FOR LEASE

66,504 SF
100% AIR-CONDITIONED
MANUFACTURING SPACE

N88W13901 MAIN ST., MENOMONEE FALLS, WI



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Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker

OVERVIEW

BUILDING INFORMATION

110,000 SF Manufacturing building

Masonry & steel construction

1973 Built **1995** Renovated

3 / 1,000 SF Parking ratio

I-1 Zoning



AVAILABLE SPACE

66,504 RSF Total available (Divisible)

8,500 RSF Office space

April 2026 Availability

SUBJECT TO OFFER Rent PSF

SHOP & PRODUCTION AREAS:

18' Clear height

40'x40' Column spacing

3-Phase Power, Est. 2,000 AMPS, 240 V

Six (6) Loading docks (2 covered, 5 with automatic levelers)

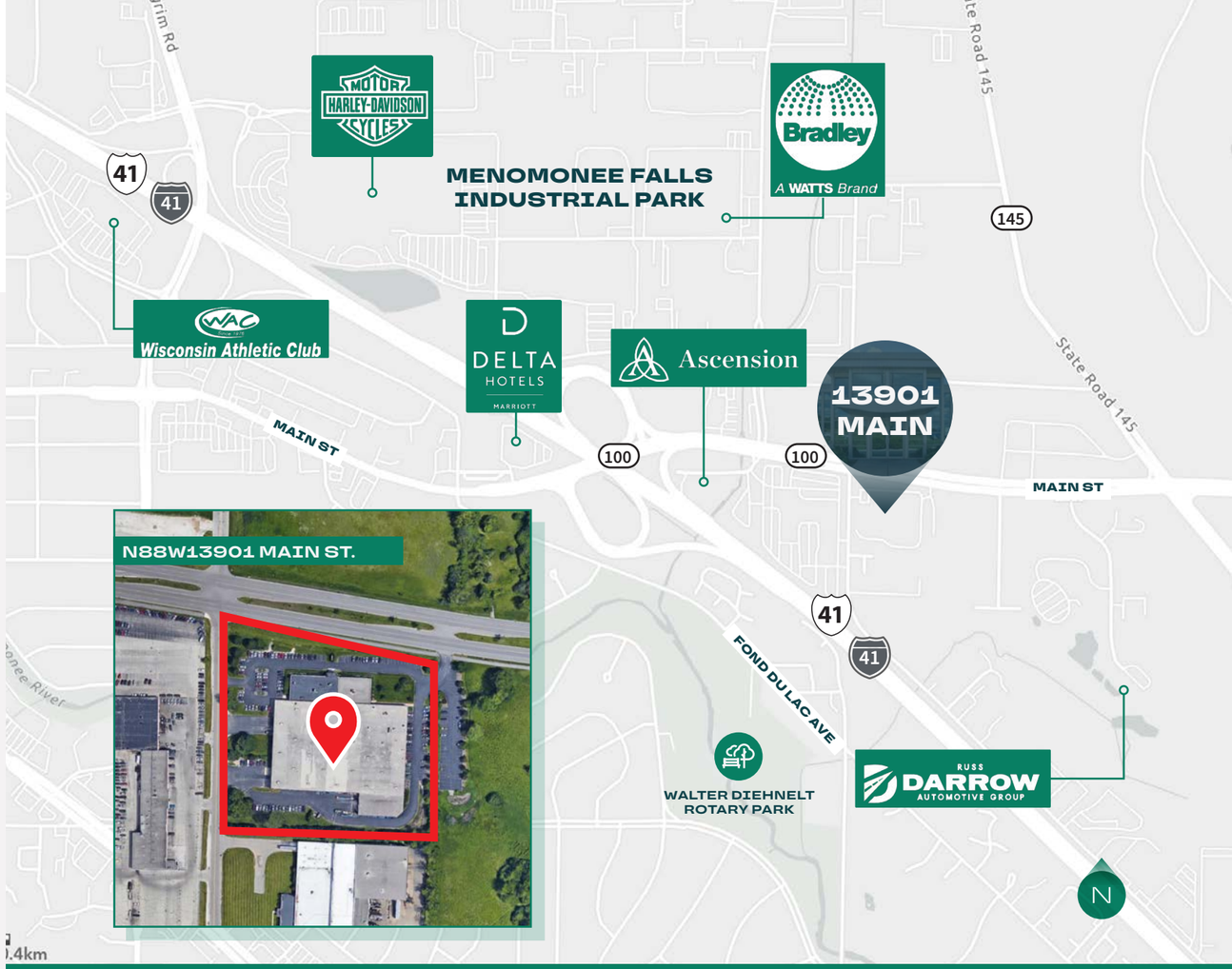
One (1) Grade 14' level door

New Busbar (2024)

