



**FORLEASE** | **644,585 SF**  
**11800 W BURLEIGH ST** | **WAUWATOSA, WI**

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**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

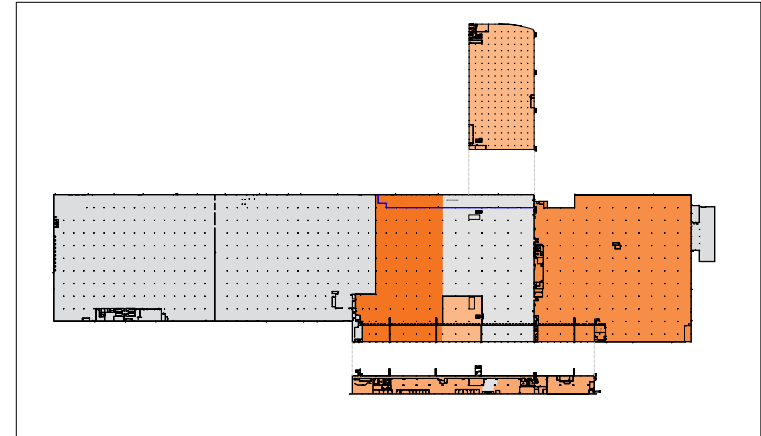
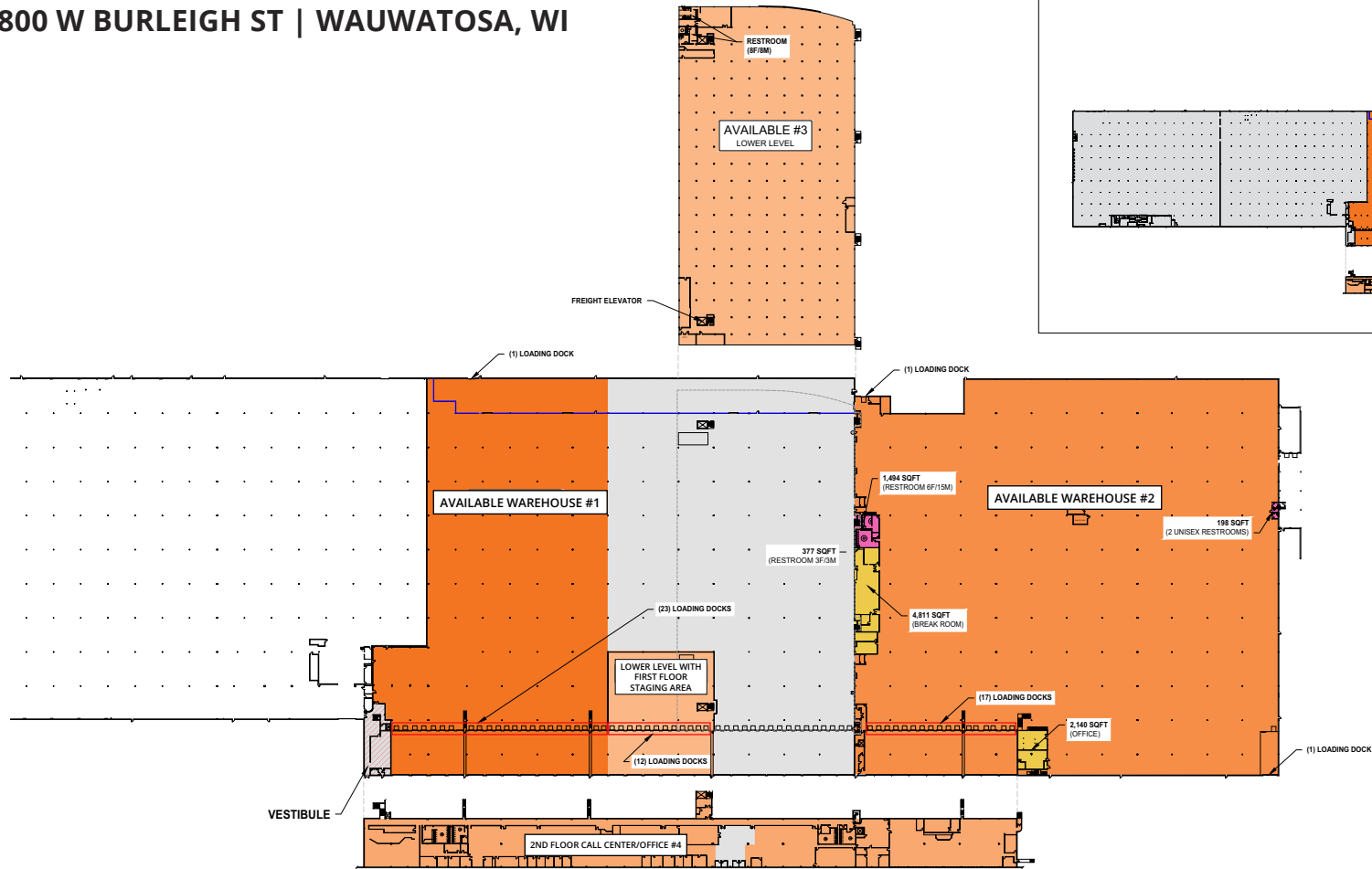
11800 W BURLEIGH ST | WAUWATOSA, WI

