



OFFERING MEMORANDUM

## FEDEX GROUND

5559 S PENNSYLVANIA | CUDAHY, WI 53110



Exclusively Marketed By:

**Gabriel L. Fisher**

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Listed in conjunction with WI broker of record Bang Realty

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

## INVESTMENT SUMMARY

Tenant	Fedex Ground Package System, Inc.
Property Address	5559 S Pennsylvania Ave Cudahy, WI 53110
Property Type	Single Tenant Industrial
Price	\$1,950,000
Price/SF/Bldg	\$258.27
Net Operating Income	\$147,000
CAP Rate	7.5%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Term Remaining	3.9 Years
Occupancy	100%
Building Size	7,550 SF
Land Size	180,774 SF
Year Built / Renovated	1981
APN	675-9994-025
Zoning	Industrial

## INVESTMENT HIGHLIGHTS

- 24 Door Truck Terminal w/ Dock Levelers
- 4.15 Acres with room to expand terminal
- Close proximity to Milwaukee Mitchell International Airport (MKE) and I-94/ I-41.
- Historic low Milwaukee vacancy rate of +/- 3%



# RENT ROLL

Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options	
			Monthly	PSF	Annual	PSF	Start				End
Fedex Ground Package System, Inc.	7,550	100%	\$12,250	\$1.62	\$147,000	\$19.47	2/1/2022	6/30/2027	Flat	NN	7/1/2027 - 6/30/2030 - \$12,720 NN/ Month 7/1/2030 - 6/30/2033 - \$13,101 NN/ Month
Note - NN Lease, Landlord responsible for roof & structure											
<b>TOTAL</b>	<b>7,550</b>	<b>100%</b>	<b>\$12,250</b>		<b>\$147,000</b>						







FedEx<sup>®</sup>  
Ground



## Milwaukee, WI

Milwaukee is a city in the U.S. state of Wisconsin and the county seat of Milwaukee County. With a population of 577,222 at the 2020 census, Milwaukee is the 31st most populous city in the United States, the fifth-largest city in the Midwest, and the largest city in the state of Wisconsin.

Milwaukee is the home to the international headquarters of six Fortune 500 companies: Johnson Controls, Northwestern Mutual, Manpower, Rockwell Automation, Harley-Davidson and WEC Energy Group. Other companies based in Milwaukee include Briggs & Stratton, Brady Corporation, Baird (investment bank), Alliance Federated Energy, Sensient Technologies, Marshall & Ilsley (acquired by BMO Harris Bank in 2010), Hal Leonard, Direct Supply, Rite-Hite, the American Society for Quality, A. O. Smith, Rexnord, Master Lock, Marcus Corporation, REV Group, American Signal Corporation, GE Healthcare, Diagnostic Imaging and Clinical Systems, and MGIC Investments. The Milwaukee metropolitan area ranks fifth in the United States in terms of the number of Fortune 500 company headquarters as a share of the population. Milwaukee also has a large number of financial service firms, particularly those specializing in mutual funds and transaction processing systems, and a number of publishing and printing companies.

Service and managerial jobs are the fastest-growing segments of the Milwaukee economy, and health care alone makes up 27% of the jobs in the city.



**Milwaukee**  
7.2 miles



**Chicago**  
86.7 miles





**FedEx**<sup>®</sup>  
Ground

**S Pennsylvania Ave**





**Milwaukee Mitchell  
International Airport**



**John R. Plewa Memorial Lake Parkway**

**S Pennsylvania Ave**







7 miles



**Milwaukee Mitchell  
International Airport**





# DEMOGRAPHICS

K

190

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Population	30,656	191,959	413,088
2028 Population	34,350	195,609	414,642
2020-2023 Annual Rate	0.53%	0.06%	-0.15%
2023-2028 Annual Rate	2.30%	0.38%	0.08%
2023 Male Population	52.5%	50.6%	49.2%
2023 Female Population	47.5%	49.4%	50.8%
2023 Median Age	32.6	28.9	32.0
<b>Median Age</b>			
The median age in this area is 32.0, compared to U.S. median age of 39.1.			
<b>Race and Ethnicity</b>			
2023 White Alone	70.5%	39.9%	41.3%
2023 Black Alone	15.2%	30.7%	30.7%
2023 American Indian/Alaska Native Alone	0.4%	1.1%	1.1%
2023 Asian Alone	5.3%	4.8%	4.0%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	2.3%	12.2%	11.4%
2023 Two or More Races	6.3%	11.2%	11.5%
2023 Hispanic Origin (Any Race)	7.1%	25.7%	24.9%
<b>Median Household Income</b>			
2023 Median Household Income	\$66,690	\$40,952	\$49,539
2028 Median Household Income	\$77,575	\$47,817	\$55,300
2023-2028 Annual Rate	3.07%	3.15%	2.22%
<b>Average Household Income</b>			
2023 Average Household Income	\$105,899	\$69,247	\$77,530
2028 Average Household Income	\$121,682	\$80,535	\$89,358
2023-2028 Annual Rate	2.82%	3.07%	2.88%
<b>Data for all businesses in area</b>			
Total Businesses:	3,807	8,126	13,622
Total Employees:	75,118	152,913	222,164
Total Residential Population:	30,656	191,959	413,088

