

# AVAILABLE FOR LEASE

DISTRIBUTION | WAREHOUSE | INDUSTRIAL | RETAIL | CALL CENTER  
11800 W BURLEIGH STREET | WAUWATOSA, WI | 53222



11800 W Burleigh Street | Wauwatosa, Wisconsin | 2,022,825± SF



## PHOENIX

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*Opportunity. Execution. Value Creation.*

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### SPACE FEATURES

- Renovation in progress
- Largest block of contiguous space in the market
- Heavy power ideal for data center or blockchain use
- Immediate proximity to I-41/45
- Rail potential



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## PROPERTY DETAILS

Building Size:	2,022,825 SF
Floors:	2
Available Space:	1,880,235 SF
Minimum Divisible:	50,000 SF
Maximum Contiguous:	1,507,648 SF
Warehouse Space:	1,747,648 SF
Office Space:	23,801 SF - Total 61,781 SF - Call center 47,005 SF - Retail
Construction:	Roof: Rubber membrane Walls: Masonry Floors: 6" Reinforced concrete
Year Built:	1958-1965 - Renovation in progress
Sprinklers:	100% Wet sprinklered
Parking:	350+ Surface spaces   Abundant trailer parking
Land Area:	73.67 Acres
Zoning:	M1: Heavy Manufacturing
Parcel ID:	297-9996-004
Clear Height:	12-24'
Column Width/Depth:	Varies
Elevators	Passenger and freight elevators throughout
Drive-In Doors:	5
Dock Doors:	103
Lighting:	T5
Power:	Heavy Power
Rail Access:	Spur
OpEx Estimate 2019:	\$0.49



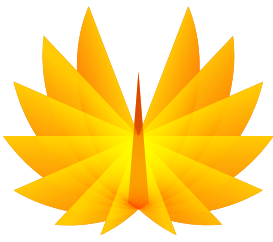
### FOR COMPLETE INFORMATION CONTACT:

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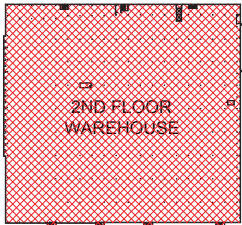
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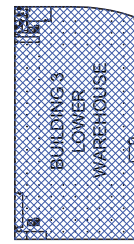
## SITE PLAN



