



FORLEASE | **630,111 SF**
11800 W BURLEIGH ST | WAUWATOSA, WI

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM
PATRICK DEDERING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**ADJACENT
TO I-41/45**



FREEWAY VISIBILITY



**BUILDING SIGNAGE
OPPORTUNITY**



**ABUNDANT TRAILER
PARKING AVAILABLE**



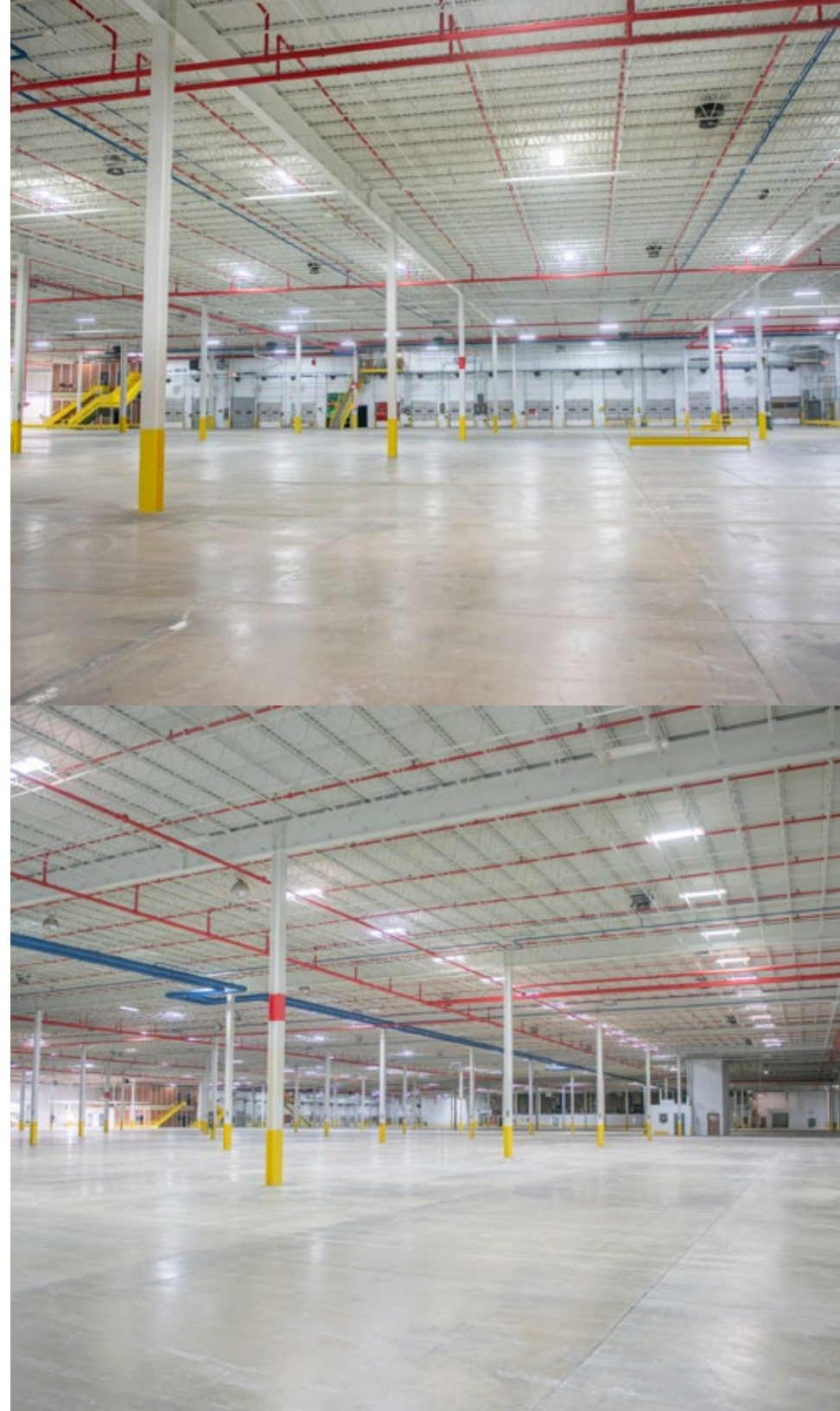
**ESFR FIRE
SUPPRESSION**



PROPERTY DETAILS

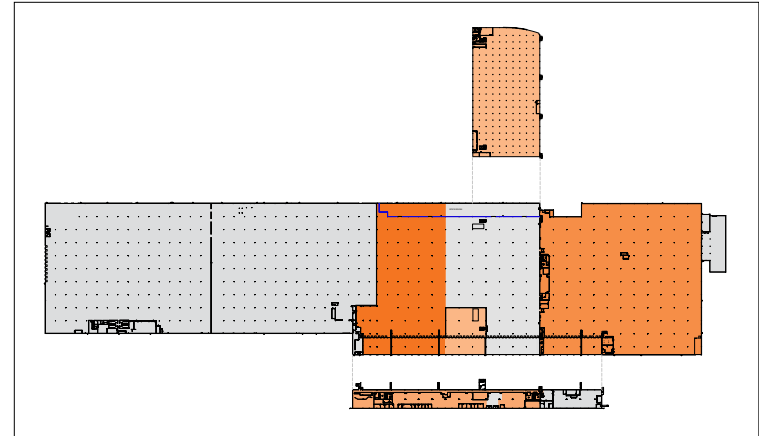
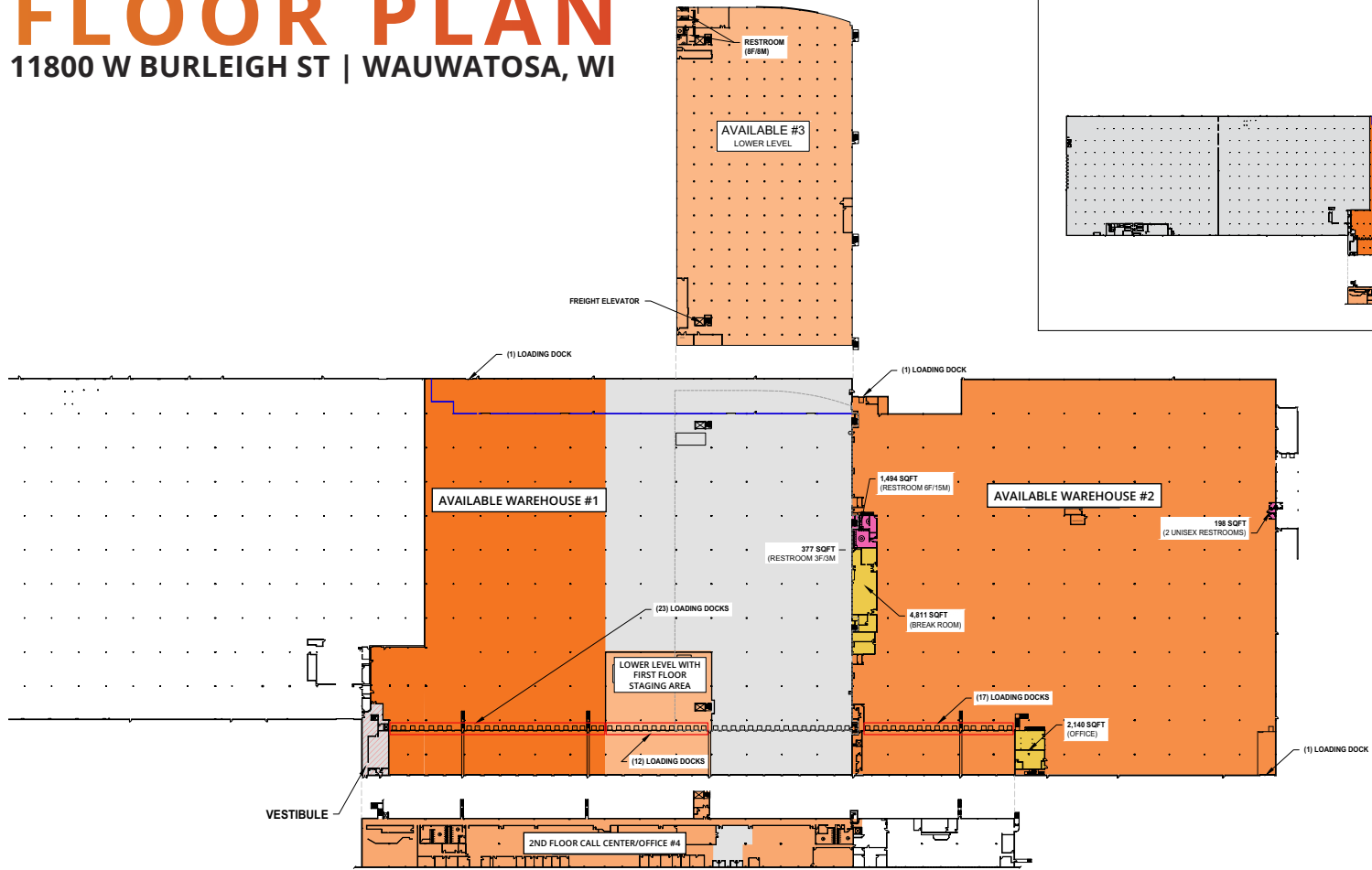
11800 W BURLEIGH ST | WAUWATOSA, WI

