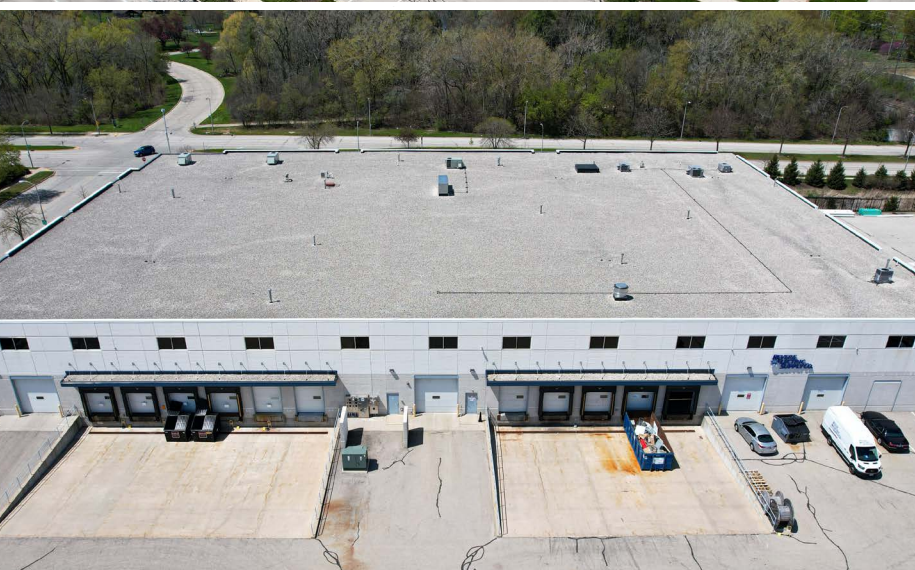


# INDUSTRIAL SPACE FOR LEASE

11540 W. Rogers Street | West Allis, WI







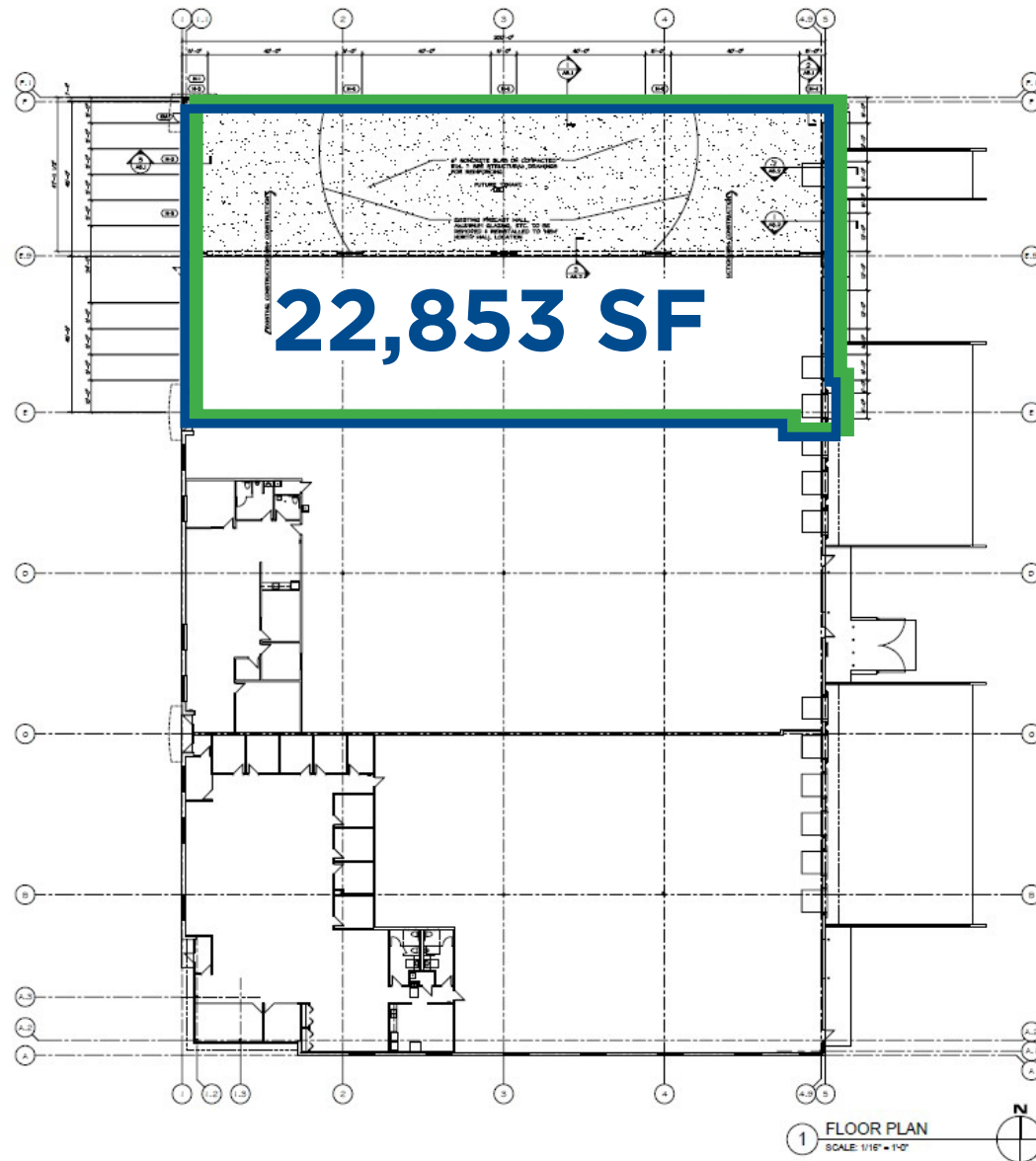
11540 W. ROGERS STREET

## AVAILABILITY

<b>Address</b>	11540 W. Rogers Street
<b>City, State</b>	West Allis, WI
<b>Year Built / Renovated</b>	2015
<b>Property SF</b>	60,000
<b>Office SF</b>	4,717 SF First Floor / 2,853 SF Second Floor / 975 SF Mezzanine
<b>Availability</b>	22,853 SF
<b>Construction</b>	Pre-Cast Concrete Walls & Ballasted EPDM Membrane
<b>HVAC</b>	Whse: Heat, Office: Heat/AC
<b>Clear Height</b>	24'
<b>Loading Docks</b>	2 Docks
<b>At-Grade Doors</b>	2 Doors
<b>Power - Primary HV</b>	600 AMPS
<b>Power - Voltage</b>	480y/277 volt service
<b>Column Spacing</b>	50' x 50'
<b>Land Area</b>	3.26 Acres
<b>Parking Ratio</b>	1.20 / 1,000 SF (70 Spaces)
<b>Zoning</b>	M-1 (Light Industrial)
<b>Estimated Expenses</b>	4.31 PSF
<b>Sprinkler</b>	ESFR
<b>Floor</b>	6" Reinforced
<b>Lease Rate</b>	TBD



# SITE PLAN



[illegible]

Architectural floor plan of the second floor. The plan shows a large open area on the right labeled "MEZZANINE" and a more detailed office space on the left. The office space includes several desks, a reception area, a staircase, and restrooms. Dimensions are provided for various areas and rooms. A north arrow is located in the bottom right corner.

2 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"  