Electrical & Air Drops

100% Climate Controlled

5-ton crane available for potential use



0.5 MILES: INTERSTATE 41 | **12 MILES:** ZOO INTERCHANGE
18 MILES: MARQUETTE INTERCHANGE | **24 MILES:** MITCHELL INT'L AIRPORT

LOCATION

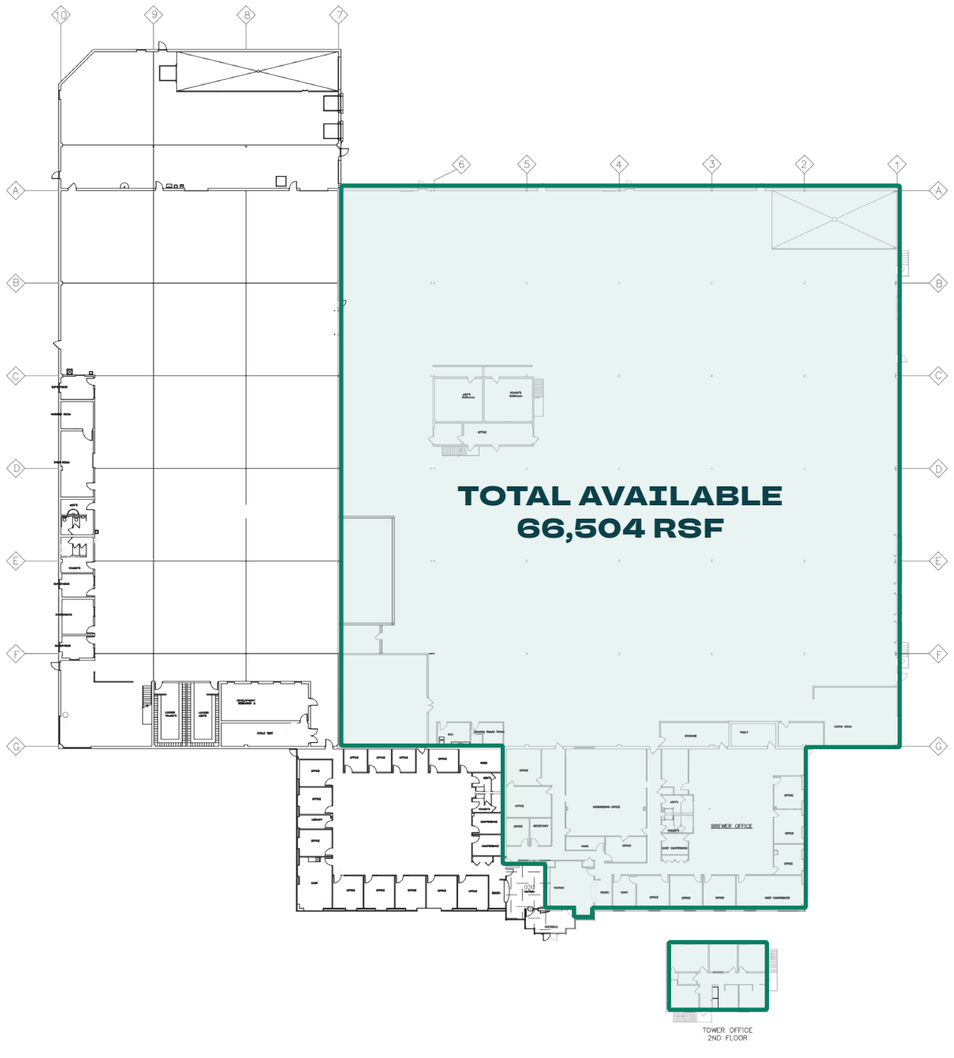
Highway-Adjacent with Retail Convenience

Strategically positioned off Interstate 41 in Menomonee Falls, this property sits directly across from the Menomonee Falls Industrial Park. The location offers exceptional convenience with an abundance of nearby amenities, including numerous hotels, shopping centers featuring nationally recognized retailers, and a diverse selection of restaurants, making it an ideal location for businesses and their employees.

