

PRIME LOCATION NOW AVAILABLE FOR LEASE!

12855 W. Silver Spring Drive

Butler (Suburban Milwaukee), WI 53007



LAFAYETTE BUSINESS CENTER

18,400 SF up to 62,300 SF INDUSTRIAL SPACE

Unit C: 18,400 SF

Unit D: 44,000 SF

Combined: 62,300 SF

Asking Lease Rate: \$4.45/SF

Expenses Estimated at only \$1.47 Per SF!



Property Highlights

- ✓ Immediate interstate access
- ✓ Dock and drive-in loading
- ✓ Low Waukesha County taxes
- ✓ Professionally managed
- ✓ High ceiling height
- ✓ Prominent exposure on major thoroughfare

CONTACT:

Kevin C. Barry, CCIM
Executive Vice President
414-272-6728
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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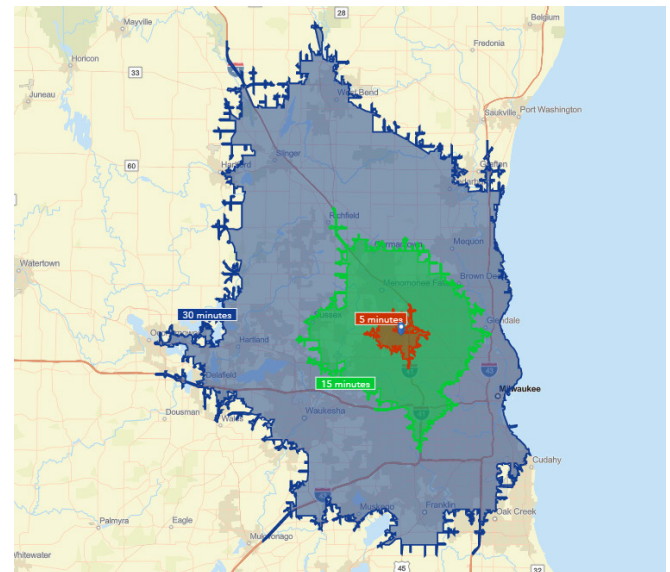
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Property Specifications

Available Size:	18,400 - 62,300 SF
Office/Showroom are:	Approx. 4,400 SF each, 8,800 combined
Number of Floors:	1
Ceiling Height:	Approx. 18 FT clear
Construction Type:	Masonry with prefabricated decorative metal exterior panel
Unit Drive-in Doors:	3
Unit Dock Doors:	8
A/C:	Office/showroom area only
Lighting:	High efficiency fluorescent
Sprinkler:	Yes
Lavatories:	Men's and Women's
Bay Size:	40± FT x 40± FT
Present Use:	Office/Warehouse/Distribution
Parking Area:	Ample
Zoning:	Industrial
Public Transportation:	In immediate area
Utilities:	Municipal

Drive Time Map



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Demographics

	Population	Average HH Income
1 mile	15,050	\$79,844
3 miles	142,868	\$78,391
5 miles	364,146	\$76,367

2019 data



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12855 W. Silver Spring Drive, Butler, WI

Drawing not to scale



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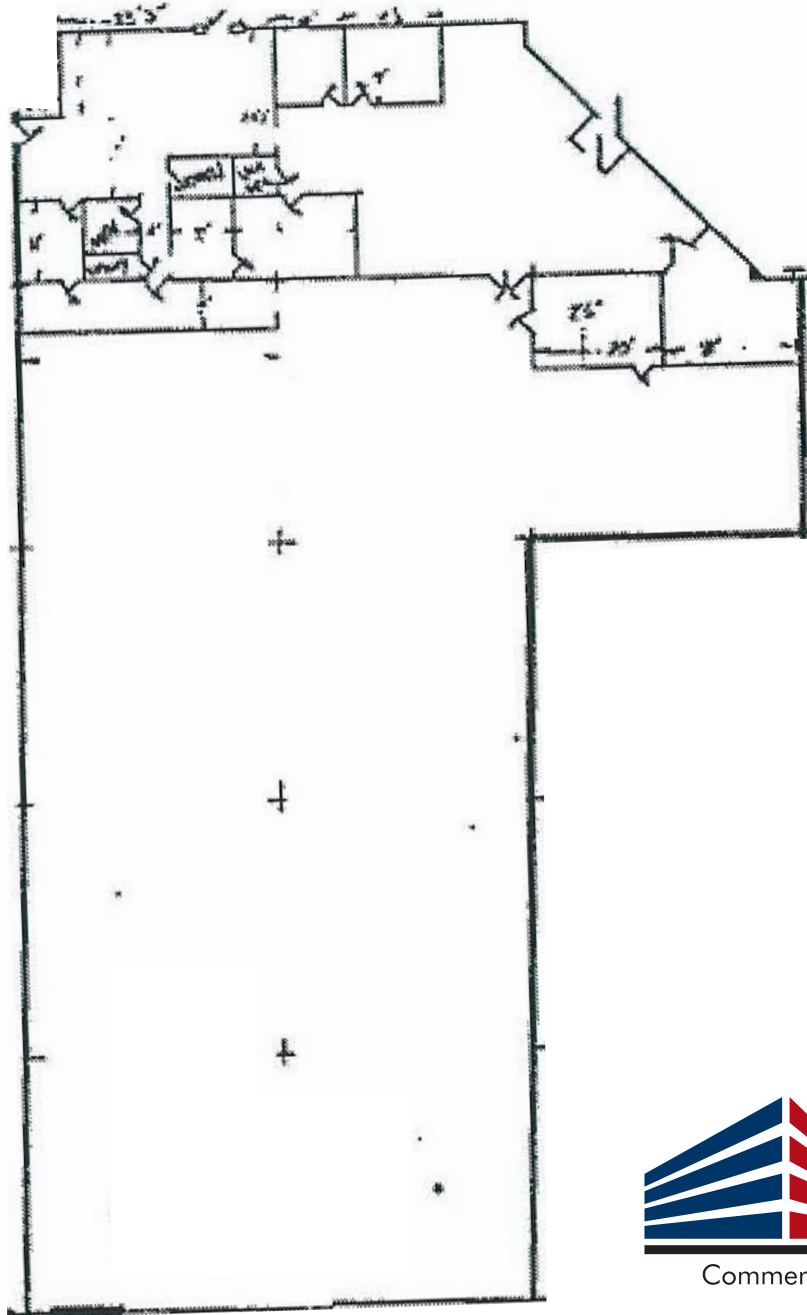
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UNIT C FLOORPLAN

