



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

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**ADJACENT
TO I-41/45**



FREEWAY VISIBILITY



**BUILDING SIGNAGE
OPPORTUNITY**



**ABUNDANT TRAILER
PARKING AVAILABLE**



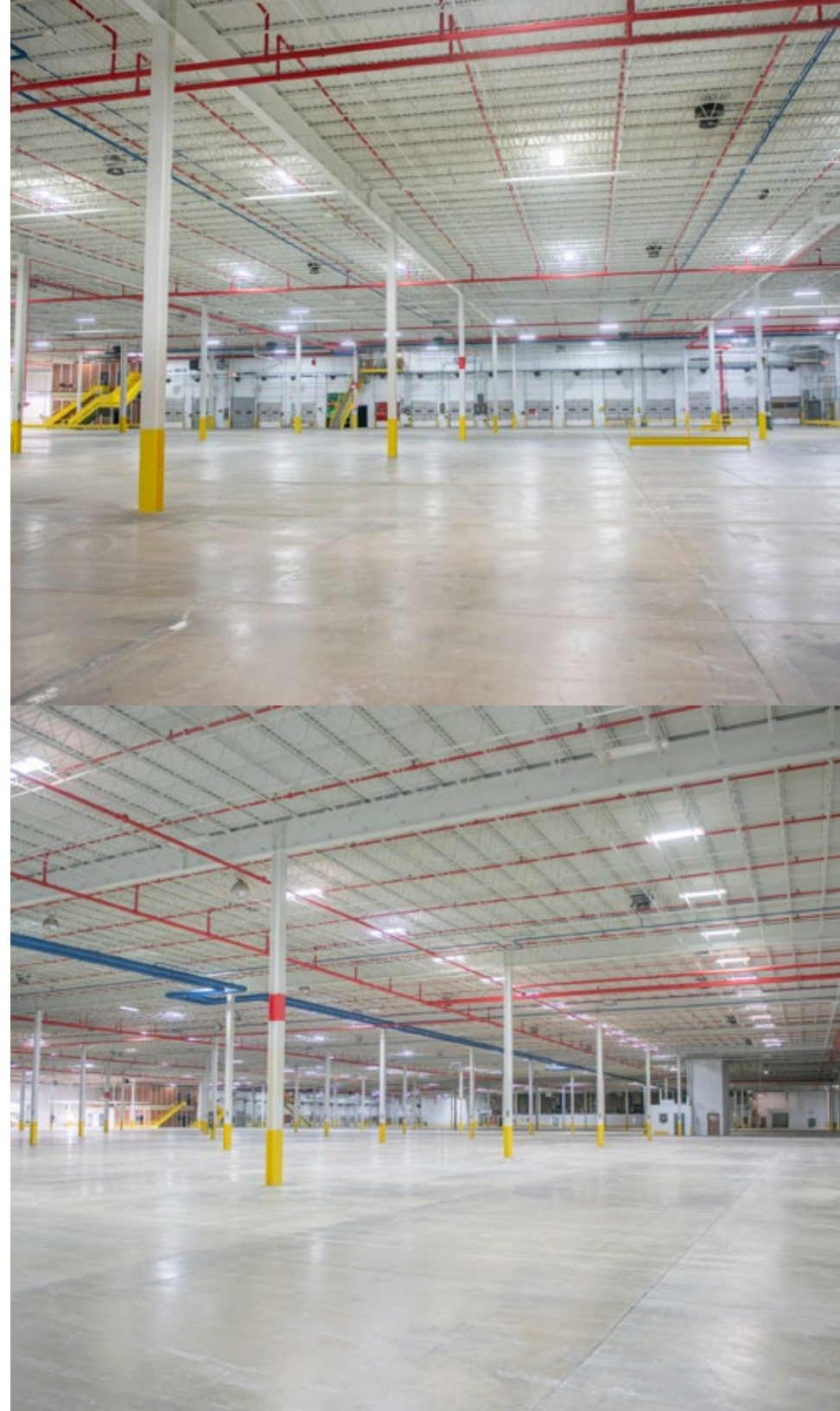
**ESFR FIRE
SUPPRESSION**



PROPERTY DETAILS

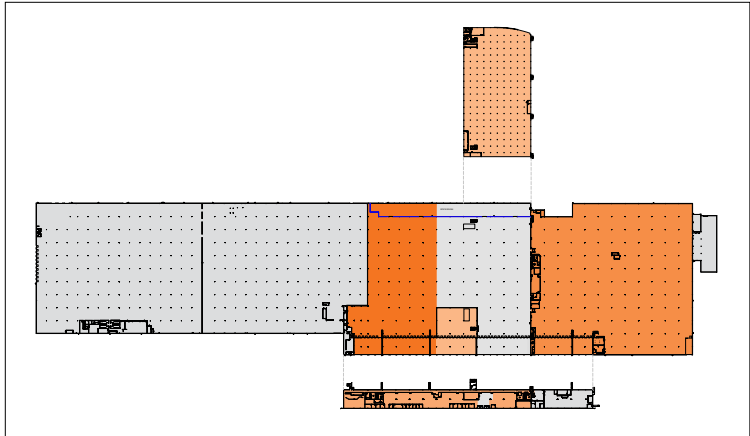
