

FOR LEASE

CRANE SPACE

6900 S 10th St, Oak Creek, WI 53154



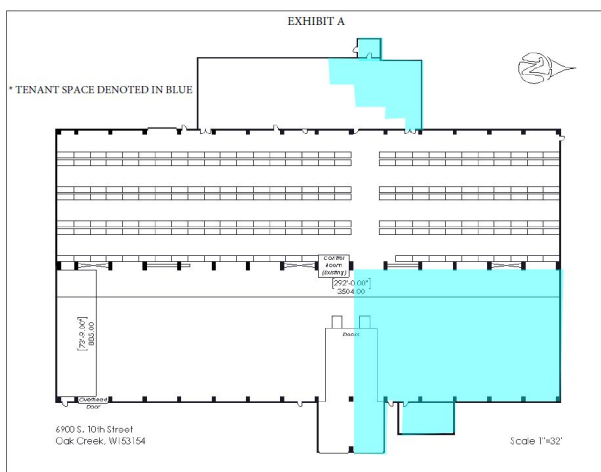
Property Overview

6900 S 10th Street in Oak Creek, WI is an industrial property with 9,408 SF of office or warehouse space available. This unique warehouse has 100% coverage by crane, offers a wide range of features for businesses in need of warehousing or manufacturing.

- **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
- **Crane Specifications:** (1) 10-ton crane, 80 ft. wide beam, 25' under hook, 2 shared interior loading docks.

The facility features (2) shared interior docks and (1) 14'x16' drive-in, allowing for easy loading and unloading of goods. The clear height of the property is 30', providing plenty of space for storage and equipment.

This unit is equipped with heavy power **2,400 amps of 480-volt 3-phase.**



9,408

SF of Warehouse Space

30'

Clear-Height Ceiling

1

Shared Interior Loading Docks

10

Ton Crane

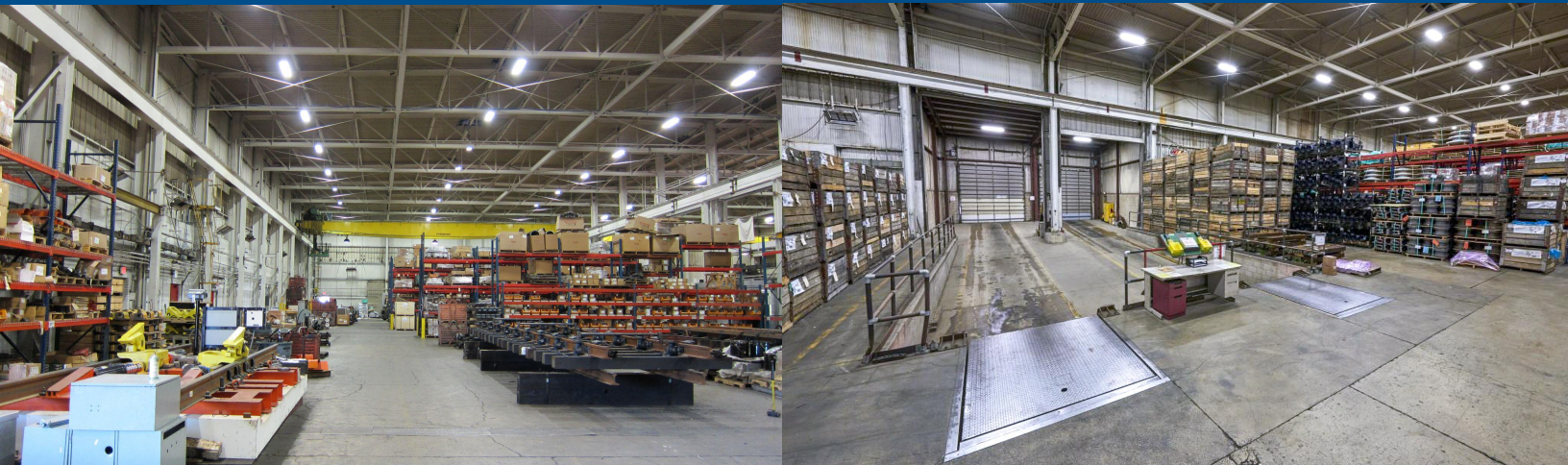


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CLASS C CRANE SPACE
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Leasing Info

Lease Rate	\$
Estimated NNN Exp	\$1.36 PSF (estimate)
Available	September 1, 2026

Specifications

Building Size	55,789 SF
Available Space	9,408 SF Available
Location	0.6 Miles to I-94
Zoning	M-1 Manufacturing
Clear Height	30 FT
Floor Thickness	10 IN
Rail Siding	Potential Siding, Canadian Pacific
Signage	Potential Monument Sign
Heavy Power	2,400 Amps of 480 Voltage, 3-Phase
Parking	Surface, 15+ Spaces
Docks	1 Shared Interior Docks, with Levelers
Crane	(1) 10-Ton / 80 FT Beams / 25' Under Hook, 100% of Shop with Crane Coverage
Lighting	LED
Storage	Exterior Storage Available

