

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



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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 2018:	\$0.53



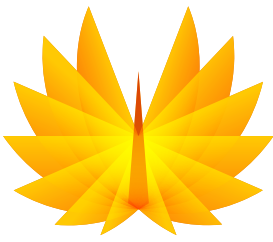
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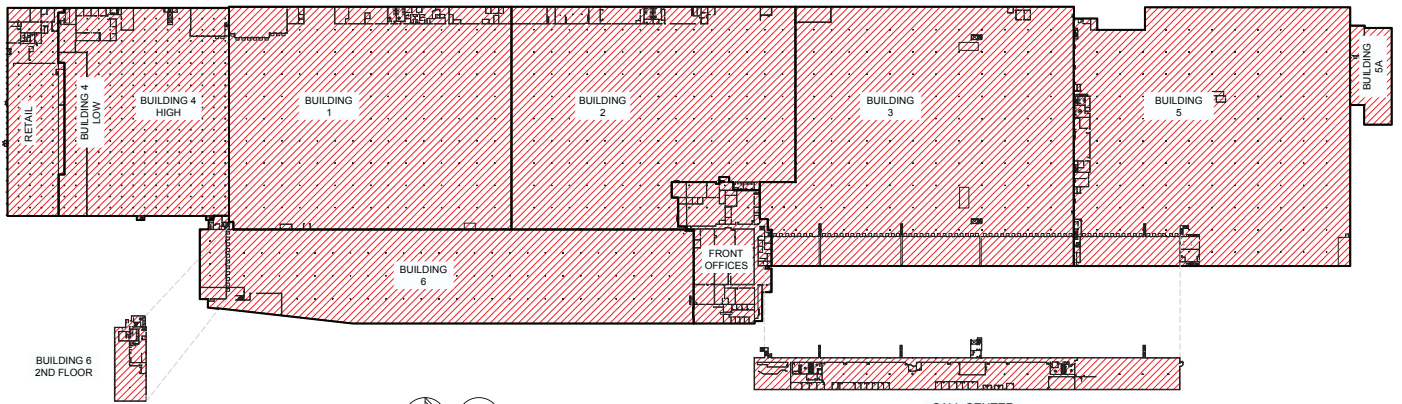
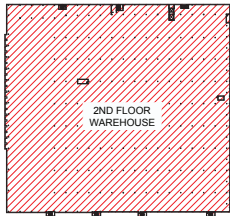
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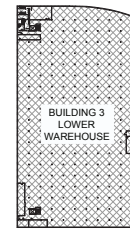
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SITE PLAN



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



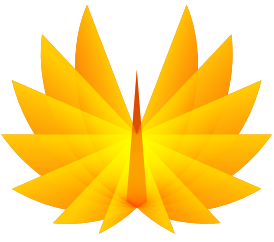
1 OVERALL FLOOR PLAN
 SCALE: 1"=100'

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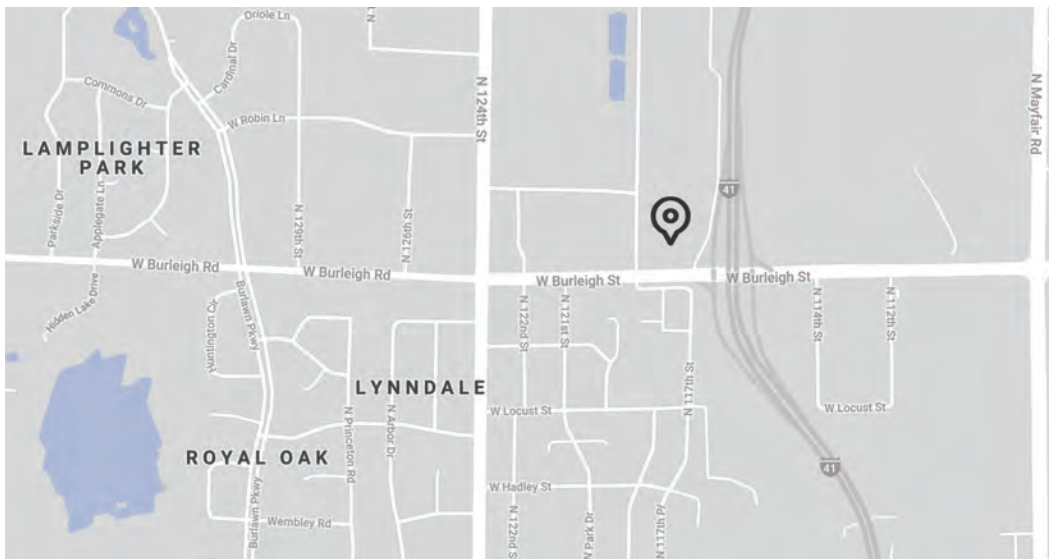
ADDITIONAL INFORMATION

Transportation: I-41/45: 1/2 mile
Port of Milwaukee: 13 miles
General Mitchell International Airport: 17.5 miles

Location: Chicago: 90 miles
Indianapolis: 280 miles
Minneapolis: 330 miles

Major Employers: Briggs & Stratton
Harley-Davidson
ABB

LOCATION MAP



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