

FOR LEASE

PREMIER INDUSTRIAL OPPORTUNITY

Logistics / Manufacturing / Office

7200 South 1st Street Oak Creek, WI 53154



Industrial Property Overview

Available Dec 1, 2026, 7200 S. 1st Street offers **143,000 SF** of versatile, M-1 zoned industrial space in a premier Milwaukee corridor. Located just **1 mile from I-94**, this functional warehouse and office facility is ideal for manufacturing, logistics, and distribution.

- **Prime Interstate Access:** Conveniently located just 1 mile from the I-94 interchange, providing efficient access throughout the Milwaukee metro area, Chicago, and major Midwest markets.
- **Efficient Warehouse Design:** Features **21' clear heights**, **40' x 40' column spacing**, **12 loading docks**, and **one drive-in door** to support streamlined operations.
- **Excellent Potential Signage to Highway 38:** Over 20k Vehicles per day
- **High Image Office Suitable for C-Suite Function:** Approximately **16,000 SF** of office space accommodates administrative, engineering, customer service, or headquarters functions.
- **Manufacturing-Ready Zoning:** Zoned **M-1 Manufacturing**, allowing for a wide range of industrial and production uses.
- **Employee & Visitor Convenience:** **99 parking spaces** with a **0.73 parking ratio** provide ample parking for staff and guests.
- **Flexible Leasing Opportunity:** Lease rate negotiable with **NNN Expense of \$1.13 PSF**, offering flexibility to meet a variety of occupancy needs.
- **Divisible from 143,000 SF to 50,000 SF**

143,000

SF AVAILABLE

40x40

Column Spacing (FT)

12

Loading Docks



John Schlueter

Broker, Owner

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Leasing Info

Lease Rate	Negotiable
Estimated NNN Exp	\$1.13 PSF (estimate)
Available	December 2026

Specifications

Building Size	143,000 SF
Divisibility	50,000 SF
Office Space	16,000 SF
Location	1 mi to I-94 Interchange
Signage	Monument
Zoning	M-1 Manufacturing
Clear Height	21 FT
Column Spacing	40 FT x 40 FT
Floor Thickness	6 inches
Sprinklers	ESFR
Construction	Masonry
Heavy Power	8,600 Amps: 480/277 3 phase
Drive Ins	1 drive in door
Parking	Surface, 99 Spaces, 0.73 Parking Ratio
Lighting	LED
MKE Public Transit Stop: Route 81	Less than 1 Mile

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	1 MI	3 MIN
MKE Public Transit: Route 81	1 MI	2 MIN
FedEx Freight	4.8 MI	14 MIN
Downtown Milwaukee	11.2 MI	20 MIN
State Line	32.0 MI	31 MIN
Chicago	83.4 MI	2 HR 23 MIN

Transportation	
MKE INTL Airport	2.7 MI 6 MIN
O'Hare INTL Airport	70.5 MI 1 HR 14 MIN
MKE Freight Port	8.5 MI 15 MIN
Railroad	22.8 MI 26 MIN

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