

90,936 SF

Building for sublease

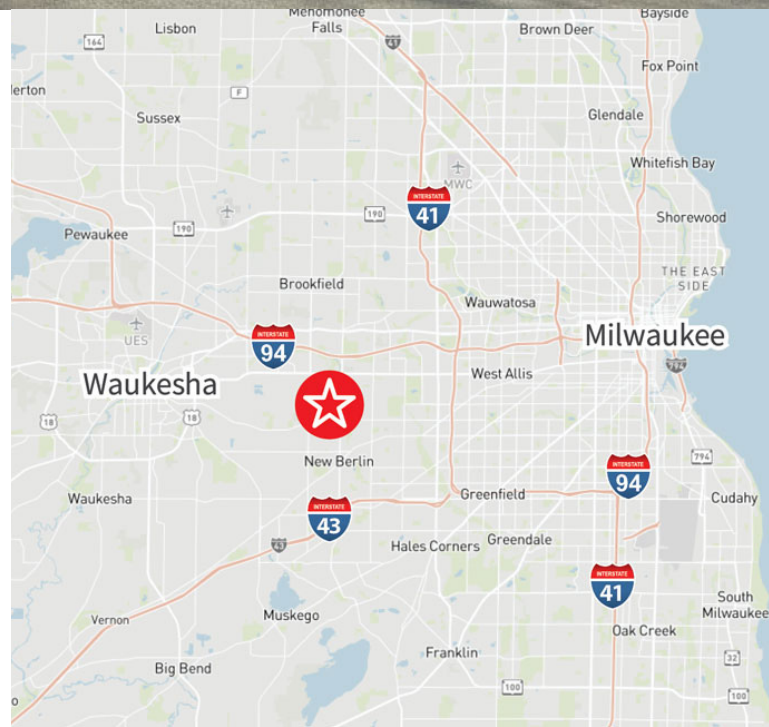
16600 W. Glendale Dr., New Berlin, WI



An exceptional manufacturing building conveniently located in New Berlin, WI, providing quick access to Interstate 94.

Property highlights

- Fully air-conditioned facility
- 3,000+ AMP 240/480 V - 3 phase power
- LED lighting throughout
- Air lines throughout
- 120 paved striped parking spaces
- Potentially divisible
- Available 07/01/2024
- Sublease expiration: 02/28/2028



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Building size	90,936 SF
Sublease rate	\$5.75 / SF NNN
Office/Prepress	11,270 SF
Mezzanine	5,430 SF <i>(not included in total SF)</i>
Site size	6.59 Acres
Construction	Decorative precast
Docks	Six (6) - 4 exterior / 2 interior
Doors	One (1) grade level 12' x 15'
Clear height	24' (40,172 SF) 20' (44,044 SF)

