

# FOR LEASE

## CLASS A INDUSTRIAL DEVELOPMENT

Warehouse / Manufacturing / Office  
6900 S 10th St, Oak Creek, WI 53154



## Property Overview

6900 S 10th Street in Oak Creek, WI is an industrial property with 5,400 SF of office or warehouse space available for immediate occupancy. The property totals 55,789 SF of space, offering a wide range of features for businesses in need of warehousing or manufacturing with ample room for both storage and operations.

- Strategic Location: Less than 1 mile to the I-94 north/south bound and less than 3 miles to MKE Airport, and 9 miles to MKE Freight Port
- Warehouse Amenities: 35' ceiling-height; 25' under hook, 2 shared interior loading docks, and (1) 10-ton crane

The facility includes two (2) shared interior docks and one (1) 14'x16' shared drive-in, allowing for easy loading and unloading of goods. The clear height of the property is 35', providing plenty of space for storage and equipment.

This unit is equipped with one (1) 10-ton crane with 25' under hook. Heavy power is available with 2,400 amps of 240/480-volt 3-phase.

# 15,000

SF of Warehouse Space

# 5,400

SF of Warehouse/Office Space

# 35'

Clear-Height Ceiling

# 2

Shared Interior  
Loading Docks



**John Schlueter**  
Broker, Owner

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(414) 769-7000

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### Leasing Info

Lease Rate	\$8.00 PSF NNN
Estimated NNN Exp	\$1.36 PSF (estimate)
Available	Immediately

### Specifications

Building Size	55,789 SF
Office Space	5,420 SF, with 5 Private Offices
Location	3.7 Miles to I-94 & HWY 100 Interchange
Zoning	M-1 Manufacturing
Clear Height	35 FT
Floor Thickness	10 IN
Rail Siding	Potential Siding, Canadian Pacific
Signage	Potential Monument Sign
Heavy Power	2,400 Amps of 240/480 Voltage, 3-Phase
Parking	Surface, 15+ Spaces
Docks	2 Shared Interior Docks, with Levelers
Crane	(1) 10-Ton / 80 FT Beams / 25' Under Hook, 100% of Shop with Crane Coverage
Lighting	Fluorescent, High-efficiency

### Utilities

Natural Gas -  
38.3 Million BTU  
10.3 PSI

Water Service - 10 IN

Sewer

Electric -  
2,400 Amps of 240/480  
Voltage 3-Phase

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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**LOGISTICS**

- Old Dominion
- DHL Logistics
- UPS Distribution
- FedEx Ground
- XPO Logistics
- DHL Logistics
- R+L Carriers
- Mayfield Transfer
- YRC Freight
- Holland Freight
- Tax Airfreight
- AI Shipping

## Amenities & Logistics

Destination	Distance	Drive Time
I-94 Interchange	2.9 MI	6 MIN
MKE Public Transit: Route 81	Less than 1 MI	4 MIN
Amazon Fulfillment Center	4.2 MI	9 MIN
FedEx Freight	6.6 MI	14 MIN
Downtown Milwaukee	10.6 MI	15 MIN
State Line	36.9 MI	42 MIN
Chicago	83.0 MI	2 HR 1 MIN

Transportation	
MKE INTL Airport	2.9 MI 6 MIN
O'Hare INTL Airport	68.4 MI 1 HR 6 MIN
MKE Freight Port	9.0 MI 14 MIN
Railroad	7.3 MI 14 MIN