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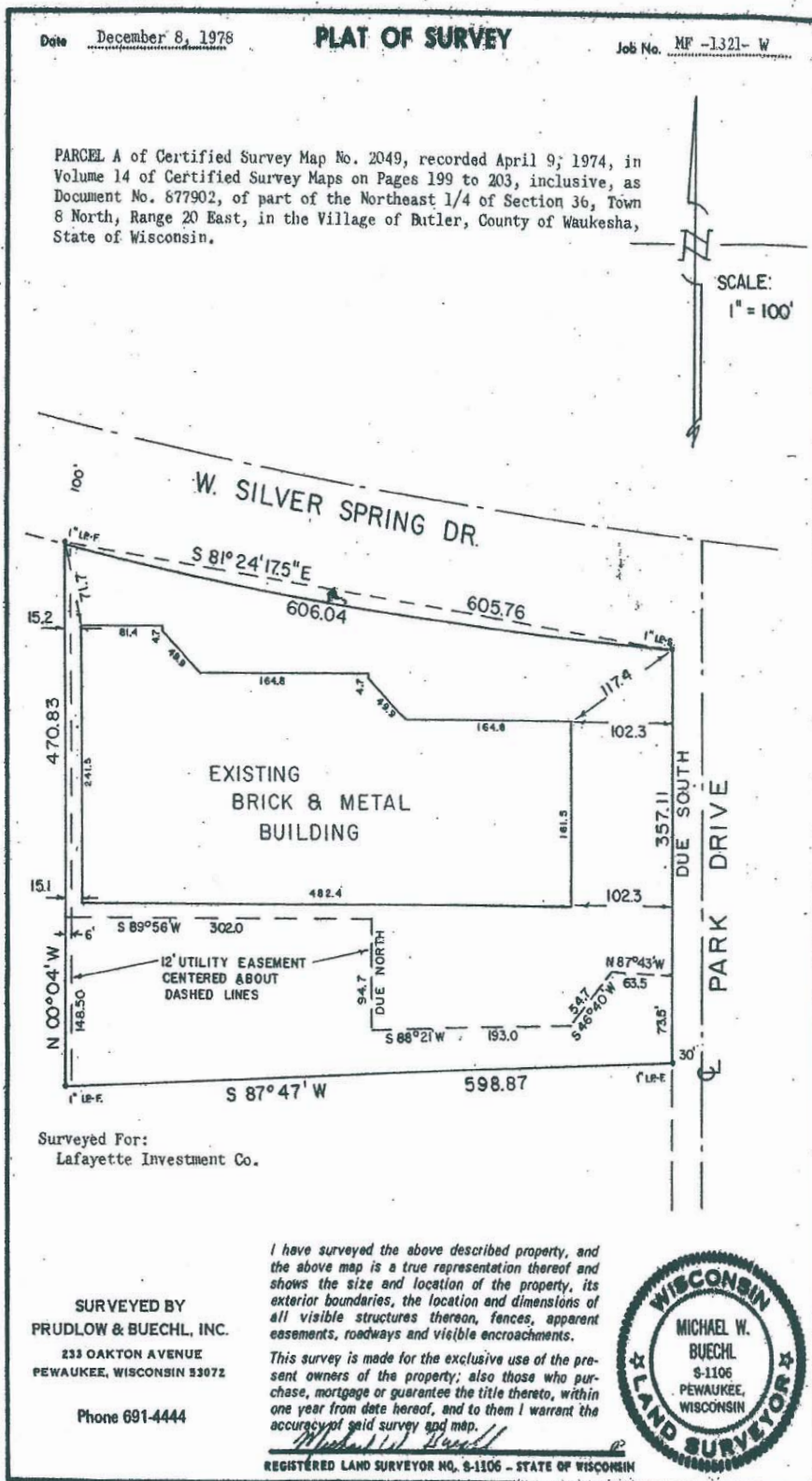
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