66,504 RSF TOTAL

58,004 RSF of Industrial Space | 8,500 RSF of Office Space

The office space features a **reception area** positioned next to the **main conference room**, along with eight **private offices**, three **additional conference rooms**, an **open workspace** containing 14 cubicles, a **break room** with **kitchenette** facilities, a **product development zone** with 11 workstations, and restroom facilities.



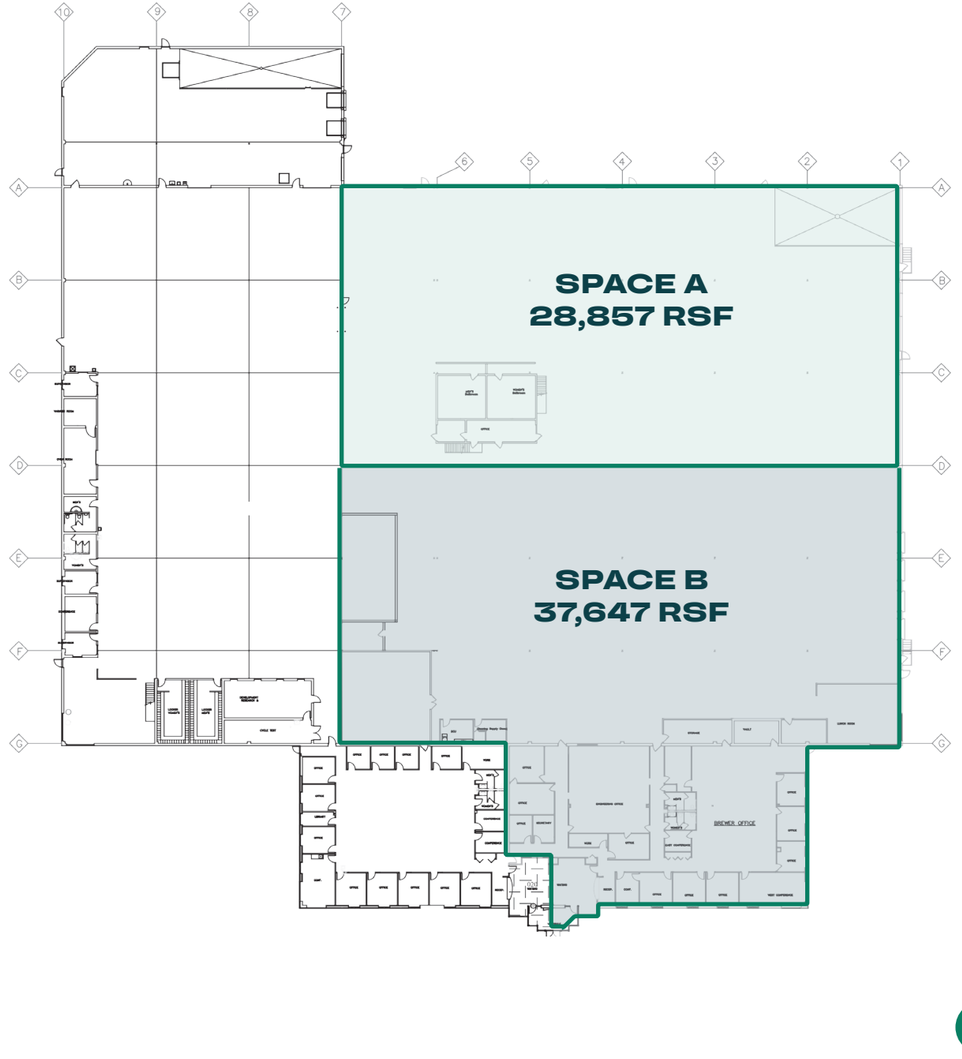
DEMISING OPTION 1

Space A: 28,857 RSF

This space features **two (2) interior docks** and **one (1) grade-level door.**

Space B: 37,647 RSF

The space features **four (4) dock doors.**



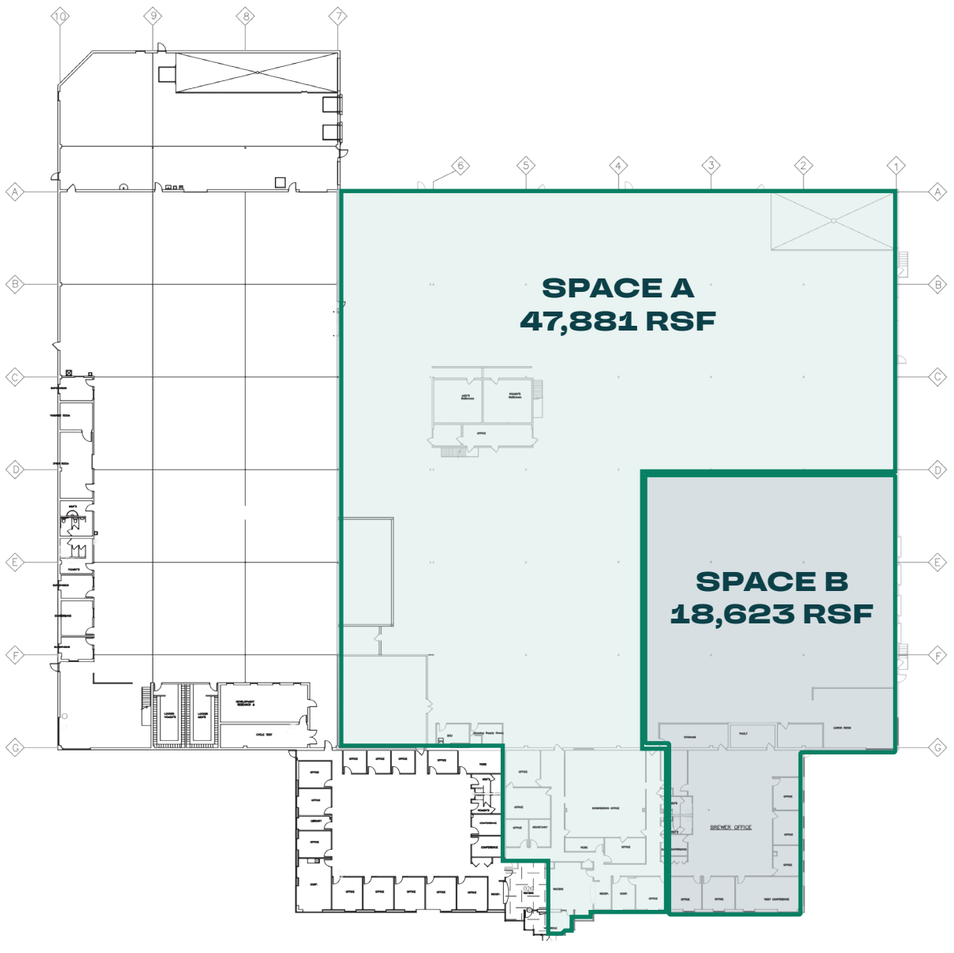
DEMISING OPTION 2

