

41,545 RSF Available

Industrial Building For Sublease



6619 W. Calumet Rd.
Milwaukee, WI 53223

Overview

A prime sublease opportunity in Granville Woods Business Park, conveniently situated in a secluded setting minutes away from I-41 and WI-145.



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Property highlights

- Power: 480/277V, 1200 amps 3-phase (TBV)
- Potentially divisible
- Backup generator onsite
- Fully air-conditioned
- Motivated tenant
- Large, window-lined breakroom with outdoor patio area
- Private setting within the Granville Woods Business Park
- Remaining lease term through March 31, 2030



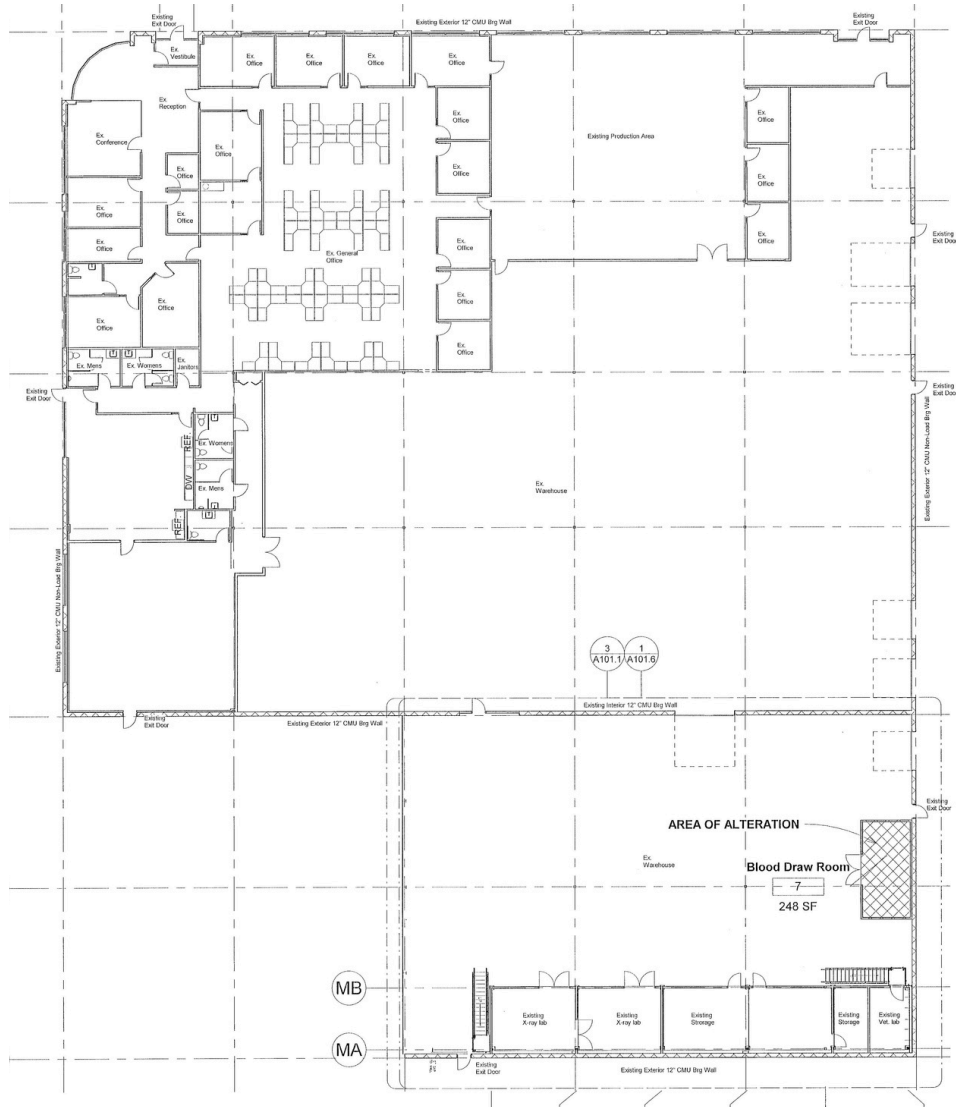
Building size	41,545 SF
Built / renovated	1997 / 2001
Construction	Masonry
Clear height	19'
Loading docks	Four (4)
Drive-ins	Two (2) 14' x 12'
Zoning	IL1