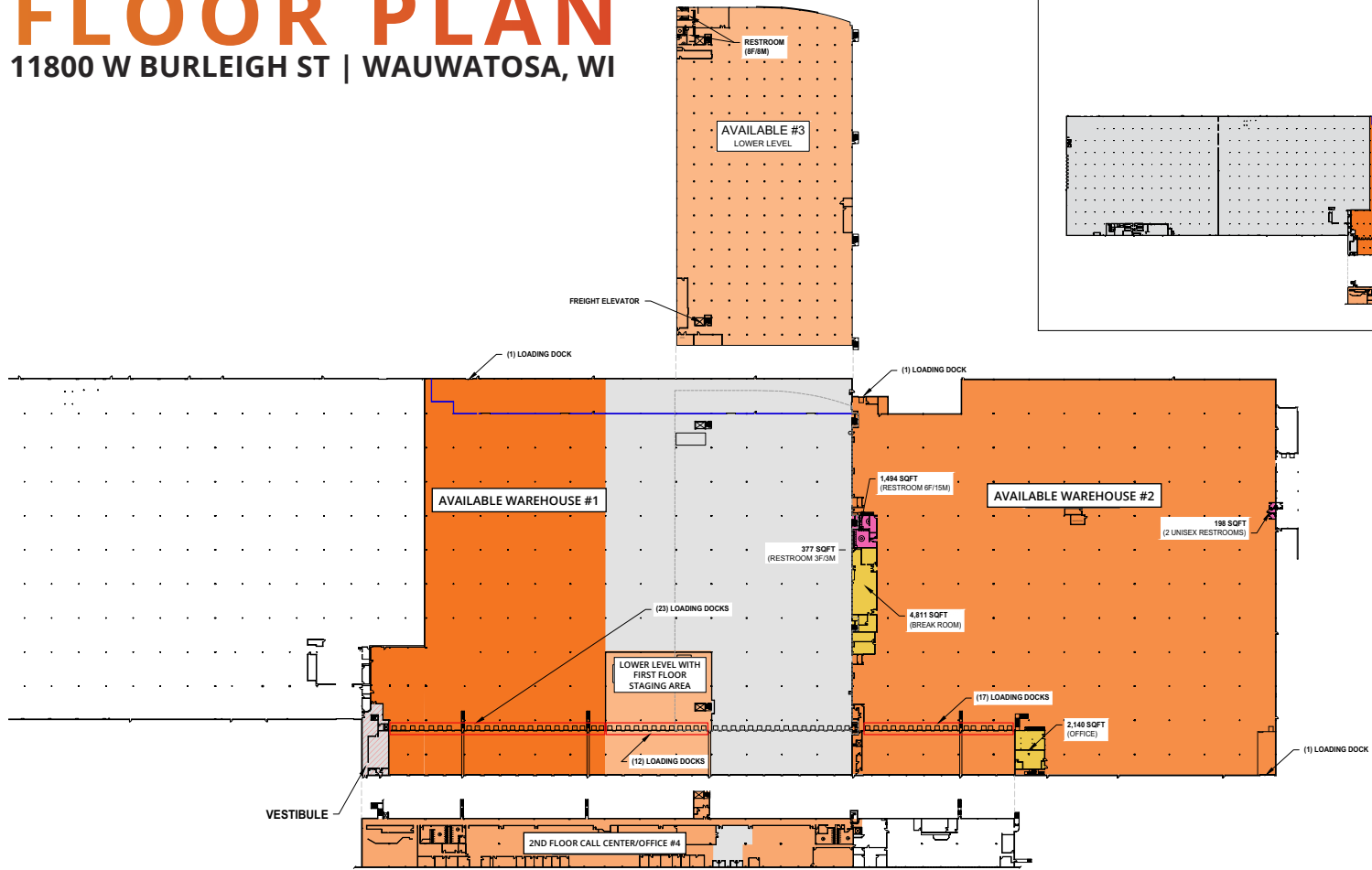
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AVAILABLE SPACE	630,111 SF
	143,767 SF
AVAILABLE WAREHOUSE 1	24 Docks
	19' 9" Clear Height
	37' x 46' 6" Column Spacing
	306,407 SF
	19 Docks
	24' Clear Height
AVAILABLE WAREHOUSE 2	37' x 46' 6" Column Spacing
	Male, Female, & Unisex Bathrooms
	4,811-SF 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

