

FOR LEASE

CLASS A INDUSTRIAL DEVELOPMENT

Logistics / Manufacturing / Office

9141 S 13th St, Oak Creek, WI 53154-4301



Property Overview

Located in Oak Creek, Wisconsin, 9141 S 13th Street is an 18.69-acre build-to-suit opportunity offering industrial users up to 340,400-square feet of space designed to meet business needs.

Available first quarter of 2022, this state-of-the-art warehouse is being developed with optimal logistics in mind. The front-loading building will feature pre-cast panel construction with a 32' ceiling clear height, 54' x 50' bays, a 60' speed bay, 40 loading docks with levelers and dock seals, and office space built to tenant needs. 9141 S 13th Street will also include heavy power with 3,000 amps of 480-volt 3-Phase service, LED lighting throughout, ESFR sprinklers, and 50 trailer parking stalls.

A unique advantage of this property is its location adjacent to Interstate 94, which is southeast Wisconsin's artery from Chicago to Minneapolis, a half-mile to the Highway 100 and I-94 interchange, and six miles to Milwaukee's International Airport.

This strategic position offers reduced trip times for products throughout Milwaukee and the entire Midwest. Additional amenities, including hotels, restaurants, and multiple truck fueling options, increase convenience and efficiency. Just a mile from Amazon and ALDI Distribution Centers, 9141 S 13th Street is located in Oak Creek, a growing hub for manufacturing and distribution with 58.7% of all jobs in the Manufacturing, Transportation and Warehousing, and Wholesale/Retail Trade industry sectors.

340K+

SF of Available Space

100K

SF Minimum Divisibility

32FT

Clear-Height Ceiling

54x50

Bay Size (FT)

John Schlueter
Broker, Owner

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Leasing Info

Lease Rate	\$6.65 NNN (entire space user)
Additional Rent	\$1.10 PSF (estimate)
Available	Immediately

Specifications

Building Size	341,000 SF
Divisibility	100,000 – 341,000 SF
Office Space	To Suit
Location	½ Mile to I-94 Interchange
Zoning	M-1 Manufacturing
Clear Height	32 FT
Column Width	54 FT
Column Depth	50 FT
Floor Thickness	10 IN
Sprinklers	ESFR
Construction	Pre-Cast Panel
Signage	On-Building and Free-Standing
Heavy Power	3000 Amps / 480 Volts Phase 3, Wire 4
Drive Ins	4 (12FT Wide, 16FT Height)
Parking	Surface, 200+ Spaces
Docks	40
Off-Building Docks	60
Lighting	LED
MKE Public Transit Stop: Route 81	3.5 Minute Walk Approximately 1,000 Feet

Utilities

Natural Gas
38.3 Million BTU
10.3 PSI

Water Service – 10 IN

Sewer

Fiber Optic

Heating

Information shown is deemed reliable and is believed to be accurate, but no warranty or representation is made to the accuracy thereof and is subject to correction. Prices and terms are subject to change without notice.

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AMENITIES & LOGISTICS

Destination	Distance	Drive Time
I-94 Freeway	< 0.1 MI	1 MIN
MKE Public Transit: Route 81	1000 FT	3.5 MIN WALK
I-94 Interchange	0.4 MI	1 MIN
Amazon Fulfillment Center	1.4 MI	4 MIN
FedEx Freight	2.7 MI	7 MIN
Downtown Milwaukee	13.7 MI	17 MIN
State Line	27.4 MI	27 MIN
Chicago	75.0 MI	1 HR 30 MIN