[View 3D Tour](#) 

	1 mile	3 miles	5 miles
Estimated population	6,863	82,751	208,402
Estimated households	2,733	31,616	80,381
Est. average HH income	\$71,202	\$65,288	\$74,708
Daytime employees	7,788	40,731	99,890

Layout

[View 3D Tour](#)



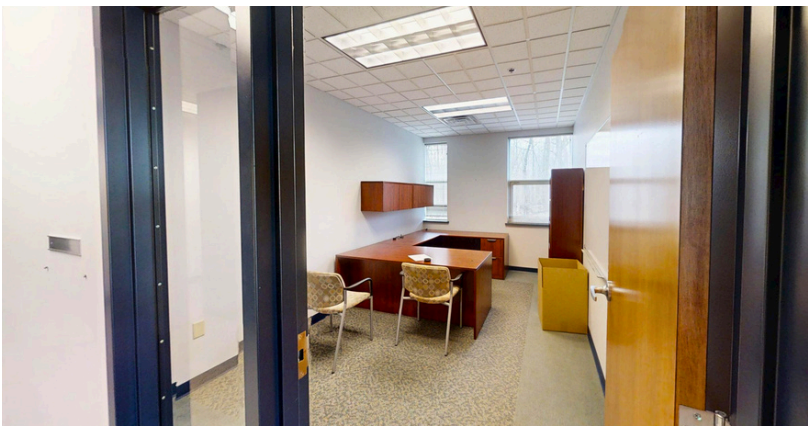
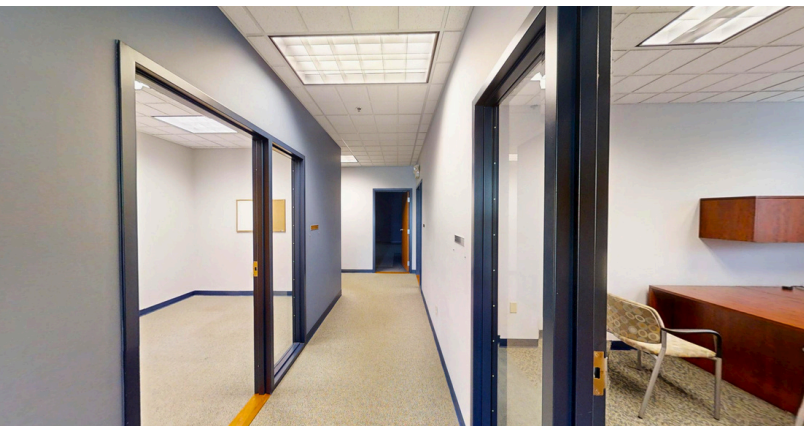
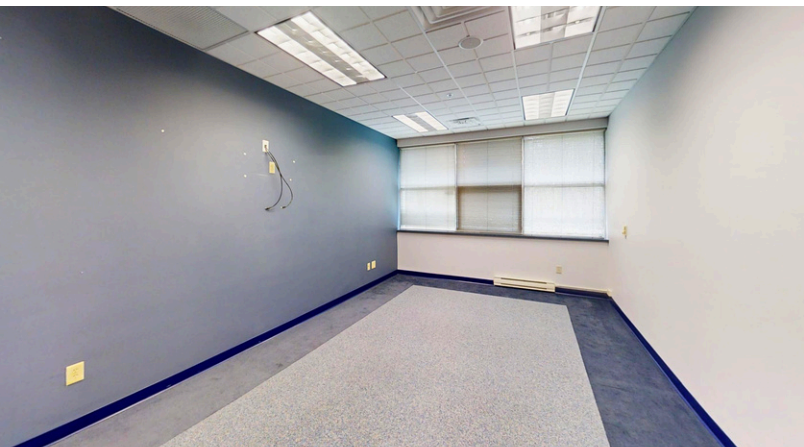
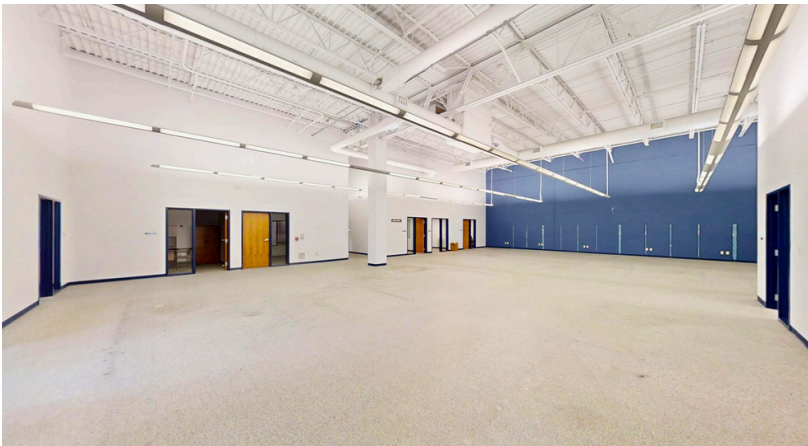
32,440 RSF
Size of manufacturing

