

Prime Flex/Industrial Property – Investment or End-User Opportunity

For Sale or Lease

Current owner/occupier will be relocating to a larger facility ~Q3 2025



**N52W13821 Northpark Drive
Menomonee Falls, WI**

Asking Purchase Price or Asking Lease Rate:
Contact Broker for Pricing Guidance

For More Information



Matt Apter
608.852.3001
mapter@cresa.com

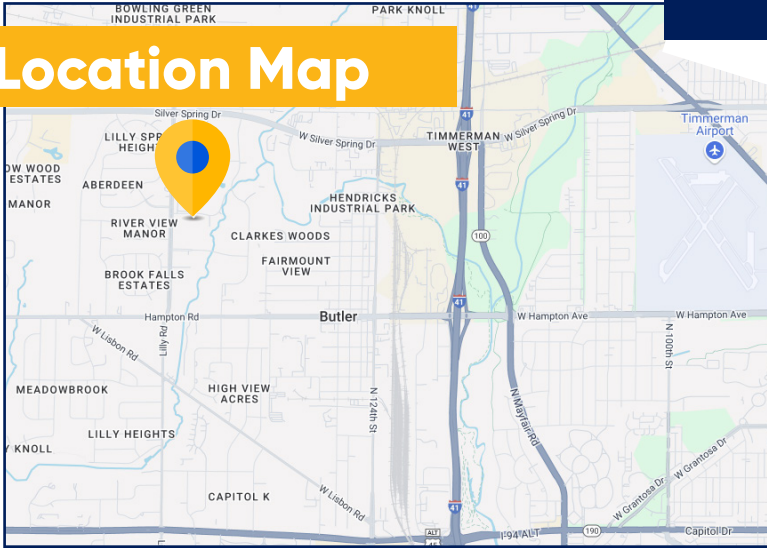


TJ Blitz
608.444.9440
tblitz@cresa.com

cresa

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Location Map



Space Profile



Land Size:
2.63 Acres



Building Size:
16,000 SF

Office Size:	3,200 SF
Warehouse Size:	12,800 SF
Fenced Storage Yard:	~20,000 SF Yard Space
Year Built:	1992
Building Class:	B
Construction:	Masonry Block
Parking:	45 Stalls
Ceiling Height:	20'
Loading:	One (1) - Dock Door 10' One (1) - Drive-In Door 14'
Fire Protection:	Yes - Wet Sprinkler
Power:	800 amp 460/277 volt 3-phase
Heating/Cooling:	Heat & AC in Office & Warehouse
Zoning:	I1 - Light Industrial

Aerial Overview



Exterior



Features

The property is located on Northpark Drive between Lilly Road and Campbell Drive in The Falls Business Park, Menomonee Falls, Wisconsin. The site is approximately 2.63-acres (Parcel Number MNFV-0143-999-041).

For More Information

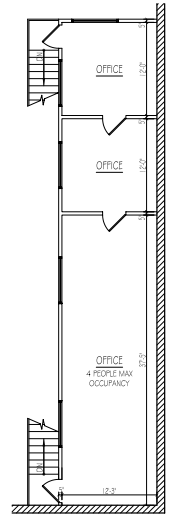
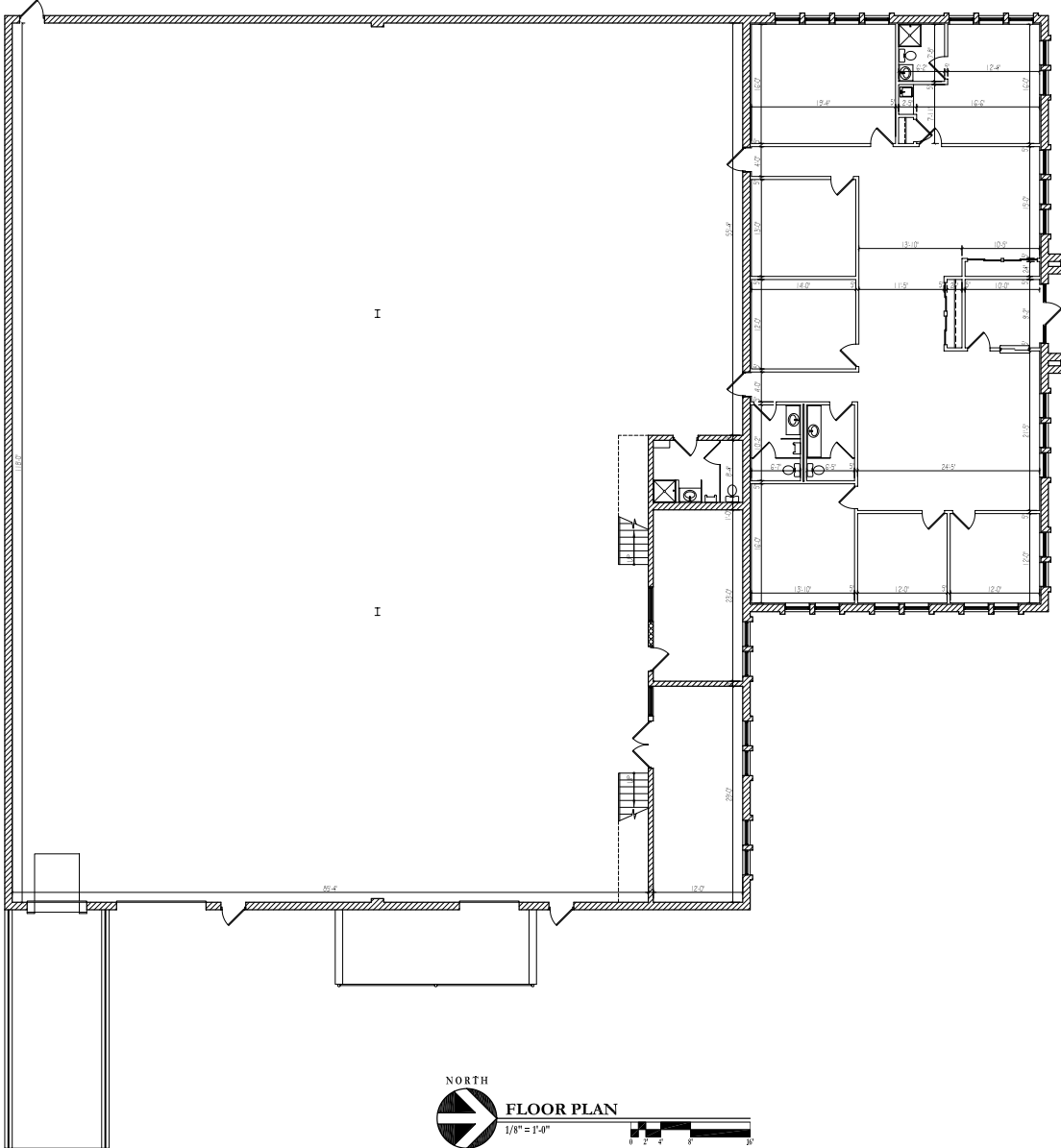


