



**FOR LEASE OR SALE**  
**5055 N LYDELL AVE**

**258,974 SF**  
**GLENDAL, WI**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*





## PROPERTY HIGHLIGHTS



**OFFICE CAN BE CONVERTED  
TO WAREHOUSE SPACE**



**IDEAL LAST-MILE  
FACILITY LOCATION**



**LOCATED IN THE HIGHLY  
DESIRABLE NORTHSHORE AREA**



**LOFT-LIKE OFFICE SPACE  
WITH HIGH CEILINGS**



**FEATURES COMMERCIAL-  
GRADE KITCHEN, DATA ROOM,  
AND BACK-UP GENERATOR**



**ELECTRONIC PASSCARD  
ACCESS, MOTION  
DETECTORS, AND CAMERAS**



**ADJACENT TO  
OAK LEAF TRAIL**



**EASY ACCESS TO I-43  
AND EAST/WEST  
ARTERIALS**





# PROPERTY DETAILS

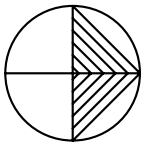
5055 NORTH LYDELL AVE | GLENDALE, WI

AVAILABLE SPACE	258,974 SF
MINIMUM DIVISIBLE	4,909 SF
WAREHOUSE SPACE	58,980 SF
OFFICE SPACE	196,519 SF
FLOORS	2
ELEVATORS	1 Passenger
DOCK DOORS	1
DRIVE-IN DOORS	3
CLEAR HEIGHT	8' in 2-Story East Building   15' - 22' in Single-Story First Floor Offices   24' in North Warehouse Area
ROOF	TPO/Pitched Metal Panel
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1956   Renovated in 2002
FIRE SUPPRESSION	100% Wet, Except Data Center with Dedicated Fire Suppression
LIGHTING	LED
POWER	3-Phase 480V/1600 Amp Service
PARKING	874 Surface Spaces
LAND AREA	15.56 Acres
ZONING	B-1: Local Business District, Sub Area A
PARCEL ID	203-899-5004
OPEX ESTIMATE	\$0.93/SF

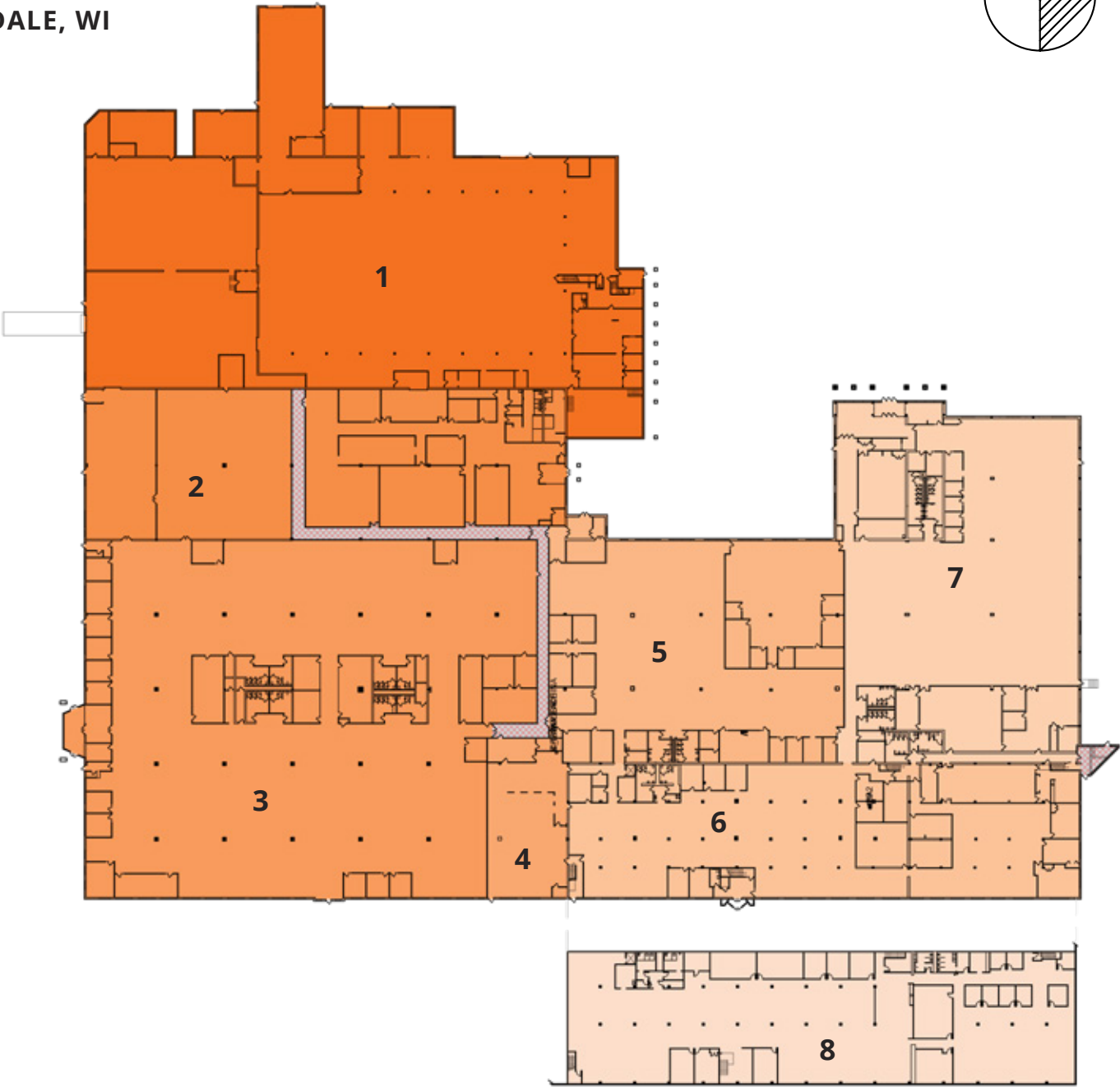


# FLOOR PLAN

5055 NORTH LYDELL AVE | GLENDALE, WI



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	58,980 SF
2	AVAILABLE	25,646 SF
3	AVAILABLE	59,012 SF
4	AVAILABLE	4,909 SF
5	AVAILABLE	25,475 SF
6	AVAILABLE	26,506 SF
7	AVAILABLE	32,536 SF
8	AVAILABLE	25,910 SF
TOTAL		258,974 SF



# LOCATION MAP

5055 NORTH LYDELL AVE | GLENDALE, WI

PORT OF MILWAUKEE	9 MILES
MITCHELL INT'L AIRPORT	15 MILES
CHICAGO	90 MILES
INDIANAPOLIS	280 MILES
MINNEAPOLIS	330 MILES