Wauwatosa

MIG Milwaukee

West Allis

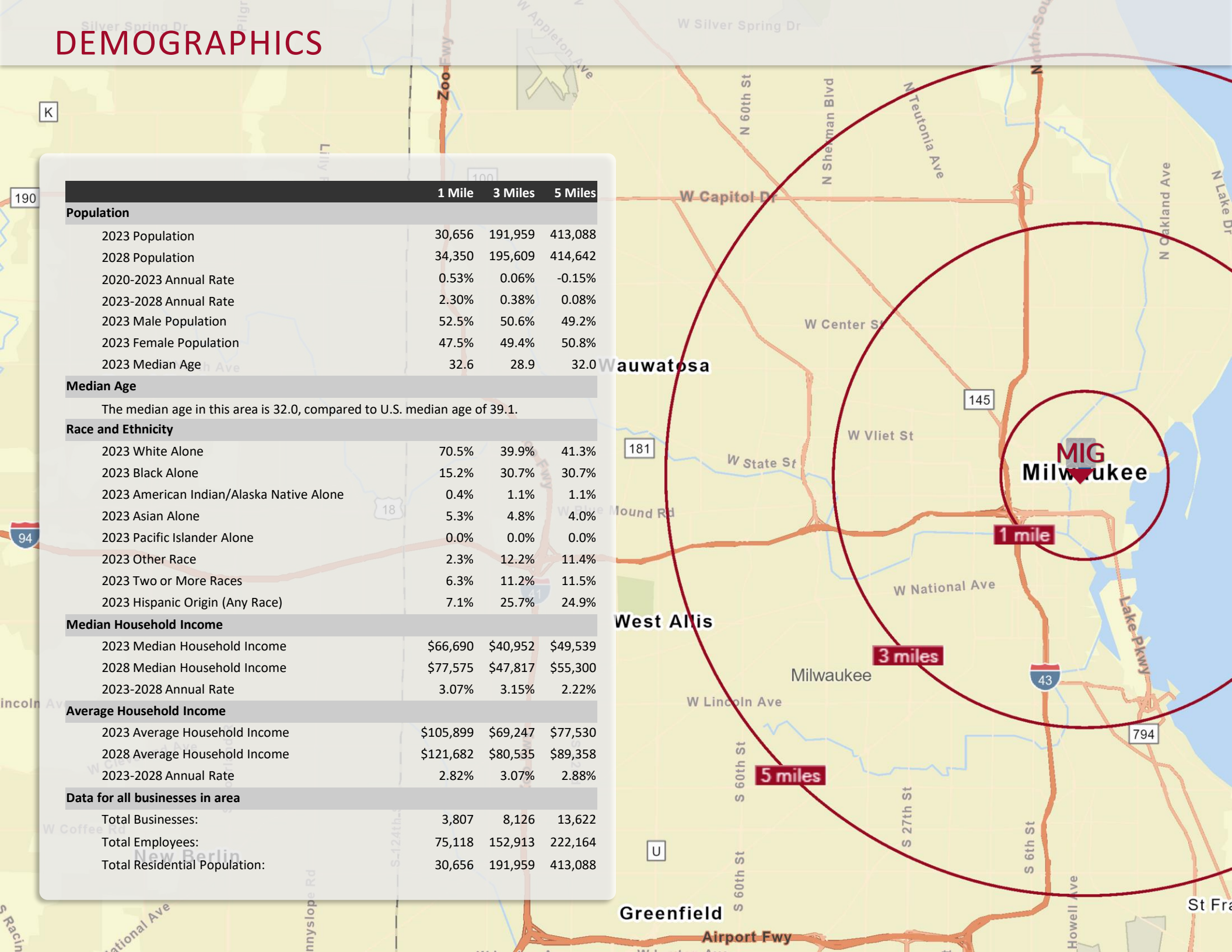
3 miles

5 miles

Greenfield

Airport Fwy

St Fra





# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

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