Space A: 47,881 RSF

This space features **two (2) interior docks** and **one (1) grade-level door.**

Space B: 18,623 RSF

The space features **four (4) dock doors.**



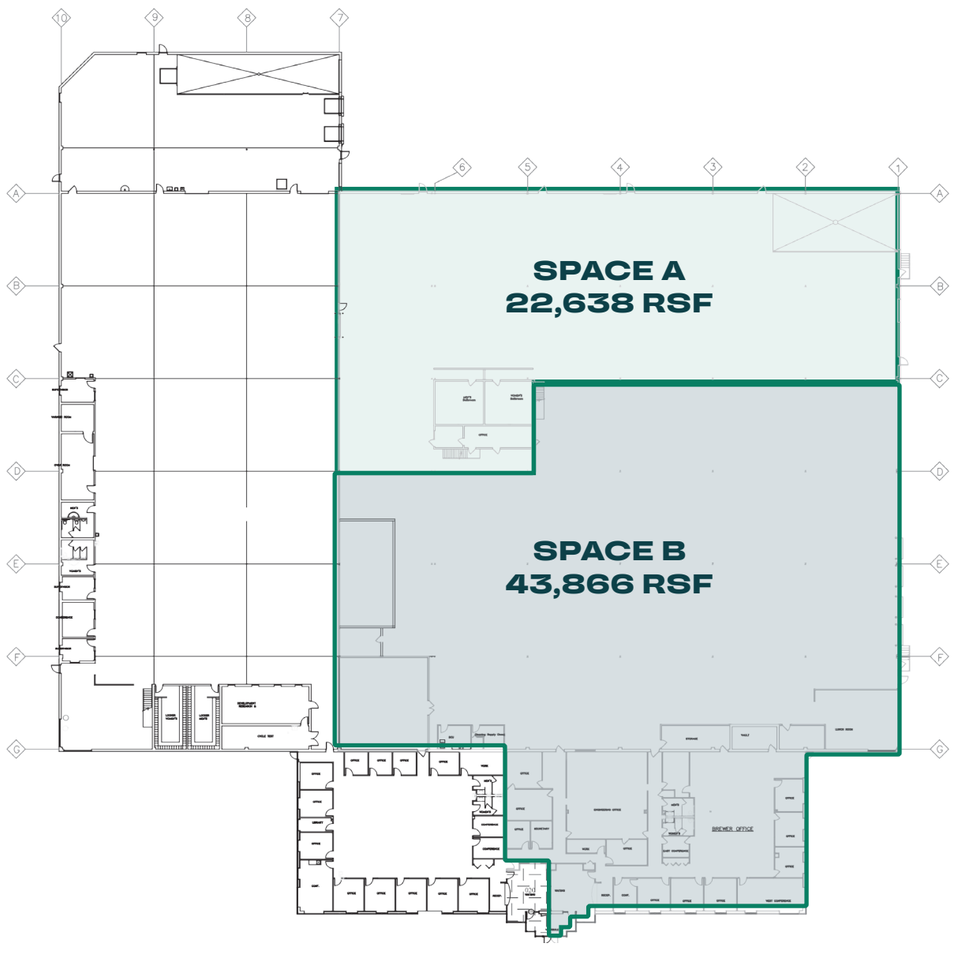
DEMISING OPTION 3

Space A: 22,638 RSF

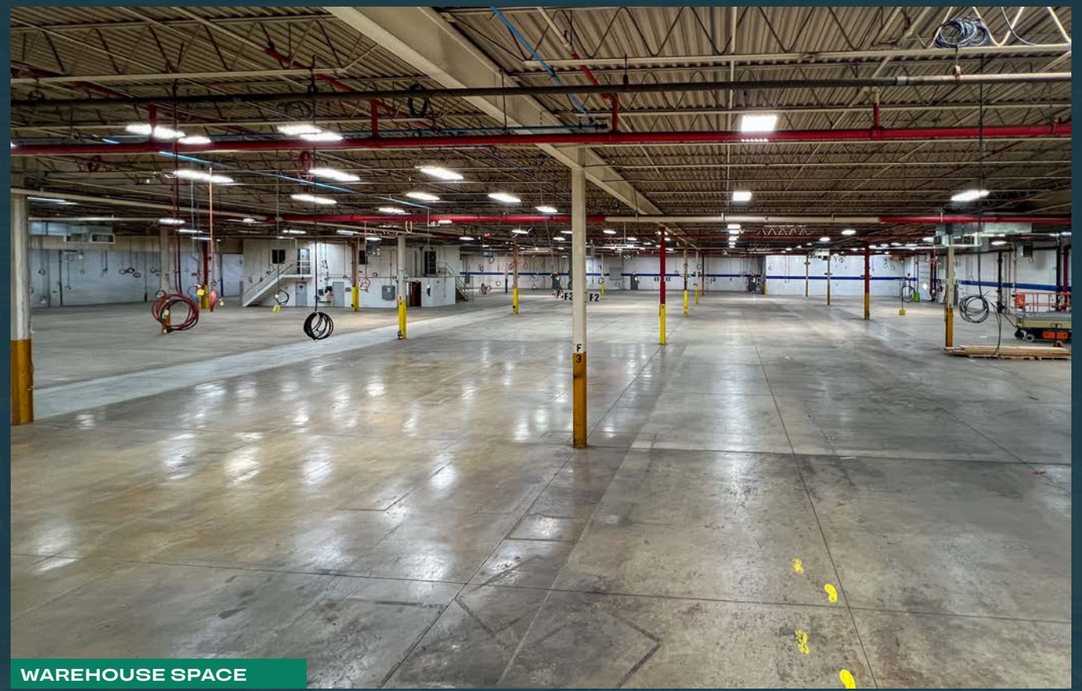
This space features **two (2) interior docks** and **one (1) grade-level door.**