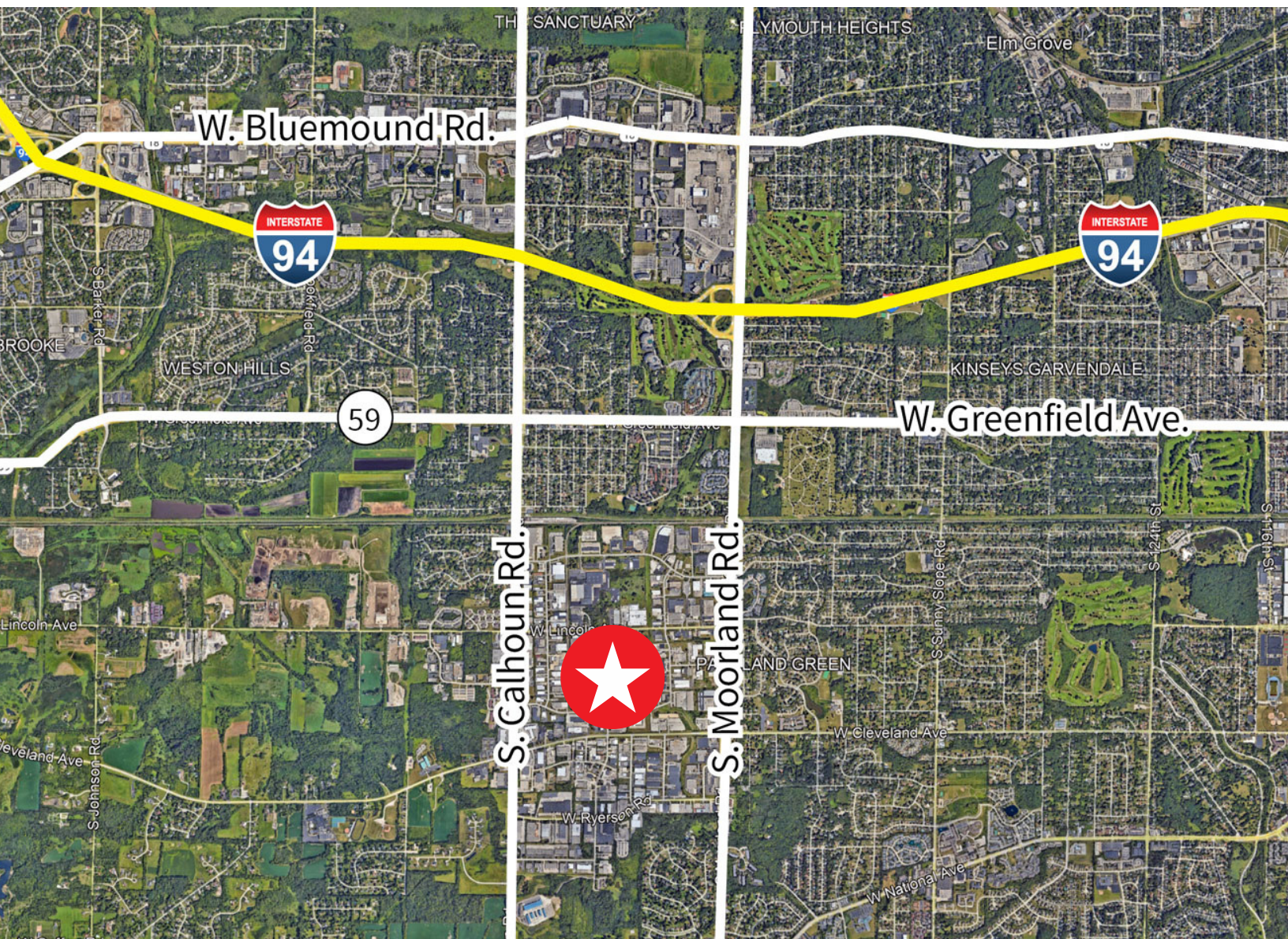
	1 mile	3 miles	5 miles
Estimated population	3,020	42,226	135,519
Estimated households	1,303	17,763	57,595
Est. Average HH income	\$99,698	\$113,156	\$102,360
Employees	12,000	35,248	105,937

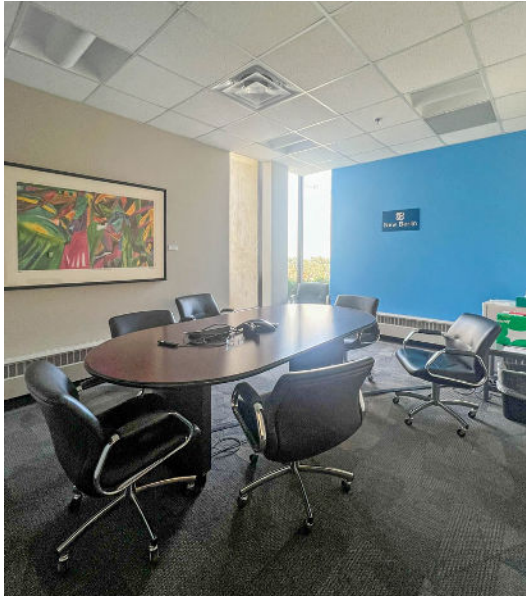
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New Berlin, WI 53151

