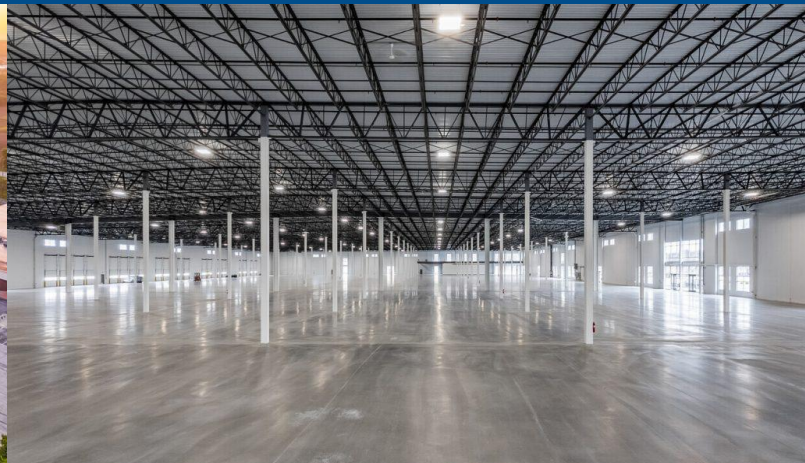


FOR LEASE

CLASS A INDUSTRIAL DEVELOPMENT

Logistics / Manufacturing / Office

9141 S 13th St, Oak Creek, WI 53154-4301



Property Overview

Located in Oak Creek, Wisconsin, 9141 S 13th Street is an 18.69-acre build-to-suit opportunity offering industrial users up to 100,000-square feet of space designed to meet business needs. Available July, 2026, this state-of-the-art warehouse is developed with optimal logistics in mind.

- **Construction:** Front-loading building with precast panel construction.
- **Ceiling & Bay Dimensions:** 32' clear height, 54x50 ft bays, and a 60 ft speed bay.
- **Loading & Parking:** 10 loading docks (with levelers and dock seals) and 50 trailer parking stalls.
- **Interior Features:** LED lighting throughout, ESFR sprinklers, and customizable office space built to tenant needs.
- **Highway Access:** Adjacent to I-94 (Southeast Wisconsin's main artery from Chicago to Minneapolis) and just a half mile from the Hwy 100 and I-94 interchange.
- **Airport Proximity:** Six miles from Milwaukee Mitchell International Airport.
- **Strategic Reach:** Reduced trip times for product distribution throughout Milwaukee and wider Midwest.
- **Neighboring Hubs:** Located just one mile from Amazon and ALDI Distribution Centers.

Oak Creek is a rapidly growing manufacturing and distribution market. In fact, 58.7% of all local jobs are concentrated within the manufacturing, transportation, warehousing and wholesale retail trade sectors.

100K

SF of Available Space

32FT

Clear-Height Ceiling

54x50

Bay Size (FT)

60 FT

Speed Bay

John Schlueter

Broker, Owner

✉ jks@frontlinecre.com

☎ (414) 769-7000

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Leasing Info

Lease Rate	Commensurate with lease team
Additional Rent	\$1.10 PSF (estimate)
Available	Sept. 1, 2026 (Short or Long Term Lease)

Specifications

Building Size	341,000 SF
Divisibility	100,000 SF
Office Space	To Suit
Location	½ Mile to I-94 Interchange
Zoning	M-1 Manufacturing
Clear Height	32 FT
Column Width	54 FT
Column Depth	50 FT
Floor Thickness	10 IN
Sprinklers	ESFR
Construction	Precast Panel
Signage	On-Building and Free-Standing
Drive Ins	1 (12FT Wide, 16FT Height)
Parking	Surface, 200+ Spaces
Docks	10
Off-Building Docks	60
Lighting	LED
MKE Public Transit Stop: Route 81	3.5 Minute Walk Approximately 1,000 Feet

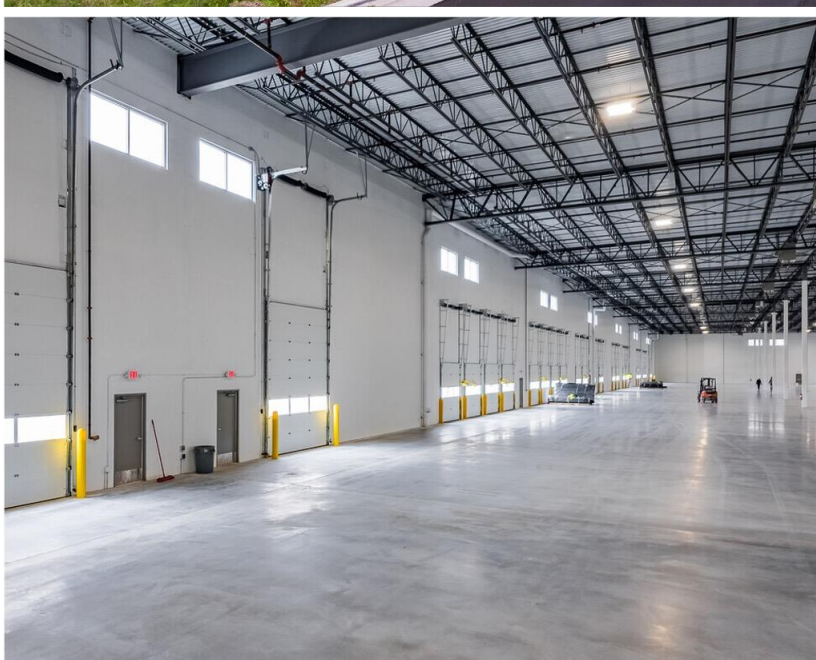
Utilities

Natural Gas 38.3 Million BTU 10.3 PSI
Water Service – 10 IN
Sewer
Fiber Optic
Heating

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.

John Schlueter
Broker, Owner

✉ jks@frontlinecre.com
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AMENITIES & LOGISTICS

Destination	Distance	Drive Time
I-94 Freeway	< 0.1 MI	1 MIN
MKE Public Transit: Route 81	1000 FT	3.5 MIN WALK
I-94 Interchange	0.4 MI	1 MIN
Amazon Fulfillment Center	1.4 MI	4 MIN
FedEx Freight	2.7 MI	7 MIN
Downtown Milwaukee	13.7 MI	17 MIN
State Line	27.4 MI	27 MIN
Chicago	75.0 MI	1 HR 30 MIN

Transportation	
MKE INTL Airport	7.4 MI 13 MIN
O'Hare INTL Airport	65.5 MI 1 HR
Freight Port	11.3 MI 17 MIN
Railroad	11.9 MI 19 MIN