment growth will continue in the future. Furthermore, the Milwaukee MSA is influenced positively from having both a higher rate of GDP growth in the past five years (0.9% annually versus Wisconsin's 0.8%) and a higher level of GDP per capita (\$65,646 compared to Wisconsin's \$56,572) than Wisconsin overall, with particularly strong momentum demonstrated by the region's 1.0% GDP expansion in 2022 compared to the state's 0.4% growth. With this foundation of economic outperformance, steady employment expansion that has added 15,767 jobs since 2014 to reach 860,192 total positions, and superior value-creation capacity across its industries, we project that the Milwaukee MSA's economy will improve, and employment will grow, strengthening the demand for real estate overall.

| MAJOR EMPLOYERS - MILWAUKEE MSA     |           |
|-------------------------------------|-----------|
| COMPANY                             | EMPLOYEES |
| Aurora Health Care Inc.             | 27,599    |
| Froedtert Health                    | 11,820    |
| Ascension Wisconsin                 | 8,656     |
| The Kroger Co.                      | 8,656     |
| Quad Graphics Inc.                  | 7,500     |
| Kohl's                              | 7,300     |
| Wabtec                              | 6,000     |
| GE Healthcare                       | 6,000     |
| Medical College Of Wisconsin        | 5,941     |
| Children's Hospital & Health System | 5,170     |

Source:  
Sources(s): City of Milwaukee



## NW MILWAUKEE SUBMARKET

The property is located within the NW Milwaukee Submarket. Flex industrial properties within this submarket are at a lower vacancy rate at 2.0%, which is lower than the Milwaukee MSA's flex property average vacancy rate (2.7%).

| FLEX SEGMENT  |              |                            |
|---------------|--------------|----------------------------|
| MARKET        | VACANCY RATE | AVERAGE ASKING MARKET RENT |
| Milwaukee MSA | 2.7%         | \$8.62                     |
| NW Milwaukee  | 2.0%         | \$7.56                     |

| INDUSTRIAL SEGMENT |              |                            |
|--------------------|--------------|----------------------------|
| MARKET             | VACANCY RATE | AVERAGE ASKING MARKET RENT |
| Milwaukee MSA      | 3.2%         | \$6.85                     |
| NW Milwaukee       | 4.2%         | \$5.84                     |

| SALE COMPARABLES        |           |       |           |             |             |            |           |                |  |
|-------------------------|-----------|-------|-----------|-------------|-------------|------------|-----------|----------------|--|
| ADDRESS                 | CITY      | STATE | SALE DATE | SALE PRICE  | BUILDING SF | PRICE / SF | BUILT     | CEILING HEIGHT | COMMENTS   |
| 6720 N. Teutonia Avenue | Milwaukee | WI    | May '22   | \$4,400,000 | 128,399     | \$34.27    | 1963      | 14'            | This property features 3 exterior dock doors, one drive-in door, and ample paved surface parking. Pflow Industries is leased/occupied to Pflow Industries.         |
| 7711 N. 81st Street     | Milwaukee | WI    | Feb '22   | \$5,200,000 | 170,090     | \$30.57    | 1986/2010 | 18'6"          | This one-story metal property features 100% air-conditioning, 6 exterior dock doors and one drive-in door. The property was sold by its tenant-General Pet Supply. |
| 6600 W. Calumet Road    | Milwaukee | WI    | Nov '21   | \$5,100,000 | 99,100      | \$51.46    | 1980/1997 | 24'            | The buyer occupies the entire building. Property features include 3 exterior docks, one drive-in door, and a wet sprinkler system.                                 |
| 200 W. Vogel Avenue     | Milwaukee | WI    | Jul '21   | \$3,075,000 | 108,025     | \$28.47    | 1967      | 18'            | Known as the Wixom Distribution Center, this flex property features 4 exterior docks, one drive-in door and a wet sprinkler system.                                |
| 844 W. State Street     | Hartford  | WI    | Aug '20   | \$7,574,000 | 251,200     | \$30.15    | 1999      | 15'            | This property was sold to a REIT, with features that include 11 exterior dock doors, 6 drive-in doors and ample surface parking.                                   |



# TRANSACTION GUIDELINES

The offering of the Campus is being distributed exclusively by JLL. The prospective buyer will be selected by Owner in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase Price
- Outline of proposed schedule for Property due diligence and closing
- Timeframe and amount of non-refundable earnest money deposit
- A description of any physical or environmental assumptions which affect the price being offered
- A list of contingencies, including financing required to close the transaction

Seller will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum.

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# CONTACT INFORMATION

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VICE PRESIDENT  
1 847 370 1724  
bill.spaulding@jll.com

**SAM BRASHLER**  
EXEC. VICE PRESIDENT  
1 773 458 1387  
sam.brashler@jll.com

**NICK HEPNER**  
VICE PRESIDENT  
1 414 944 2107  
nick.hepner@jll.com





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