

# 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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# 6619 W. Calumet Rd., Milwaukee, WI

## 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



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

[View 3D Tour](#)

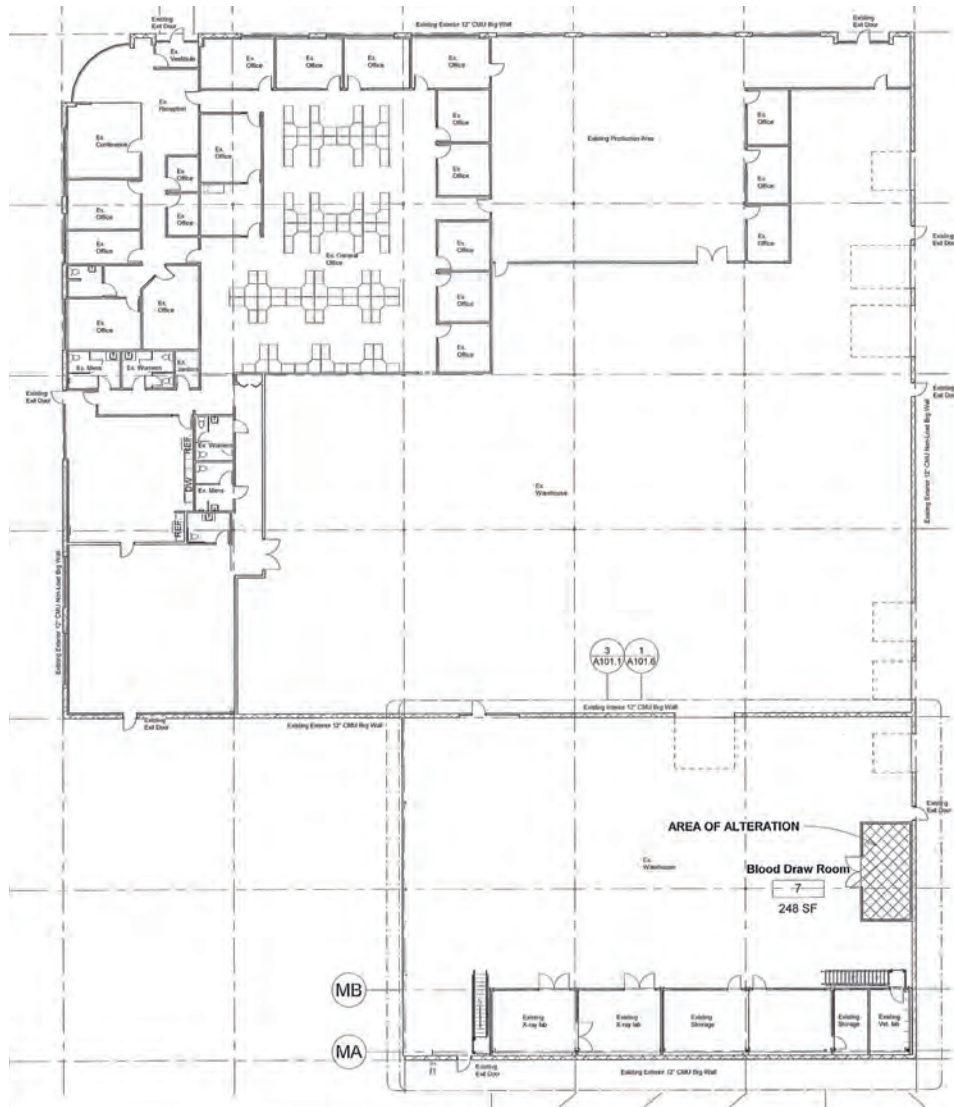


	1 mile	3 miles	5 miles
<b>Estimated population</b>	6,863	82,751	208,402
<b>Estimated households</b>	2,733	31,616	80,381
<b>Est. average HH income</b>	\$71,202	\$65,288	\$74,708
<b>Daytime employees</b>	7,788	40,731	99,890