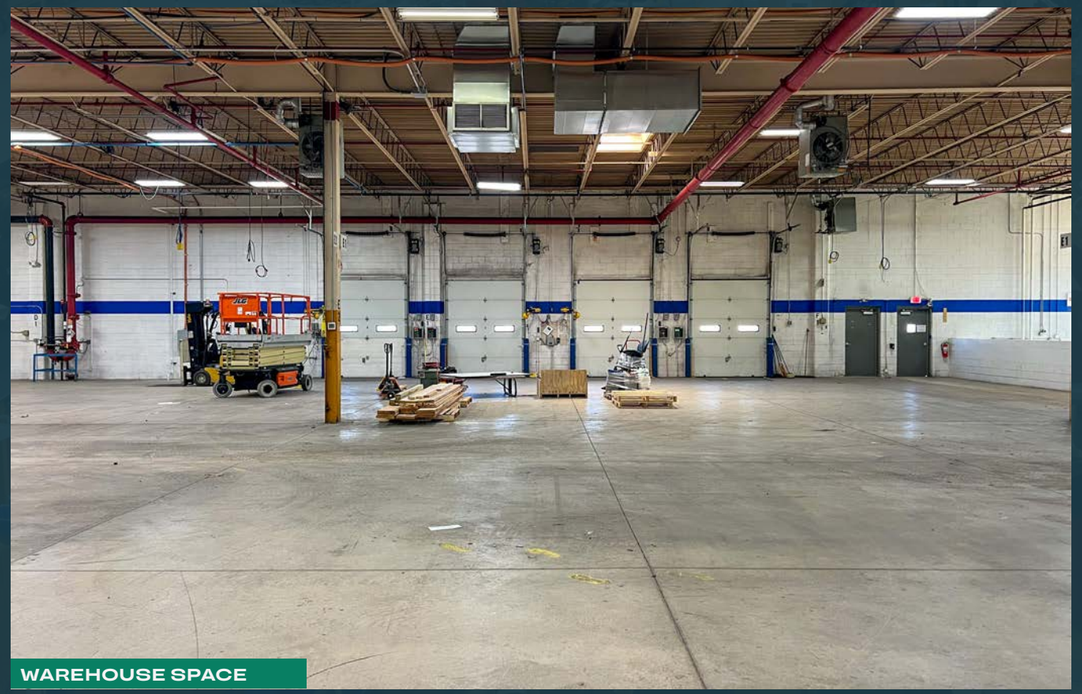
Space B: 43,866 RSF

The space features **four (4) dock doors.**






WAREHOUSE SPACE


WAREHOUSE SPACE



RECEPTION



OFFICE SPACE



OFFICE SPACE



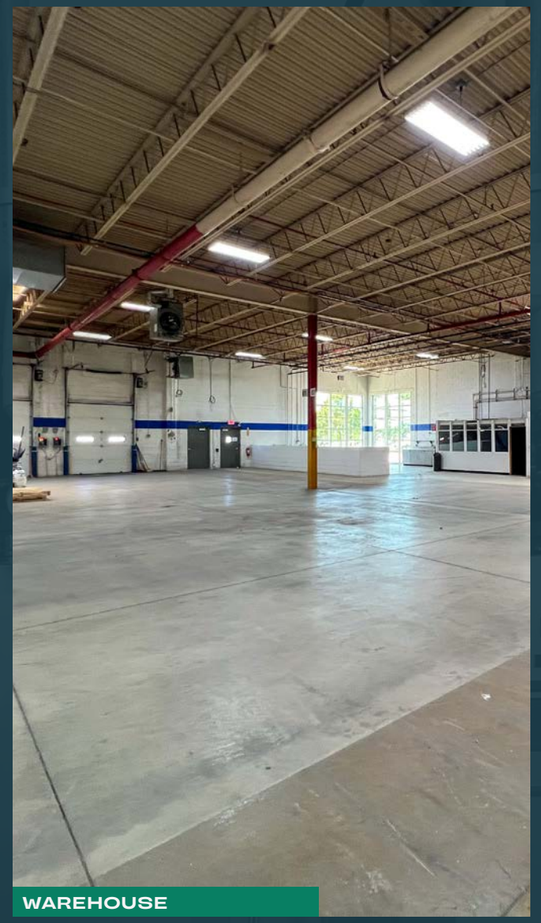
MEETING ROOM



WAREHOUSE



WAREHOUSE



WAREHOUSE



SIGNAGE

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CONTACT

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JLL
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:
1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____

_____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Drafted by Attorney Debra Peterson Conrad

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