AVAILABLE SPACE	630,111 SF
	143,767 SF
AVAILABLE WAREHOUSE 1	24 Docks
	19' 9" Clear Height
	37' x 46' 6" Column Spacing
	306,407 SF
	19 Docks
	24' Clear Height
AVAILABLE WAREHOUSE 2	37' x 46' 6" Column Spacing
	Male, Female, & Unisex Bathrooms
	4,811-SF Breakroom
	2,140-SF Office
	(Lower-Level w/ First-Floor Staging Area) 135,940 SF
	12 Docks
LOWER LEVEL WITH 1ST FLOOR STAGING AREA	13' 6" Lower-Level Clear Height
	19' 9" First-Floor Staging Area Clear Height
	Men's/Women's Bathrooms
	1 Freight Elevator
	(Call Center/Office) 43,997 SF
	Two Sets of Men's/Women's Bathrooms
2ND FLOOR CALL CENTER/OFFICE	Various Private Offices
	Café
	Elevator
CLEAR HEIGHT	19' - 24'
YEAR RENOVATED	2019
POWER	5,000 kVa, 4,160 V to 24,900 V
ZONING	M1: Light Industrial
OPEX ESTIMATE	\$1.04/SF



FLOOR PLAN

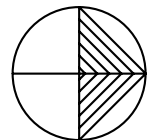
11800 W BURLEIGH ST | WAUWATOSA, WI



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	37' x 46' 6"	19' 9"	24	143,767 SF
2	AVAILABLE WAREHOUSE	37' x 46' 6"	24'	19	306,407 SF
3	LOWER LEVEL WITH FIRST FLOOR STAGING AREA	23' x 24'	13' 6" - 19' 9"	12	135,940 SF
4	2ND FLOOR CALL CENTER/OFFICE	N/A	DROP CEILING	N/A	46,504 SF
TOTAL					630,111 SF