# Layout

View 3D Tour



**32,440 RSF**

Size of manufacturing

**9,105 RSF**

Size of office

**03/31/2030**

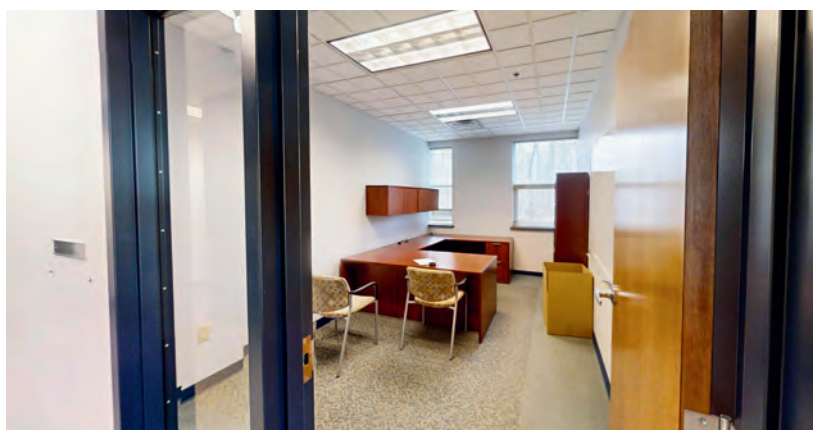
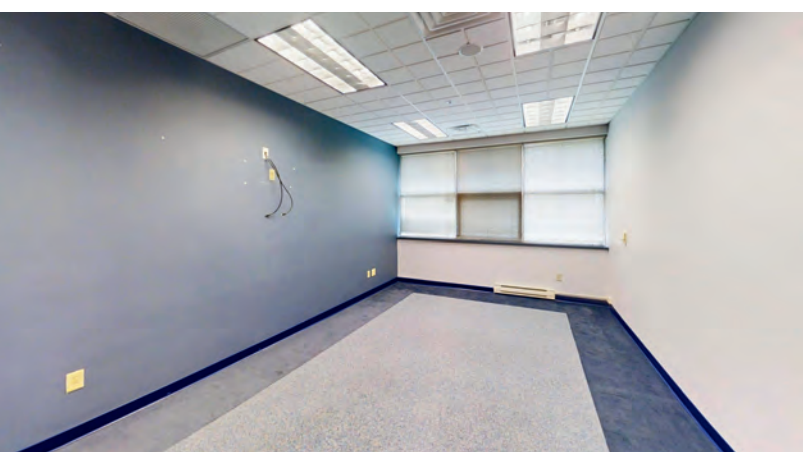
Sublease expiration

