



**FOR SALE/LEASE** | **233,328 SF**  
**5055 N LYDELL AVE** | **GLENDALE, WI**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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# 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

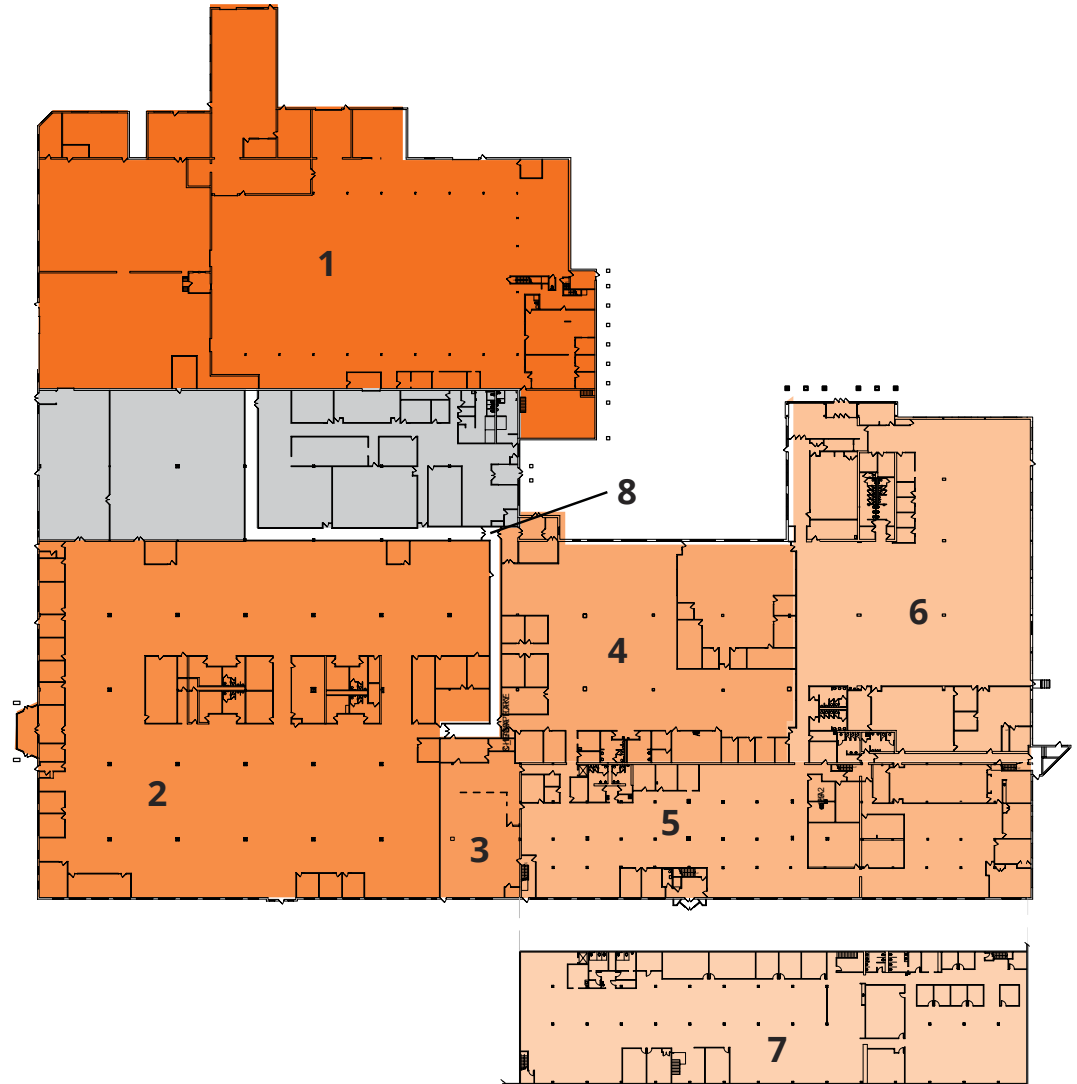
AVAILABLE SPACE	233,328 SF
MINIMUM DIVISIBLE	25,000 SF
WAREHOUSE SPACE	58,980 SF
OFFICE SPACE	170,873 SF
FLOORS	2
ELEVATORS	1 Passenger
DOCK DOORS	1
DRIVE-IN DOORS	3
CLEAR HEIGHT	8' in 2-Story East Building   15' - 22' in Single-Story First Floor Offices   24' in North Warehouse Area
ROOF	TPO/Pitched 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
<b>OPEX ESTIMATE</b>	<b>\$0.93/SF</b>



# FLOOR PLAN

5055 NORTH LYDELL AVE | GLENDALE, WI

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	58,980 SF
2	AVAILABLE	59,012 SF
3	AVAILABLE	4,909 SF
4	AVAILABLE	25,475 SF
5	AVAILABLE	26,506 SF
6	AVAILABLE	32,536 SF
7	AVAILABLE	25,910 SF
8	COMMON	3,475 SF
<b>TOTAL</b>		<b>233,328 SF</b>



[VIEW A MATTERPORT WALK-THROUGH](#)



# 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

