

4265 N. 127th St.
Suburban Milwaukee
Brookfield, WI 53005



FOR SALE

Approx. 13,664 SF Property
Asking Sale Price: \$675,000

Property Highlights

- Immediate Freeway Access
- Central Zoo Interchange Location
- Multipurpose facility
- Large (Primarily Paved) Yard Area For Outside Storage with 3 Storage Sheds
- Low Brookfield Taxes

CONTACT:

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kbarry@barrycre.com



Commercial Real Estate Services
Since 1921

1232 NORTH EDISON STREET | MILWAUKEE, WI 53202 | 414-271-1870 MAIN | 414-271-1478 FAX | WWW.BARRYCRE.COM

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Property Specifications

Building Size:	Approx. 13,664 SF
Office Size:	Approx. 1,624 SF
Building Dimensions:	See plan
Number of Floors:	One
Year Built/Renovated:	1964 - 1982 (3 sections equaling approx. 10,976 SF plus 3 storage sheds built afterward) Equaling approx. 2,688 SF
Ceiling Height:	Primarily +/- 15' - 16' in plant
Construction Type:	Masonry
Drive-in Doors:	2
Dock Doors:	No
Power:	Heavy (to be verified by buyers own inspection)
A/C:	Office Area
Floor Drains:	Yes
Lighting:	High Efficiency Fluorescent
Sprinkler Type:	None
Cranes:	One - 2 ton bridge crane
Lavatories:	Men's and Women's in Office and Plant
Present Use:	Manufacturing/Warehouse
Site Size:	Approx. 1.08 acres
Parking Area:	Ample
Public Transportation:	Available in the Area
Utilities:	Municipal

Taxes

2019 Property Taxes: \$8,861.28

2019 Assessment:	Land	\$169,600
	Building	\$394,800
	Total	\$564,400
	Ratio	98.11%
	EFMV	\$575,273

Tax parcel #: BRC1012042

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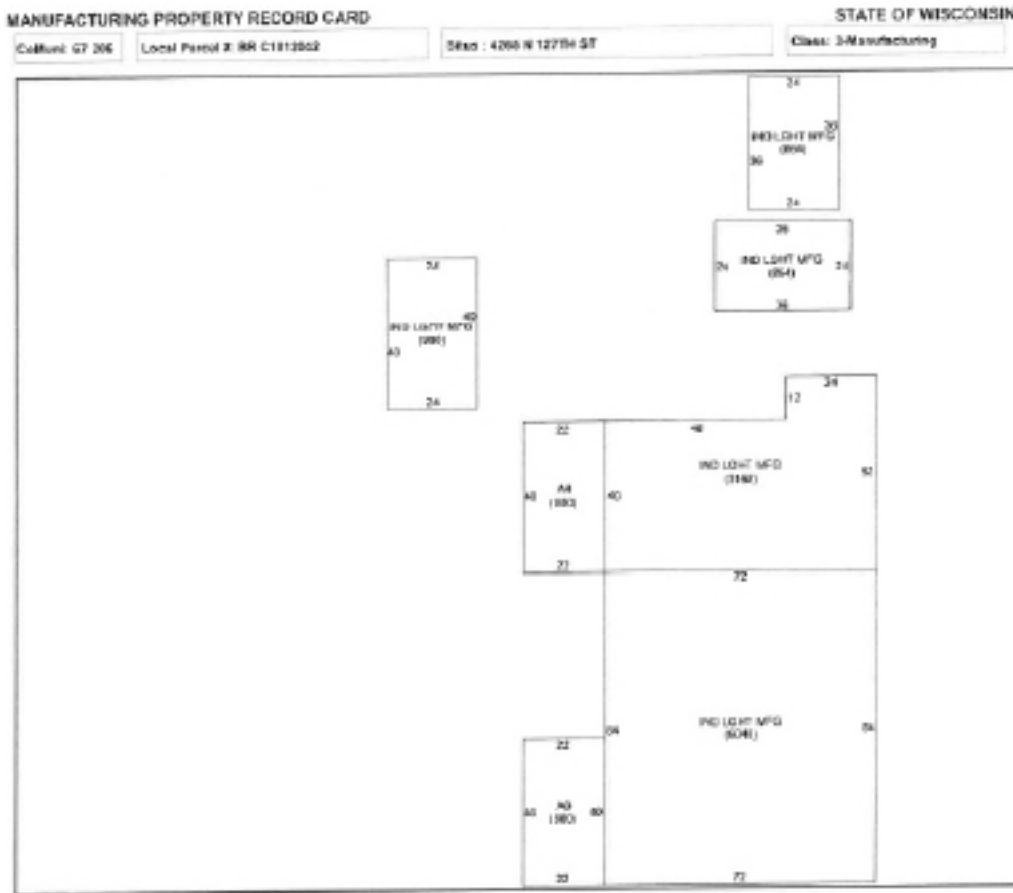
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* The official record of property value is the municipal roll. Although the Wisconsin Department of Revenue attempts to provide the most current and accurate information possible, the accuracy of the data is not guaranteed. No warranties, expressed or implied, are provided.
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PARCEL "B"
CSM NO. 5052

S 88°14'40"E 357.92'

PARCEL 1

1 STORY BLOCK
& BRICK BUILDING

30.00'

747.83
IFF

S 00°31'40" E 132.00'

1.24'

747.83
IFF

27.36'

749.87
SIGN
749.82
SIGN
748.82
EP

749.42
EP

749.40
SSMH

S 00°31'40"E 130.00'

2.37'

S 88°14'40"E 357.92'

184.95'

ROOF
COVER

12.08'

750.87
INLET
BLDG

750.67
TIEPOLE

750.63
BLDG

750.49
BLDG

750.42
TP

750.39

750.30

750.20

750.19

750.14

750.07

750.05

750.00

750.00

750.00

750.00

750.00

750.00

750.00

750.00

750.00

750.00

18.35'

S 88°14'40"E 357.92'

24.16'

METAL
BLDG.

32.25'

750.77
BLDG

750.72
BLDG

750.69
BLDG

750.62
TP

750.55

750.48

750.41

750.34

750.27

750.20

750.13

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750.00

750.00

750.00

N 88°14'40"W 357.57'

9.09'

S 88°14'40"E 357.92'

40.35'

METAL
BLDG.

750.80
EP

750.75
EP

750.70
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N 00°40'40"W 130.01'

N 00°40'40"W 132.01'

LOT 10, BLOCK 9

NORTH