2ND FLOOR WAREHOUSE

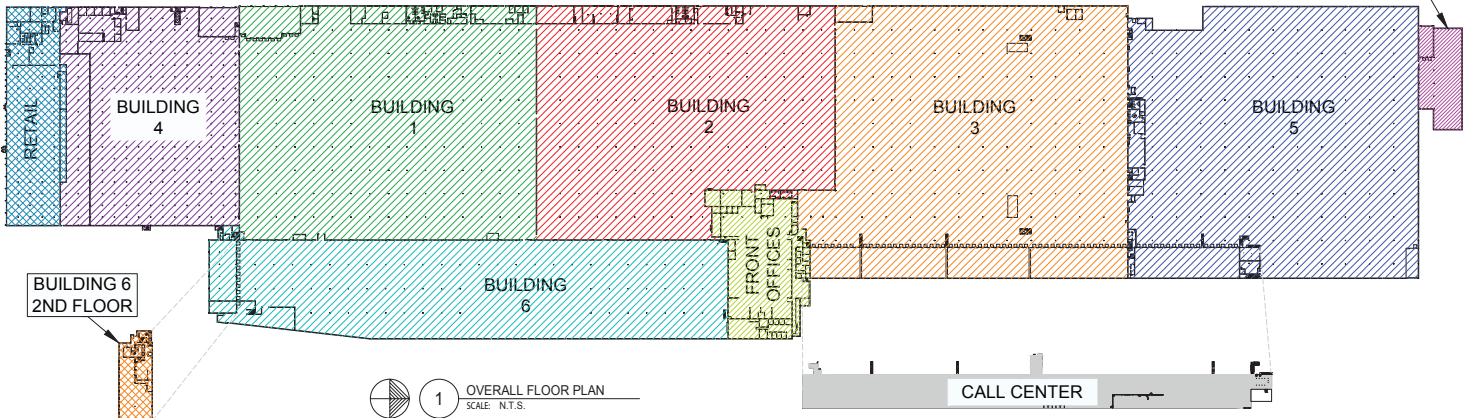


BUILDING 4 MEZZANINE



BUILDING 3 LOWER WAREHOUSE

SQUARE FOOTAGE BREAKDOWN			
HATCH	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
	BUILDING 1	18'-6"	274,480 SQFT
	BUILDING 2	18'-6"	252,223 SQFT
	BUILDING 3	14'-2" - 19'-9"	325,798 SQFT
	BUILDING 3 - LOWER WAREHOUSE	13'-6"	111,505 SQFT
	RETAIL	16'-3"	49,365 SQFT
	BUILDING 4	18'-2"	152,067 SQFT
	BUILDING 5	24'-0"	306,392 SQFT
	BUILDING 5A	22'-7" - 26'-9"	16,576 SQFT
	BUILDING 6	21'-10"	198,083 SQFT
	CALL CENTER	N/A	61,781 SQFT
	2ND FLOOR WAREHOUSE	12'-0" - 16'-0"	204,560 SQFT
	BUILDING 4 - MEZZANINE	8'-9"	11,638 SQFT
	BUILDING 6 - 2ND FLOOR	10'-3"	11,180 SQFT
	FRONT OFFICE	N/A	47,398 SQFT
N/A	<b>TOTAL</b>	N/A	<b>2,023,047 SQFT</b>



1 OVERALL FLOOR PLAN  
 SCALE: N.T.S.

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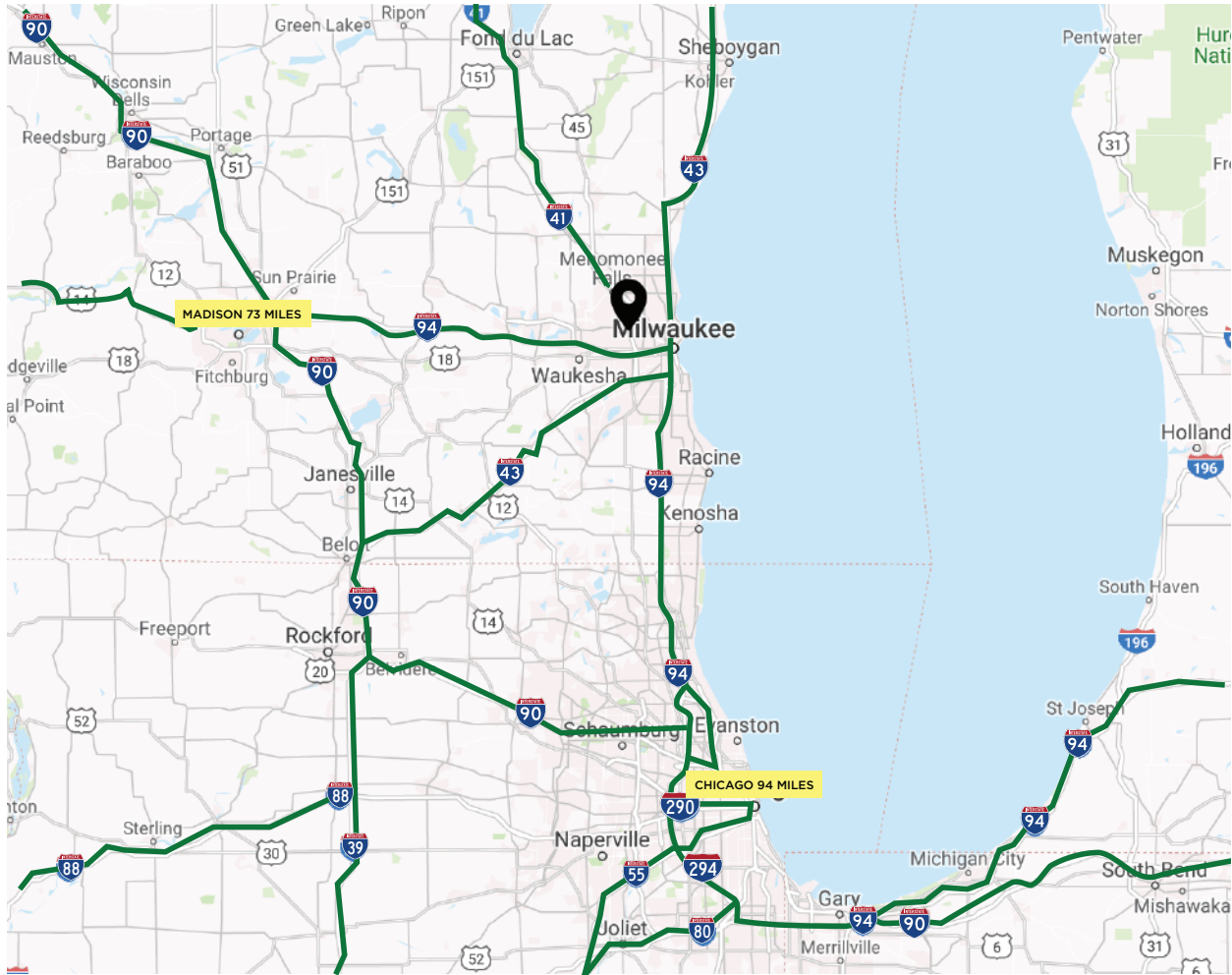
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## LOCATION MAP



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