OFFICE SPACE 2,053 SF  
MEZZANINE 1,076 SF



# NEARBY TENANTS

**GRAINGER**

**FASTENAL**

**Milwaukee**

**FERGUSON**

**ABC**  
Supply Co. Inc.

**HEIN ELECTRIC**  
SUPPLY COMPANY

**ROMAN ELECTRIC CO.**

**Froedtert**

**versiti**  
MILWAUKEE REGIONAL  
MEDICAL CENTER

**MEDICAL COLLEGE OF WISCONSIN**

**Children's Wisconsin**

**Curative Care**  
Dedicated to Helping People Thrive

**3 MIN TO I-41**  
**5 MIN TO I-94**

**Drexel**  
BUILDING SUPPLY



**18**

**94**

**100**

**59**

**94**

**94**

**41**

**43**

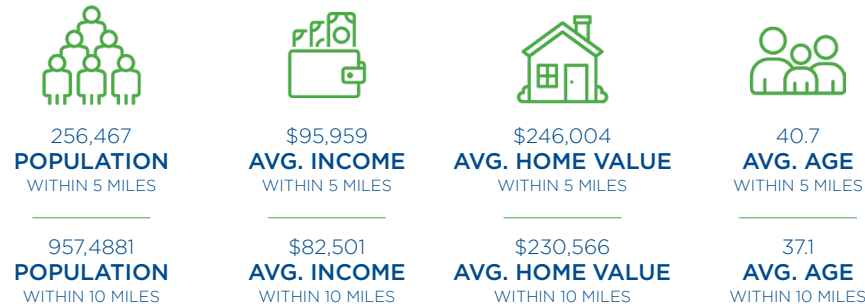
**41**

**43**



# REGIONAL EMPLOYMENT INFORMATION

With nearly 400,000 households within a 10-mile radius and a population base exceeding 950,000 within a 30-minute drive, 11540 W. Rogers Street in West Allis offers unmatched reach for both industrial operations and customer-facing distribution. This dense concentration of households creates an ideal environment for medical distribution networks, building supply distribution, and product showrooms, where accessibility and proximity to end users are critical. Coupled with a deep labor pool—including experienced trade workers, logistics professionals, and skilled technicians—the site provides the perfect combination of workforce and market access, making it a premier location for light industrial, warehouse, and distribution operations.



