



## Industrial Property Overview

Currently under construction, this Class A Industrial Development is located just south of Milwaukee in Oak Creek, Wisconsin and will give users up to 212,835 square feet of space designed to meet their business needs.

This development offers amazing signage opportunities to advertise your brand or 'Now Hiring' signage visible to over 100,000 vehicles per day on I-94. Shipping costs and employee travel times will be significantly reduced with close proximity to the I-94 and Highway 100 interchange. This interchange offers eight lanes of north/south access and six lanes of west/east access. Additionally, located only eight 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, increased convenience and efficiency. Just a couple of miles from Amazon and ALDI Distribution Centers, 10000 S Ridgeview Dr is located in Oak Creek, a growing hub for manufacturing and distribution with 58.7% of all jobs in the Manufacturing, Transportation, Warehousing, and Wholesale/Retail Trade industry sectors.

Ideal for manufacturing or logistics business needs, this development is designed for optimal efficiency including a 36' clear height ceiling, 54'x50' bays, and 1 - 70' speed bay. Office space built to suit. 10000 S Ridgeview Dr will also include heavy power with 4000 amps of 480/277 V 3-Phase service, 10 psi gas service, motion sensor LED lighting throughout, ESFR sprinklers, and 19 trailer parking stalls.

# 212,835

SF AVAILABLE

# 36FT

Clear-Height Ceiling

# 54x50

Column Spacing (FT)

# 26

Loading Docks



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# FOR LEASE

## CLASS A INDUSTRIAL DEVELOPMENT

Logistics / Manufacturing / Office

10000 S Ridgeview Dr, Oak Creek, WI 53154



### Leasing Info

Lease Rate	Negotiable
Estimated NNN Exp	\$1.36 PSF (estimate)
Available	March 2026

### Specifications

Building Size	418,511 SF
Divisibility	212,835 SF
Office Space	To Suit
Location	Only .9 Miles to I-94
Signage	Amazing Visibility to I-94, 100K VPD
Zoning	M-1 Manufacturing
Clear Height	36 FT
Column Spacing	54 FT x 50 FT
Speed Bays	70 FT
Floor Thickness	10 IN
Sprinklers	ESFR
Construction	Class A, Pre-Cast Panel
Heavy Power	4000 Amps of 480/277 V 3-Phase
Drive Ins	2 (12 FT Wide, 16 FT Height)
Parking	Surface, 174 Spaces
Docks	26 Docks (9 FT x 10 FT Dock Doors, 35K Pound Dock Plate)
Trailer Parking	19 Off Dock Trailer Spaces
Lighting	LED
MKE Public Transit Stop: Route 81	Less than 1 Mile

### Utilities

Natural Gas - 38.3 Million BTU 10.3 PSI
Water Service - 10 IN
Sewer
Fiber Optic
Electric - 4000 Amps of 480/277 Voltage 3-Phase

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.



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## Amenities & Logistics

Destination	Distance	Drive Time
I-94 Interchange	0.9 MI	1 MIN
MKE Public Transit: Route 81	Less than 1 MI	4 MIN
Amazon Fulfillment Center	1.5 MI	6 MIN
FedEx Freight	3.2 MI	8 MIN
Downtown Milwaukee	14.3 MI	18 MIN
State Line	27.8 MI	29 MIN
Chicago	79.8 MI	1 HR 21 MIN

Transportation	
MKE INTL Airport	8.2 MI 17 MIN
O'Hare INTL Airport	67.1 MI 1 HR
MKE Freight Port	13.4 MI 20 MIN
Railroad	22.8 MI 26 MIN