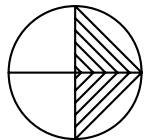
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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	37' x 46' 6"	19' 9"	24	143,767 SF
2	AVAILABLE WAREHOUSE	37' x 46' 6"	24'	19	306,407 SF
3	LOWER LEVEL WITH FIRST FLOOR STAGING AREA	23' x 24'	13' 6" - 19' 9"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

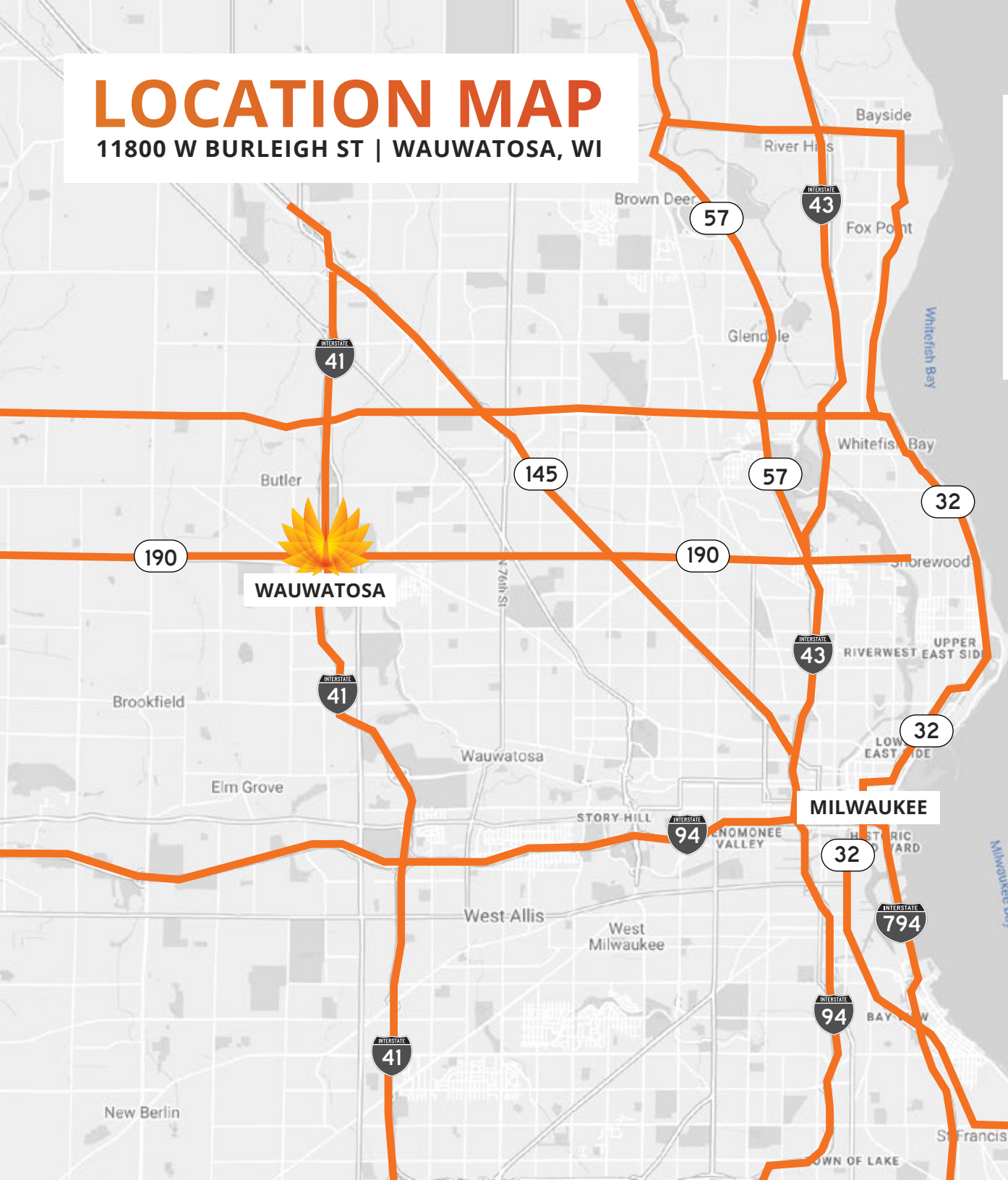
[VIEW A LOWER-LEVEL MATTERPORT WALK-THROUGH](#)

[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