Utilities

Natural Gas: We Energies
Fiber Optic

Water Service:

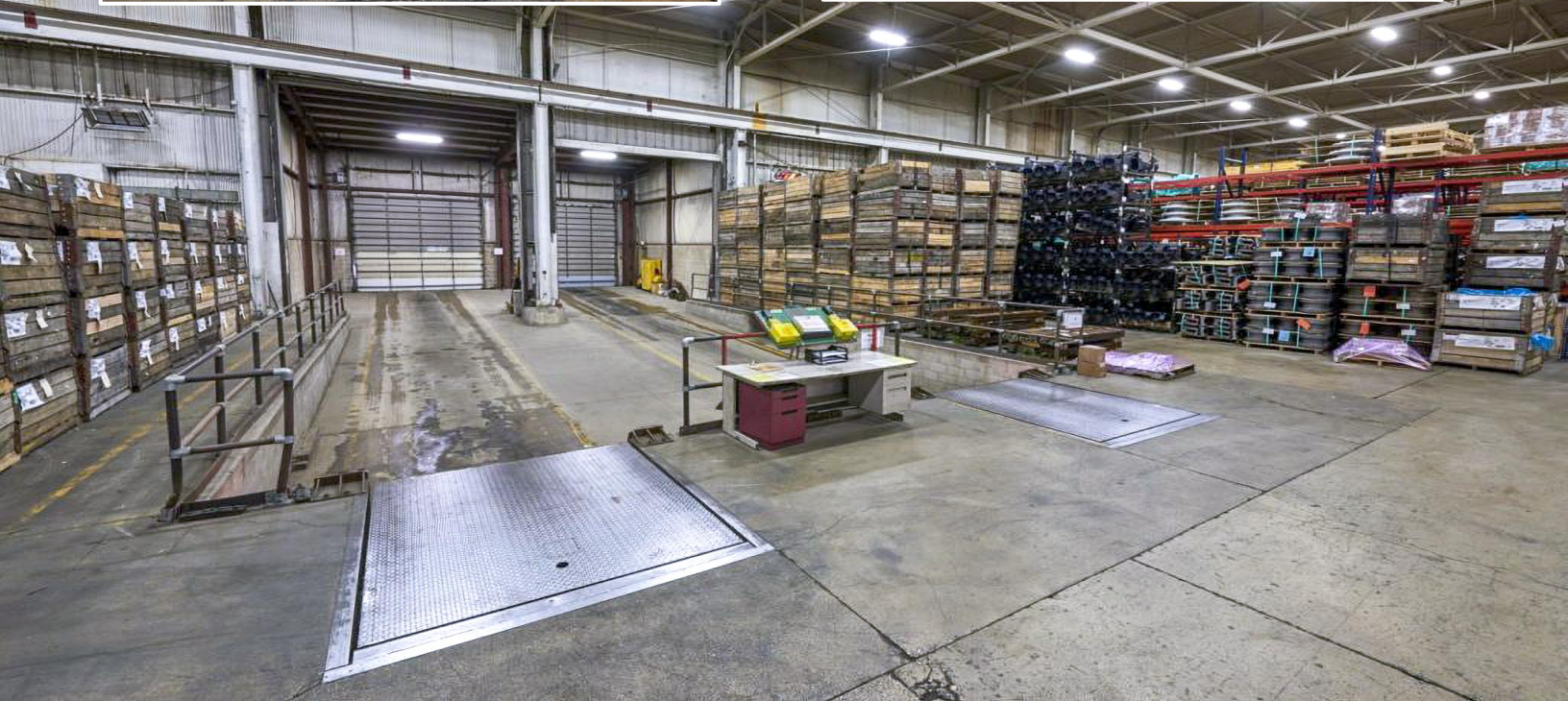
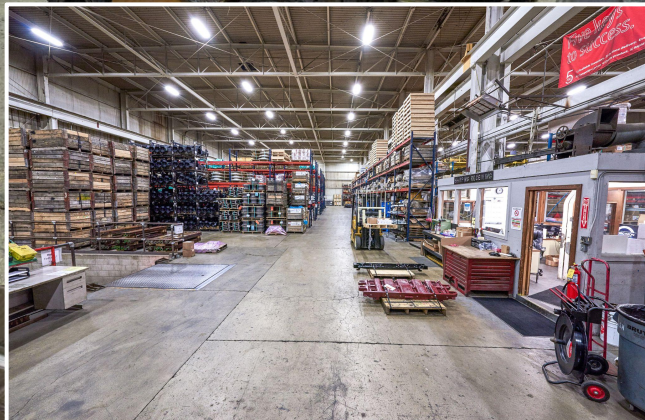
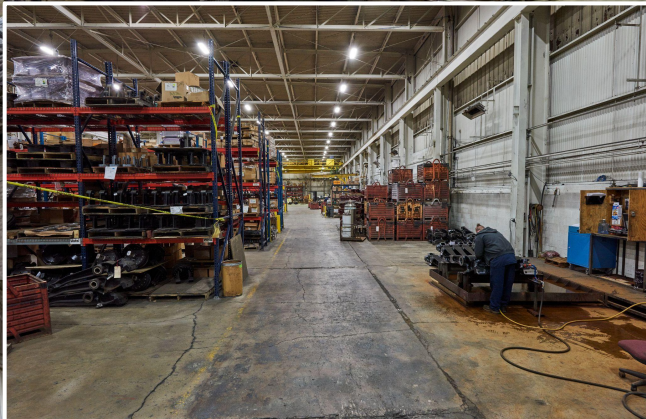
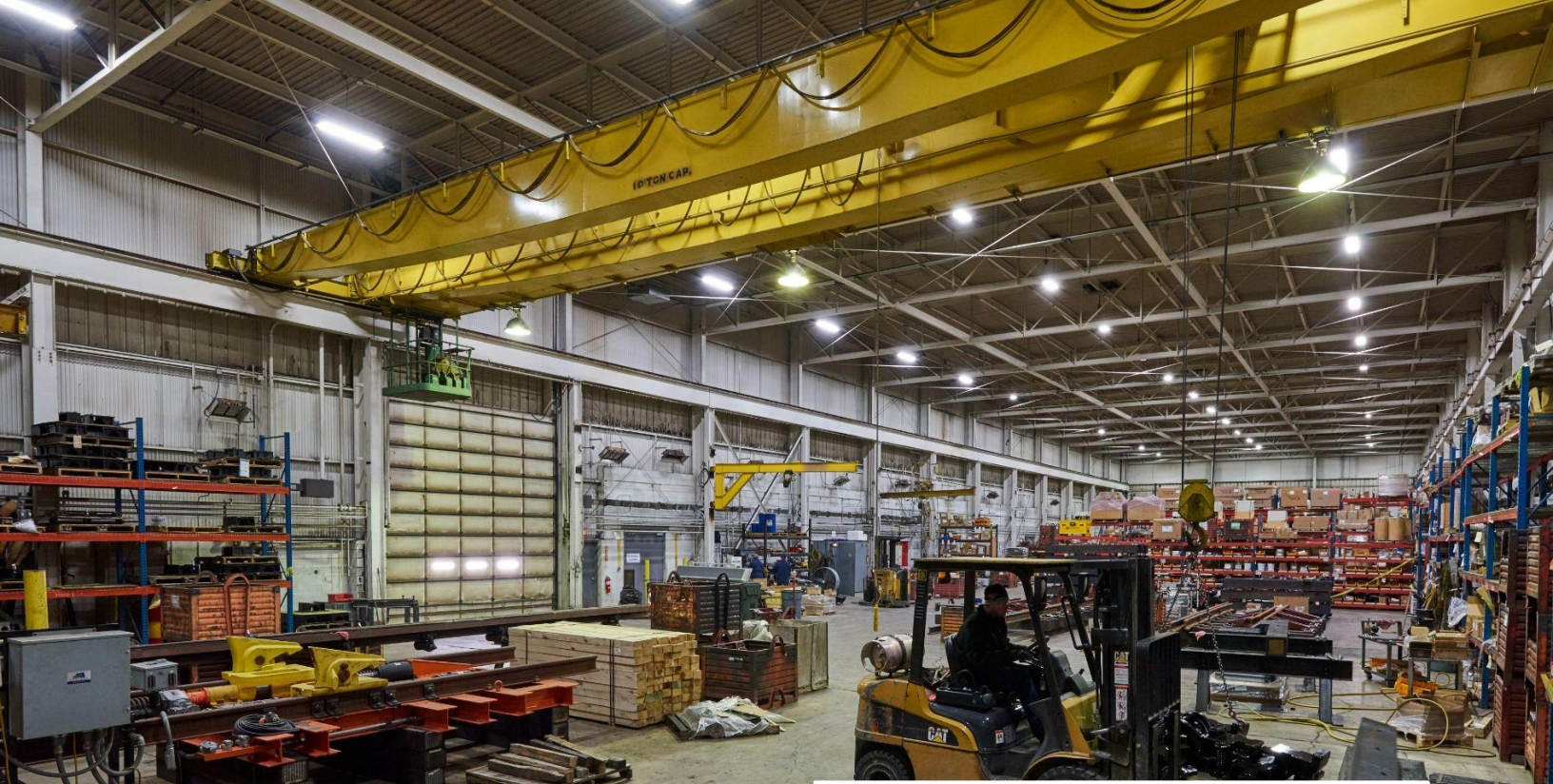
Sewer: Oak Creek

Electric:
2,400 Amps of 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	0.6 MI	3 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	10.7 MI	15 MIN
State Line	37 MI	37 MIN
Chicago	88.1 MI	2 HR

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