## Medical Distribution

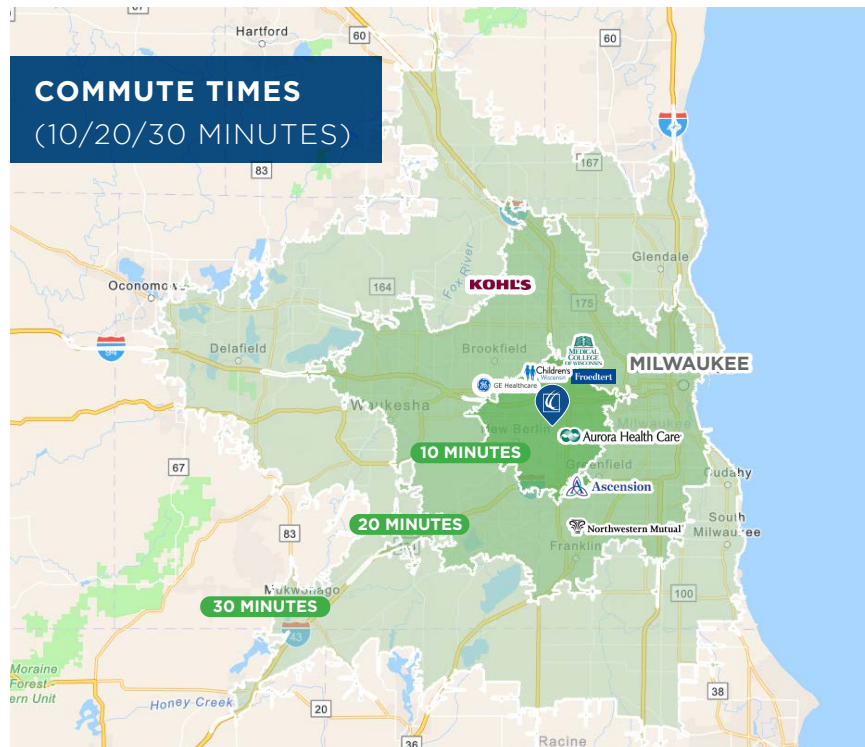
Nearly 400,000 households within 10 miles create instant access to patients, clinics, and care providers. Fast connectivity and a skilled logistics workforce make this site a prime hub for pharmaceuticals, devices, and healthcare supplies.

## Building Supply Distribution

The dense residential base fuels constant demand for remodeling and construction materials. With direct access to contractors, tradespeople, and homeowners, this location offers unmatched efficiency for building supply distribution.

## Showrooms

Proximity to hundreds of thousands of households gives businesses a powerful platform for product demonstrations and customer engagement. Whether serving professionals or consumers, this site ensures high visibility and easy access for showroom success.



## TOP METRO MILWAUKEE AREA EMPLOYERS

<b>Advocate Aurora Health</b>	39,000
<b>Ascension Wisconsin</b>	10,450
<b>Northwestern Mutual</b>	8,000
<b>Medical College of Wisconsin</b>	6,730
<b>Froedtert Health</b>	6,230
<b>GE Healthcare</b>	6,000
<b>Children's Wisconsin</b>	5,310
<b>Kohl's Corporation</b>	5,000





11528 W. ROGERS STREET

## ABOUT WANGARD

Wangard Partners is a Wisconsin-based real estate investor and developer with over 30 years of experience across industrial, flex-tech, and commercial asset classes. With \$2.5 billion delivered and 6.1M square feet of assets under management, Wangard is a strategic partner that drives long term value for tenants, investors, and communities.

Industrial is our core: we pursue strategic infill, brownfield, and redevelopment sites along key logistics corridors to deliver high-performing space for logistics, distribution, and manufacturing tenants.

Powered by an integrated platform and public-private financing expertise, our award-winning projects reflect deep, on-the-ground knowledge of Midwest markets across Wisconsin and neighboring states.





To learn more about this opportunity, please contact

**Stephanie Rechner**

**(414) 935-4013**

**srechner@wangard.com**

## DISCLAIMER

### DISCLOSURE TO CUSTOMERS

You are a customer of Wangard Business Development LLC, a brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.