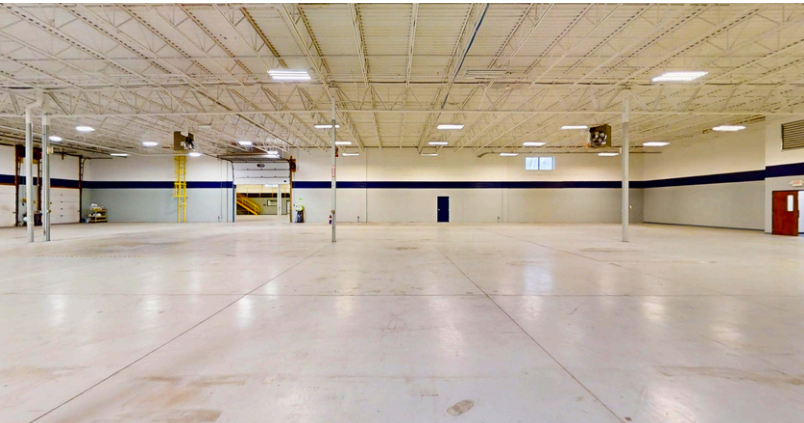
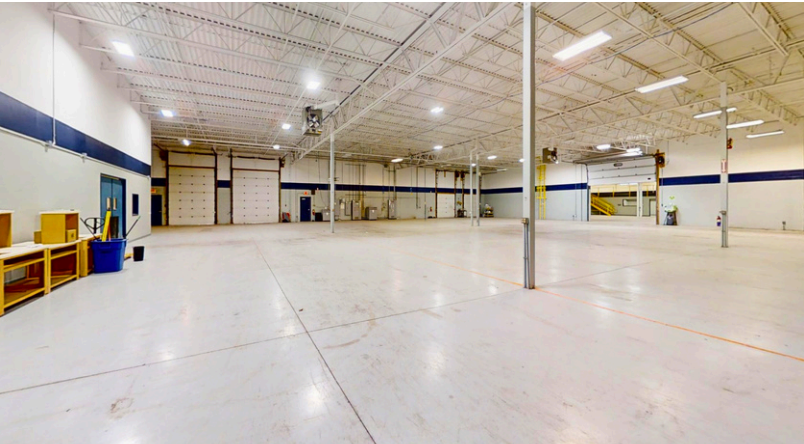
9,105 RSF
Size of office