<b>AVAILABLE SPACE</b>	644,585 SF
	143,767 SF
<b>AVAILABLE WAREHOUSE 1</b>	24 Docks
	19' 9" Clear Height
	37' x 46' 6" Column Spacing
	306,407 SF
	19 Docks
	24' Clear Height
<b>AVAILABLE WAREHOUSE 2</b>	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
<b>LOWER LEVEL WITH 1ST FLOOR STAGING AREA</b>	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) 58,471 SF
	Two Sets of Men's/Women's Bathrooms
<b>2ND FLOOR CALL CENTER/OFFICE</b>	Various Private Offices
	Café
	Elevator
<b>CLEAR HEIGHT</b>	19' - 24'
<b>YEAR RENOVATED</b>	2019
<b>POWER</b>	5,000 kVa, 4,160 V to 24,900 V
<b>ZONING</b>	M1: Light Industrial
<b>OPEX ESTIMATE</b>	<b>\$1.04/SF</b>



# FLOOR PLAN

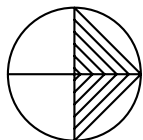
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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	37' x 46' 6"	19' 9"	24	143,767 SF
2	AVAILABLE WAREHOUSE	37' x 46' 6"	24'	19	306,407 SF
3	LOWER LEVEL WITH FIRST FLOOR STAGING AREA	23' x 24'	13' 6" - 19' 9"	12	135,940 SF
4	2ND FLOOR CALL CENTER/OFFICE	N/A	DROP CEILING	N/A	58,471 SF
<b>TOTAL</b>					<b>644,585 SF</b>

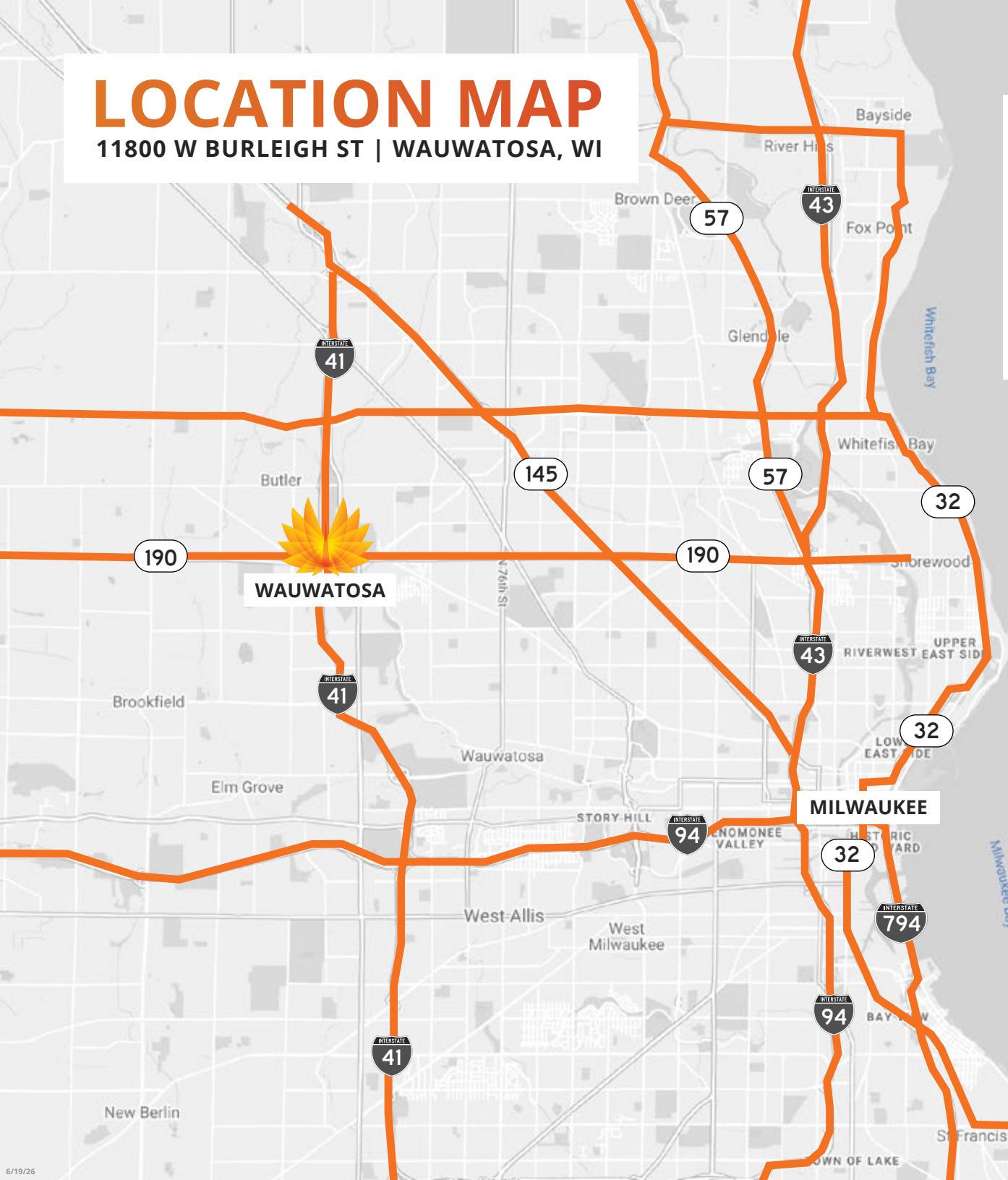
[VIEW A LOWER-LEVEL MATTERPORT WALK-THROUGH](#)

[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