



For Sale: Industrial Property

5500 N. Lovers Lane Rd.

Milwaukee, WI 53225

Property Information & Building Features

Asking Price: \$6,300,000 (\$53.84 per RSF)

Fire Suppression: Wet system in place in both Main Building & Maintenance Building.

Market: Milwaukee NW – Industrial R&D.

Roofing: Ballasted rubber membrane over metal decking.

Zoning: IL1.

Construction: Masonry tilt-up & masonry block.

Building Size: 117,014 RSF consisting of:

- Main Building 97,880 RSF.
- Maintenance Building is 19,134RSF.

Docks & Drive-In Doors:

- Main Building: 12 drive-in & 6 dock high doors.
- Maintenance Building: 6 drive-in doors.

Lot Size: 9.74 acres.

Power: Two 400AMP, 240V, 3-Phase + services.

Building Class: Class C/B

Clear Height:

- Main Building (18' – 23').
- Maintenance Building: (15'4" – 17').

Roads/Major Intersections NEC of US I-41 & W. Silver Spring Road.

Parking Spaces ~40 surface stalls & ~155 surface stalls. Approximately 5 acres of parking & trailer storage.

Previous/Current Use: Pepsi sales & dist..

Trailer Spaces ~55 spaces & ~20 spaces.

Additional Property Details

- Warehouse & Distribution facility with zoning to accommodate many uses.
- The property has 215,000 SF of concrete paving for distribution and trailer storage
- Situated between I-41 and I-43, the Milwaukee NW Submarket offers tenants convenient access to the greater metropolitan area.

For More Information



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Exterior Photos



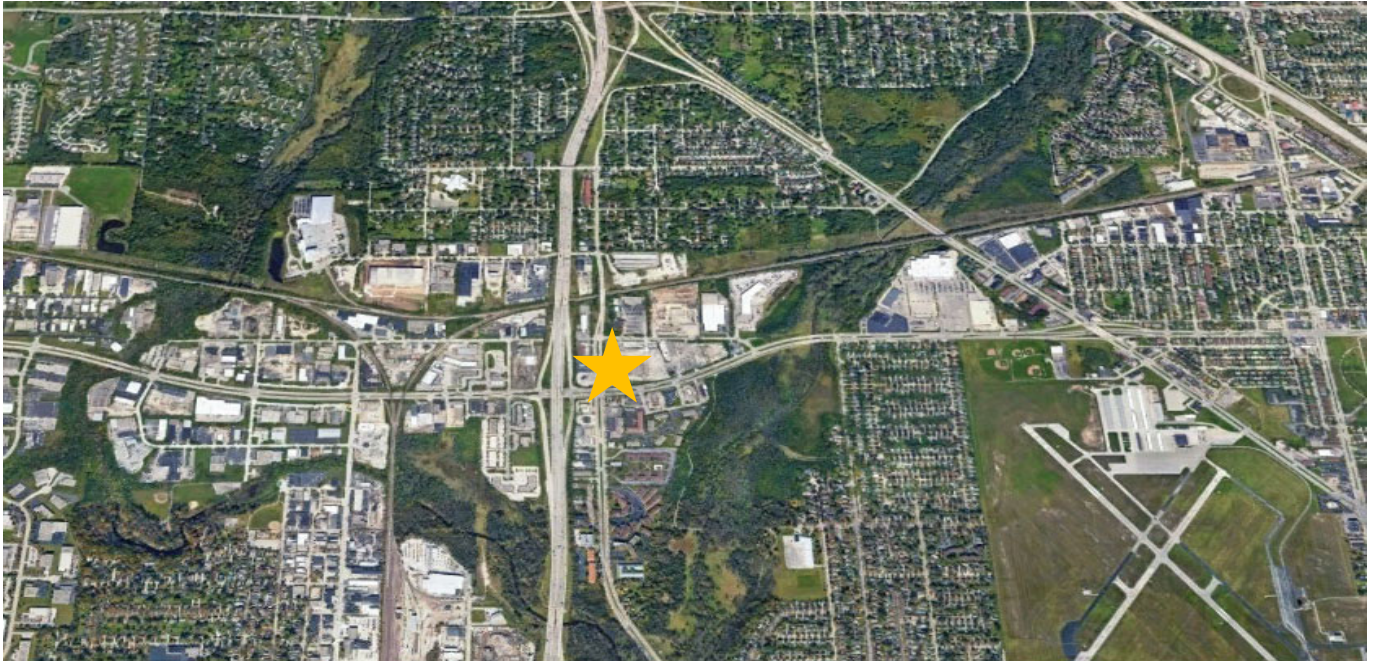
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Aerial View



