



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

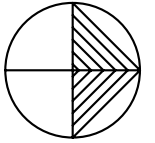
5055 NORTH LYDELL AVE | GLENDALE, WI

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

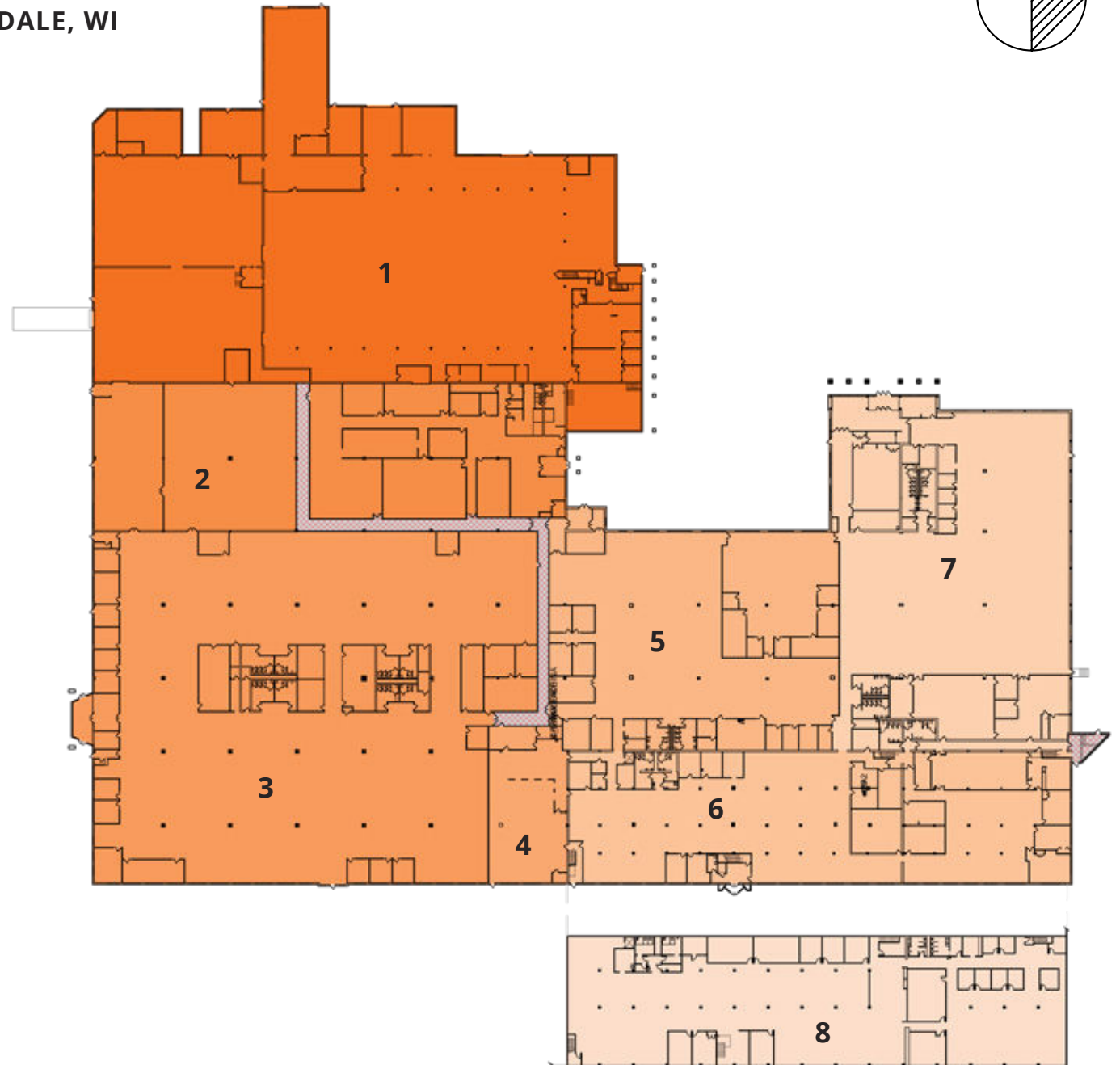


FLOOR PLAN

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