**\$5.85 NNN**

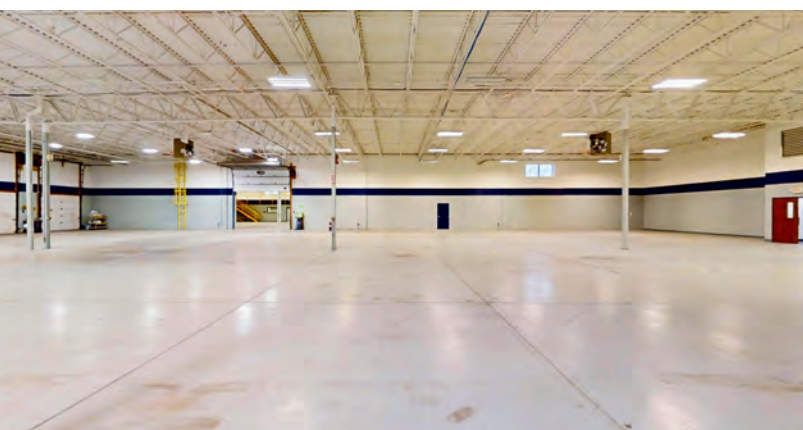
Sublease rate / SF









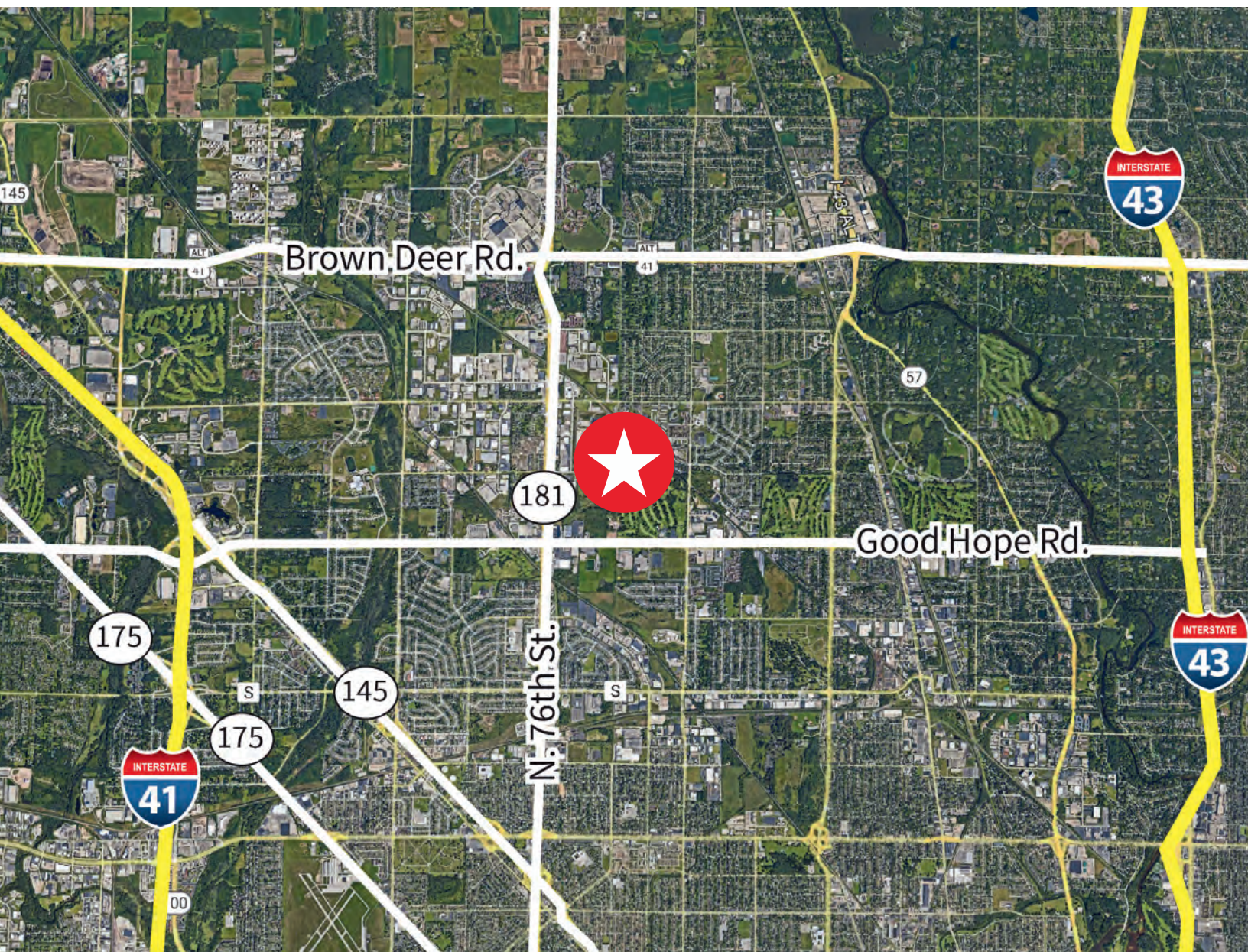




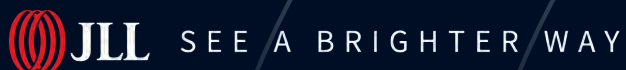
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**Distance to:**

- 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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## JLL

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