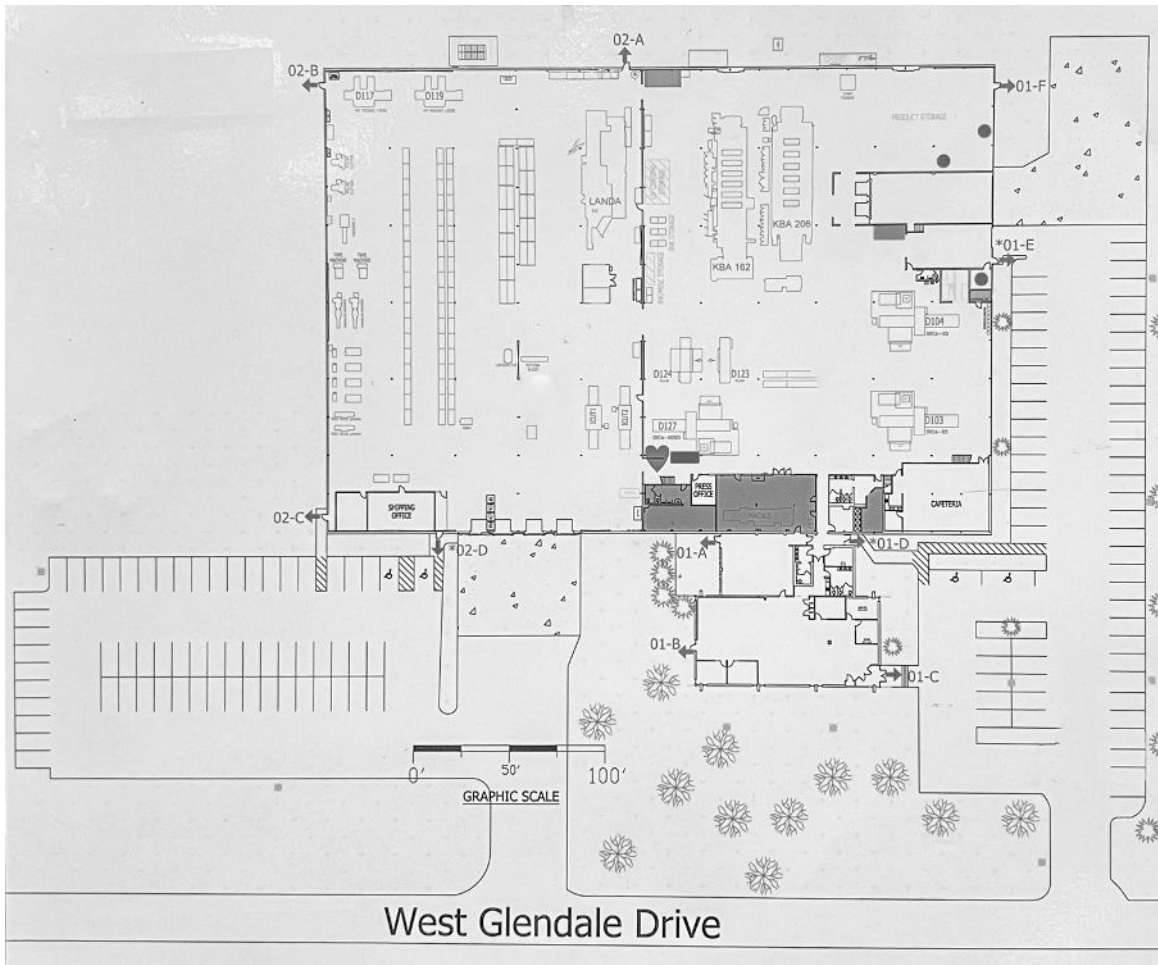
Distance to:

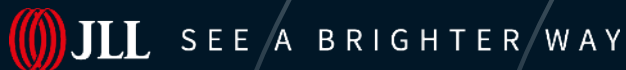
- Interstate 94: 2.4 miles
- Downtown Milwaukee: 13.3 miles
- Madison: 71.2 miles

Located off of Interstate-94, this prime industrial property offers quick access to nearby retail, dining, and entertainment including Brookfield Square Mall and The Corners of Brookfield.









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