

# FOR LEASE

## CLASS A INDUSTRIAL DEVELOPMENT

Logistics / Manufacturing / Office

9141 S 13th St, Oak Creek, WI 53154-4301



### Property Overview

Located in Oak Creek, Wisconsin, 9141 S 13th Street is an 18.69-acre build-to-suit opportunity offering industrial users up to 340,400-square feet of space designed to meet business needs.

Available first quarter of 2022, this state-of-the-art warehouse is being developed with optimal logistics in mind. The front-loading building will feature pre-cast panel construction with a 32' ceiling clear height, 54' x 50' bays, a 60' speed bay, 40 loading docks with levelers and dock seals, and office space built to tenant needs. 9141 S 13th Street will also include heavy power with 3,000 amps of 480-volt 3-Phase service, LED lighting throughout, ESFR sprinklers, and 50 trailer parking stalls.

A unique advantage of this property is its location adjacent to Interstate 94, which is southeast Wisconsin's artery from Chicago to Minneapolis, a half-mile to the Highway 100 and I-94 interchange, and six miles to Milwaukee's International Airport.

This strategic position offers reduced trip times for products throughout Milwaukee and the entire Midwest. Additional amenities, including hotels, restaurants, and multiple truck fueling options, increase convenience and efficiency. Just a mile from Amazon and ALDI Distribution Centers, 9141 S 13th Street is located in Oak Creek, a growing hub for manufacturing and distribution with 58.7% of all jobs in the Manufacturing, Transportation and Warehousing, and Wholesale/Retail Trade industry sectors.

# 340K+

SF of Available Space

# 100K

SF Minimum Divisibility

# 32FT

Clear-Height Ceiling

# 54x50

Bay Size (FT)



**John Schlueter**

Broker, Owner

✉ [jks@frontlinecre.com](mailto:jks@frontlinecre.com)

☎ (414) 769-7000

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### Leasing Info

Lease Rate	\$5.50 NNN (entire space user)
Additional Rent	\$1.65 PSF (estimate)
Available	April 2022

### Specifications

Building Size	341,000 SF
Divisibility	100,000 – 341,000 SF
Office Space	To Suit
Location	½ Mile to I-94 Interchange
Zoning	M-1 Manufacturing
Clear Height	32 FT
Column Width	54 FT
Column Depth	50 FT
Floor Thickness	8 IN
Sprinklers	ESFR
Construction	Pre-Cast Panel
Signage	On-Building and Free-Standing
Heavy Power	3000 Amps / 480 Volts   Phase 3, Wire 4
Drive Ins	4 (12FT Wide, 14FT Height)
Parking	Surface, 200+ Spaces
Docks	40
Off-Building Docks	60
Lighting	LED

### Utilities

Gas
Water
Sewer
Fiber Optic
Heating

Information shown is deemed reliable and is believed to be accurate, but no warranty or representation is made to the accuracy thereof and is subject to correction. Prices and terms are subject to change without notice.