03/31/2030
Sublease expiration

\$4.85 NNN
Sublease rate / SF



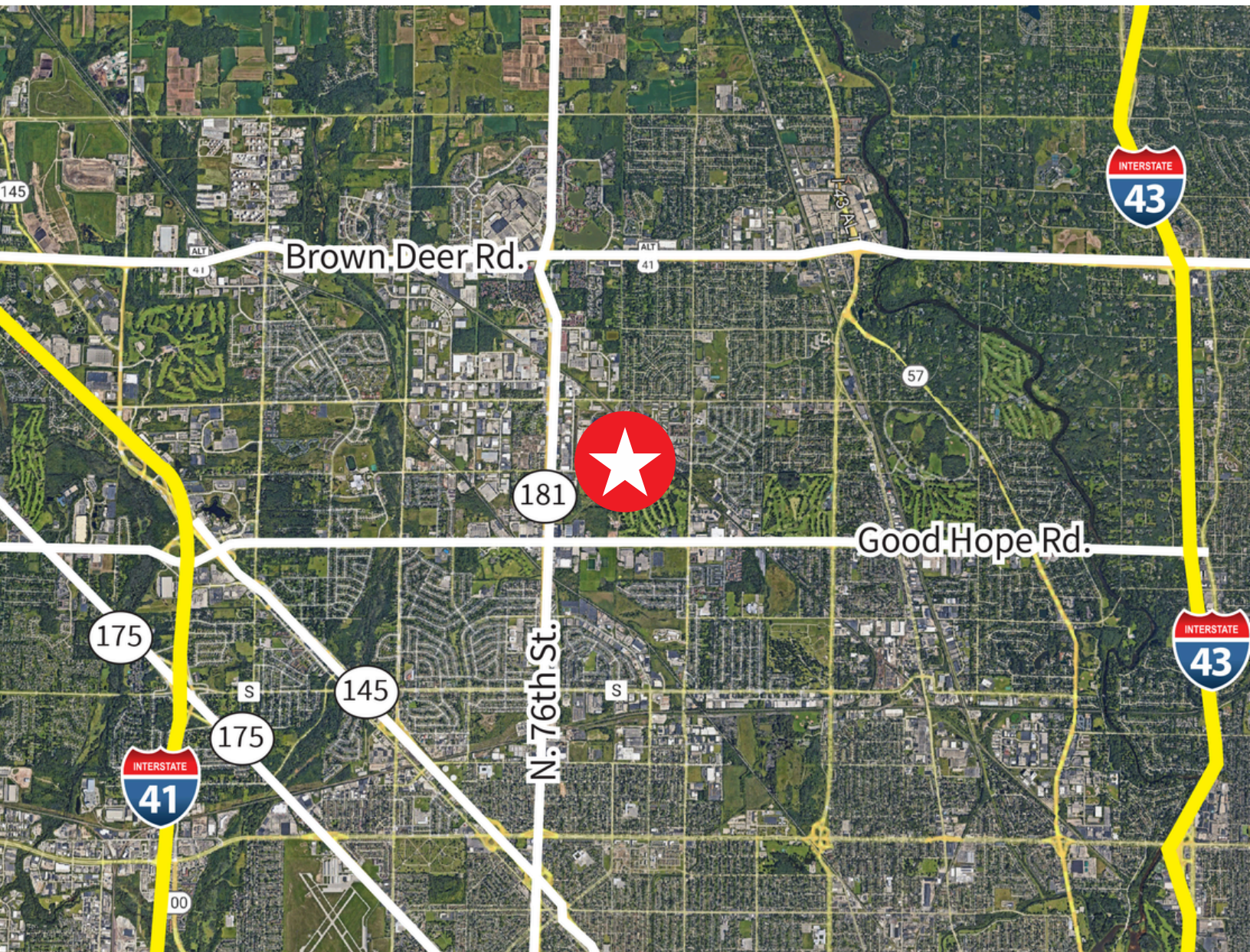


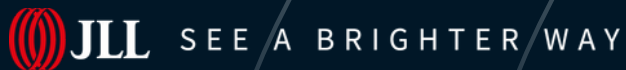


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Distance to:

- I-41 & WI-145: 3.5 miles
- Downtown Milwaukee: 15 miles
- Waukesha, WI: 25 miles
- Madison, WI: 85 miles
- Chicago, IL: 105 miles





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