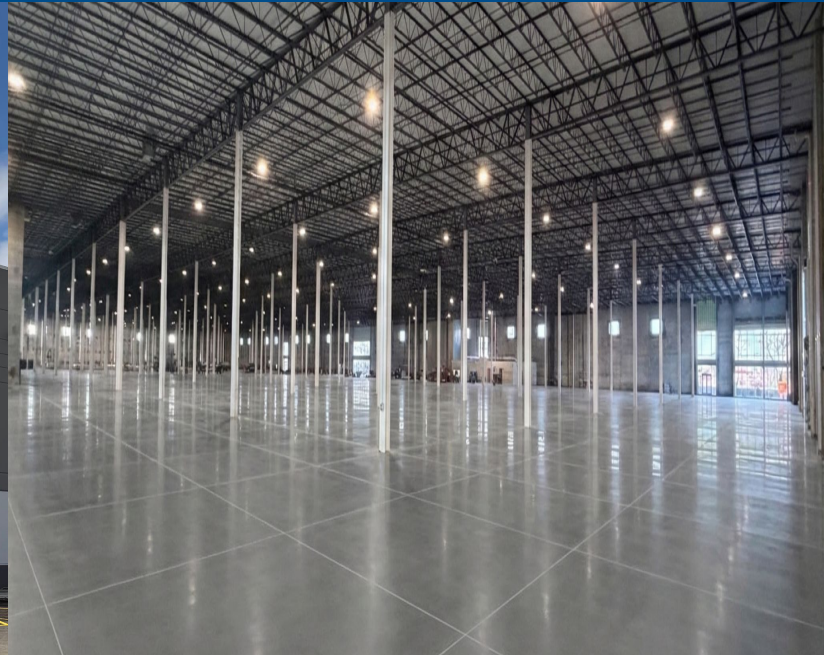


FOR LEASE

CLASS A INDUSTRIAL DEVELOPMENT

Logistics / Manufacturing / Office

10000 S Ridgeview Dr, Oak Creek, WI 53154



Industrial Property Overview

Construction completed April, 2026, in Oak Creek, 10000 Ridgeview Drive is a premier Class A development offering up to 194,183 SF of high-efficiency industrial space. Strategically positioned just south of Milwaukee near major Amazon and ALDI hubs, this site is engineered for manufacturing and logistics excellence, providing unparalleled access to the Midwest's primary transit corridors and a specialized local workforce.

- **Elite I-94 Visibility:** Massive signage opportunities visible to **100,000+ vehicles daily**, perfect for corporate branding and recruitment.
- **Rapid Transit Access:** Located at the 8-lane I-94/Hwy 100 interchange and only **8 miles from Milwaukee Mitchell International Airport**.
- **High-Volume Specifications:** Features **36' clear heights**, 54'x50' column spacing, and a **70' speed bay** for maximum throughput.
- **Heavy Utility Infrastructure:** Equipped with **4,000 Amps** (480/277V 3-Phase) and **10 PSI gas service** to support intensive operations.
- **Strategic Labor Market:** Situation in a high-growth hub where **58.7% of the workforce** is specialized in manufacturing and distribution.
- **Modern Amenities:** Includes **office space built-to-suit**, 22 loading docks, 19 trailer stalls, ESFR sprinklers, LED lighting.
- **Operational Convenience:** Immediate proximity to truck fueling, hotels, and dining ensures maximum efficiency for drivers and staff.

194,183

SF AVAILABLE

36FT

Clear-Height Ceiling

54x50

Column Spacing (FT)

22

Loading Docks



John Schlueter

Broker, Owner

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Leasing Info

Lease Rate	Negotiable
Estimated NNN Exp	\$1.26 PSF (estimate)
Available	March 2026

Specifications

Building Size	418,511 SF
Divisibility	194,183 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	1 (12 FT Wide, 14 FT Height)
Parking	Surface, 174 Spaces
Docks	22 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



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