



Property Overview

Located in Oak Creek, Wisconsin, 10000 S Ridgeview Dr is a 26-acre build-to-suit opportunity offering industrial users up to 430,000 square feet of space designed to meet business needs.

This state-of-the-art warehouse is being developed with optimal logistics in mind. The front-loading building will feature precast panel construction with a 32' ceiling clear height, 54' x 50' bays, a 70' speed bay, 40 loading docks with levelers and dock seals, and office space built to tenant needs. 10000 S Ridgeview Dr will also include heavy power with 4000 amps of 480/277 V 3-Phase service, LED lighting throughout, ESFR sprinklers, and 32 trailer parking stalls.

- Strategic Location: Less than 1 mile to the I-94 and HWY 100 interchange
- Visibility: Exposure to over 100K vehicles per day via I-94 north/south bound
- Modern Warehouse Amenities: 32' ceiling clear height, 40 loading docks, 32 trailer parking spaces, a 70' speed bay, and LED lighting throughout

A unique advantage of this property is its location adjacent to Interstate 94, which is southeast Wisconsin's artery from Chicago to Minneapolis. Additionally, the property is under a mile to the I-94 and Highway 100 interchange and eight 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 couple of miles from Amazon and ALDI Distribution Centers, 10000 S Ridgeview Dr is located in Oak Creek, a growing hub for manufacturing and distribution with 58.7% of all jobs in the Manufacturing, Transportation, Warehousing, and Wholesale/Retail Trade industry sectors.

430K

SF of Total Space

100K

SF Minimum Divisibility

32FT

Clear-Height Ceiling

54x50

Column Spacing (FT)

40

Loading Docks
Expandable to 57



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FOR LEASE

CLASS A INDUSTRIAL DEVELOPMENT

Logistics / Manufacturing / Office

10000 S Ridgeview Dr, Oak Creek, WI 53154



Leasing Info

Lease Rate	Negotiable
Estimated NNN Exp	\$1.36 PSF (estimate)
Available	December 2024

Specifications

Building Size	430,000 SF
Divisibility	100,000 – 300,000 SF
Office Space	To Suit
Location	0.9 Miles to I-94 & HWY 100 Interchange
Zoning	M-1 Manufacturing
Clear Height	32 FT
Column Spacing	54 FT x 50 FT
Speed Bays	70 FT
Floor Thickness	10 IN
Sprinklers	ESFR
Construction	Pre-Cast Panel
Signage	On-Building and Free-Standing
Heavy Power	4000 Amps of 480/277
Drive Ins	4 (12 FT Wide, 16 FT Height)
Parking	Surface, 200+ Spaces
Docks	40, Expandable to 57
Trailer Parking	32
Lighting	LED
MKE Public Transit Stop: Route 81	Less than 1 Mile

Utilities

Natural Gas - 38.3 Million BTU 10.3 PSI
Water Service - 10 IN
Sewer
Fiber Optic
Electric - 4000 Amps of 480/277 Voltage

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 Interchange	0.9 MI	1 MIN
MKE Public Transit: Route 81	Less than 1 MI	4 MIN
Amazon Fulfillment Center	1.5 MI	6 MIN
FedEx Freight	3.2 MI	8 MIN
Downtown Milwaukee	14.3 MI	18 MIN
State Line	27.8 MI	29 MIN
Chicago	79.8 MI	1 HR 21 MIN

Transportation	
MKE INTL Airport	8.2 MI 17 MIN
O'Hare INTL Airport	67.1 MI 1 HR
MKE Freight Port	13.4 MI 20 MIN
Railroad	22.8 MI 26 MIN

