



W146N5741 Enterprise Ave, Menomonee Falls, WI 53051

**\$10.20/SF/YR**

**\$0.85/SF/MO**

### Enterprise Drive - Industrial & Flex Space

Industrial | Single tenant | 10,550 SqFt


 Ryan Bratt  
 262.894.5466

Listing Added: 02/21/2026  
Listing Updated: 02/24/2026

 Company logo

#### Building Details

Property Type	Industrial	Subtype	Flex, Manufacturing, Warehouse, Distribution, R&D
Tenancy	Single		



**Building Description**

**Industrial Flex Space For Lease**

10,550 total SF - 5,500 SF Warehouse/manufacturing space & 5,000 SF Office

Heavy Power - 3 phase 400 AMP service (TBV by tenant) - previous tenant was in the metal fabrication industry

Two drive in doors: 10'W x 10'H & 12'W x 13'H

Floor Drain

3 total bathrooms

10+ exterior parking spots

15'+ clear height in warehouse

**Lease Structure:**

- Modified gross at a rate of \$9,000/month
- 3 year minimum lease agreement
- Tenant Responsibilities: utilities, minor maintenance & HVAC maintenance
- Landlord Responsibilities: roof, structure, exterior maintenance, property taxes, property insurance, HVAC updates, snow removal and landscape maintenance

**Recent Updates:**

- Warehouse heaters
- LED lighting throughout
- Office remodel
- Overhead door openers
- Main electrical panel
- Paint throughout

**Building Location (1 Location)**



Details

Listing Type	Direct	RSF	10,550 SF
USF	10,550 SF	Office Available	5,000 SF
Parking	10 spots	Rate (Per SF)	\$10.2 / SF / YR
Lease Type	Modified Gross	Lease term	2-4 years
Total CAM (Per SF/YR)	\$0	Total Monthly Rent	\$9,000
Days on Market	9 days		

Property Photos (13 photos)