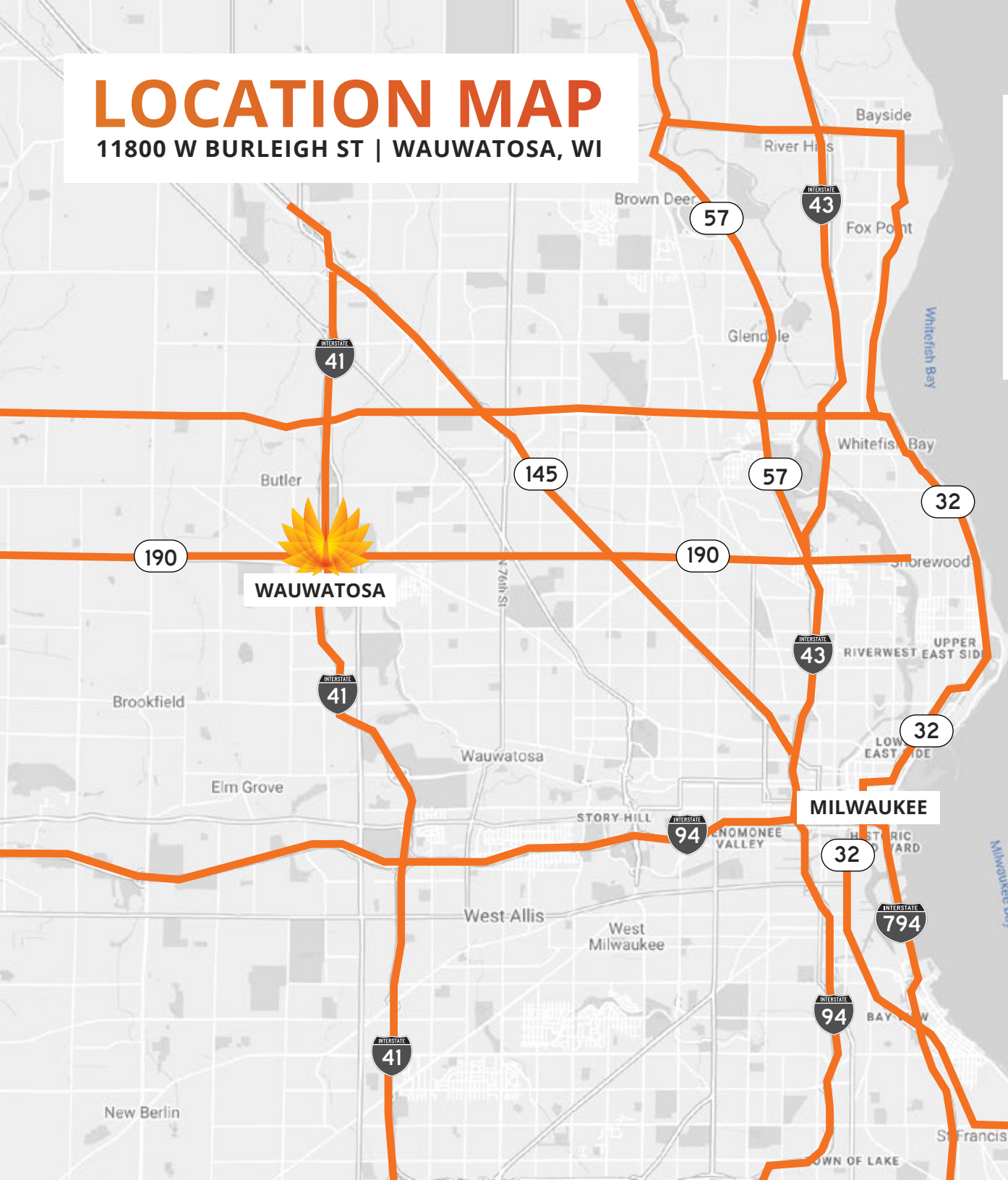
[VIEW A LOWER-LEVEL MATTERPORT WALK-THROUGH](#)

[VIEW A VIDEO OF THIS PROPERTY](#)



LOCATION MAP

11800 W BURLEIGH ST | WAUWATOSA, WI



I-41/45	0.5 MILES
PORT OF MILWAUKEE	13 MILES
MITCHELL INT'L AIRPORT	17 MILES
CHICAGO	90 MILES
INDIANAPOLIS	280 MILES
MINNEAPOLIS	330 MILES