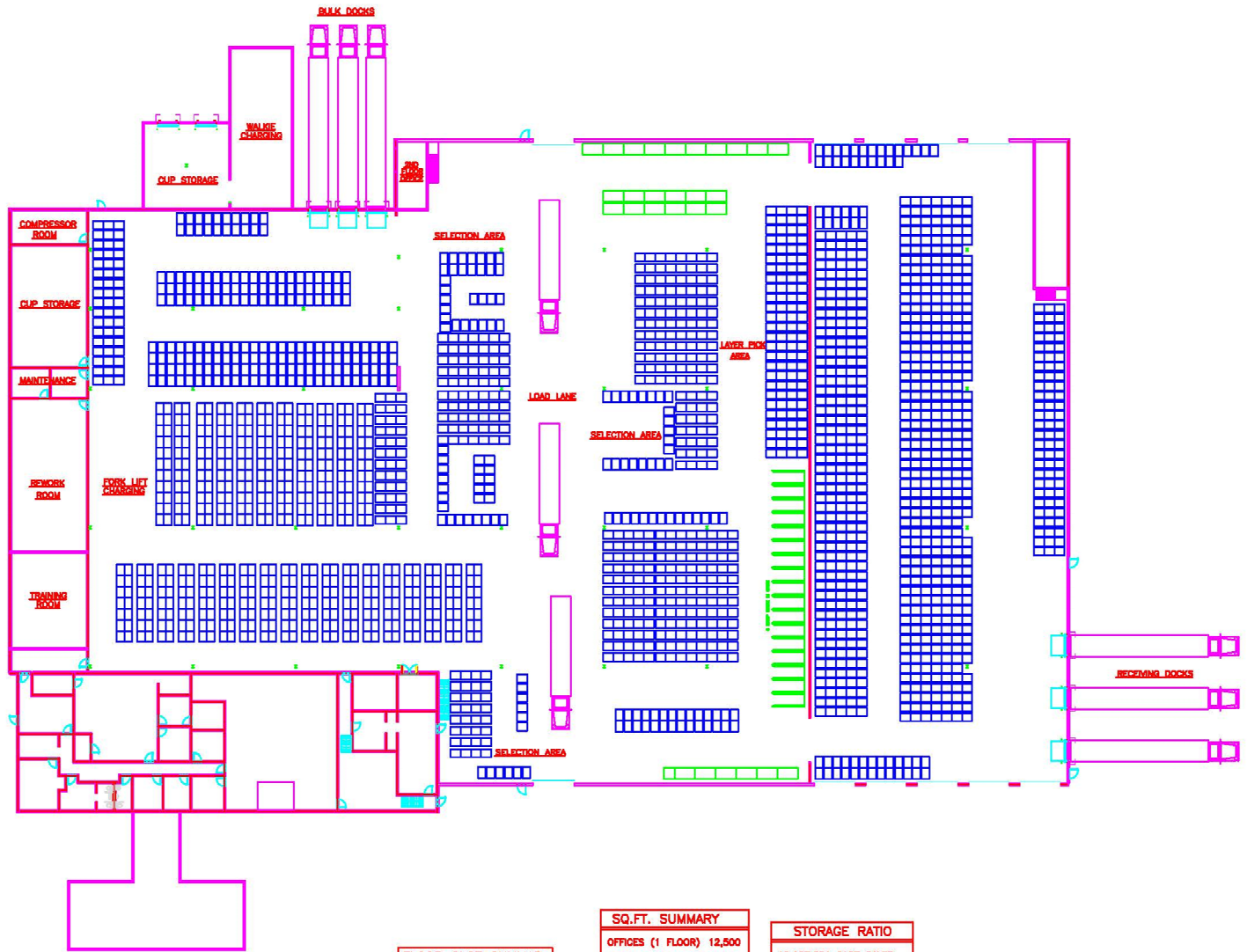
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Floor Plan



FLOOR SLOT SUMMARY	
SELECTION AREA	350
RESERVE STORAGE	1,828
TOTAL FLOOR SLOTS	2,228

SQ.FT. SUMMARY	
OFFICES (1 FLOOR)	12,500
LOAD LANE/PARKING	13,400
MISCELLANEOUS	9,100
WAREHOUSE	63,300
TOTAL SQ.FT.	98,300

STORAGE RATIO	
10,187,281 CASE SALES	
DIVIDED BY	
63,300 SQ.FT WAREHOUSE	
180.6 CASES PER SQ.FT.	

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Site Plan