**John Schlueter**  
Broker, Owner

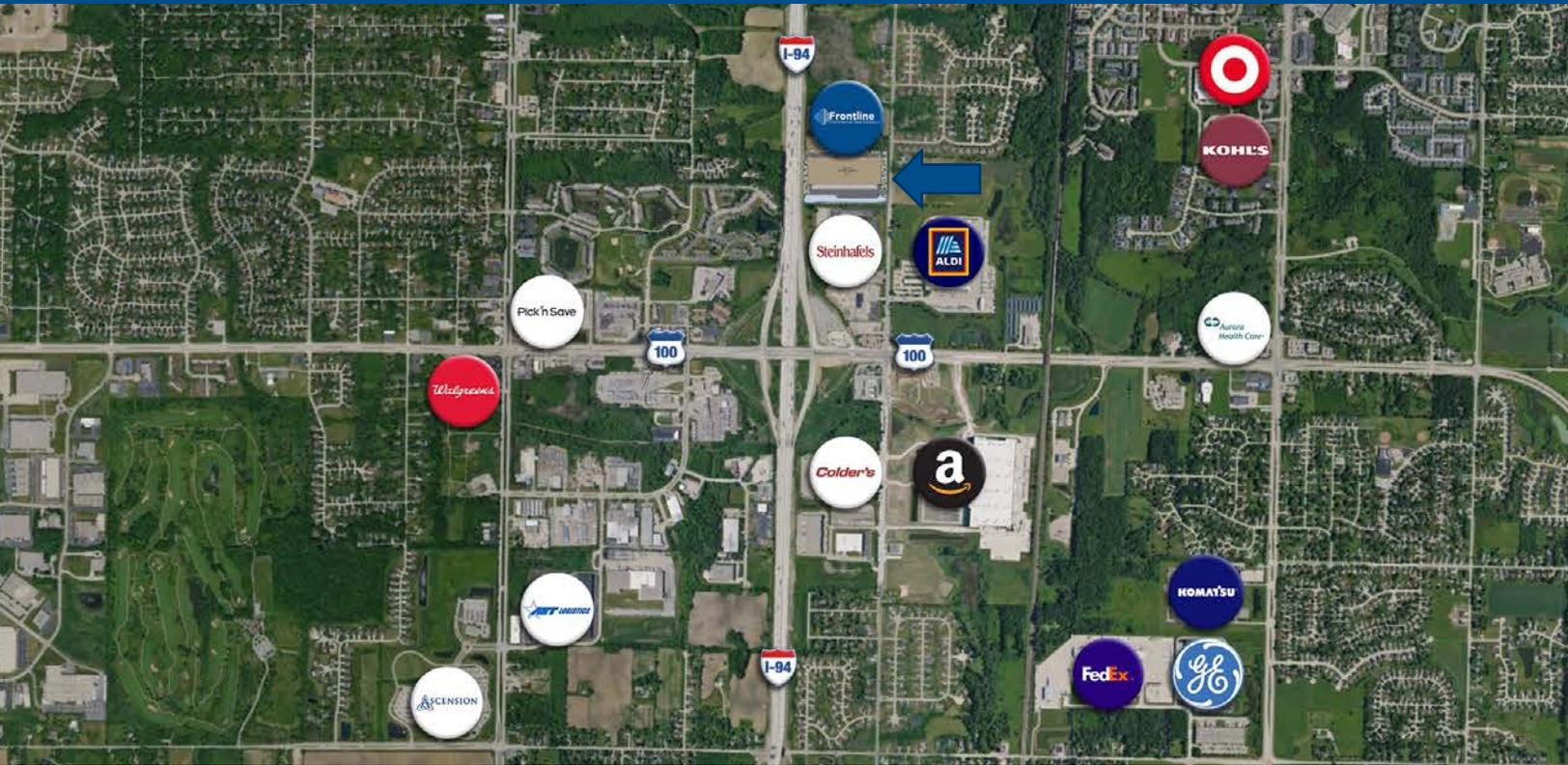
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Destination	Distance	Drive Time
I-94 Freeway	< 0.1 MI	1 MIN
I-94 Interchange	0.4 MI	1 MIN
ALDI Distribution Center	0.6 MI	2 MIN
Amazon Fulfillment Center	1.4 MI	4 MIN
FedEx Freight	2.7 MI	7 MIN
UPS Shipping Center	3.8 MI	9 MIN
Downtown Milwaukee	13.7 MI	17 MIN
State Line	27.4 MI	27 MIN
O'Hare INTL Airport	65.5 MI	1 HR
Chicago	75.0 MI	1 HR 30 MIN

Transportation	
MKE INTL Airport	7.4 MI 13 MIN
Freight Port	11.3 MI 17 MIN
Railroad	11.9 MI 19 MIN



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# EXECUTIVE PROFILE



## John Schlueter

Owner, Broker

John Schlueter is the owner of Frontline Commercial Real Estate, LLC, where he develops, acquires, finances, and leases retail and industrial commercial real estate. Concurrently, his manufacturing business, Keder Solutions LLC, designs, manufactures, and distributes textile reinforcement products internationally.

Prior to this, John led his family business to become the largest manufacturer and installer of temporary structures. A few notable clients included: Walt Disney World, NFL/Super Bowl, IMG/New York Fashion Week, and the 2010 Vancouver Winter Olympic Games. John purchased his first building in 1996 and the original tenant, Hertz Equipment Rental, continues to lease the building from Frontline today. John prides himself on strong, lasting relationships with his tenants.



Frontline Commercial Real Estate LLC is a Milwaukee-based commercial real estate company. Frontline Commercial Real Estate is a multidisciplinary company that develops, acquires, finances, leases, and manages industrial and retail properties in the Midwest. The Frontline Team is a group of experienced professionals with expertise in real estate, manufacturing, facility management, and business operations. Frontline Commercial Real Estate provides its clients personalized, dedicated service backed by years of experience.