Matt Apter
608.852.3001
mapter@cresa.com



TJ Blitz
608.444.9440
tblitz@cresa.com

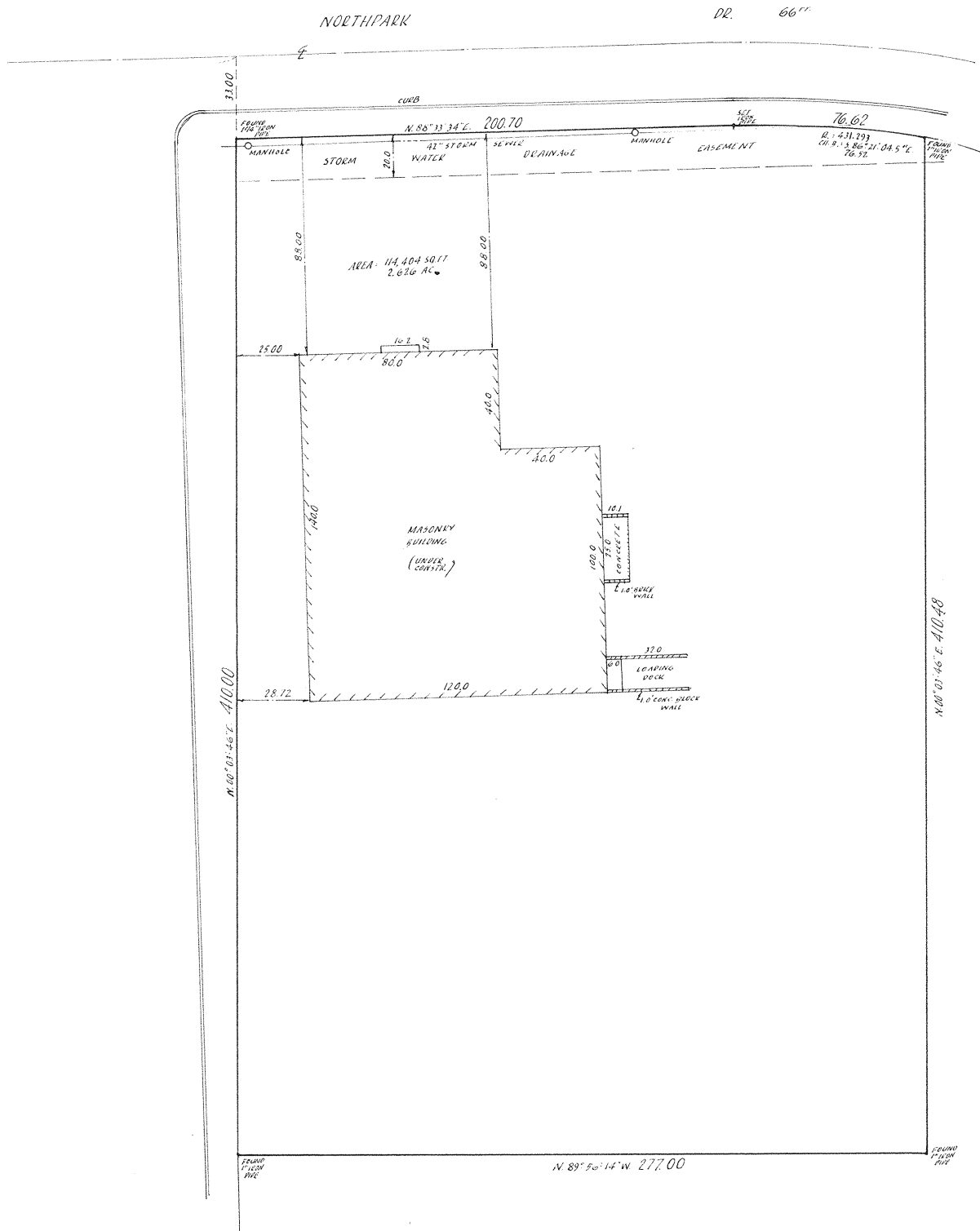
Floor Plan



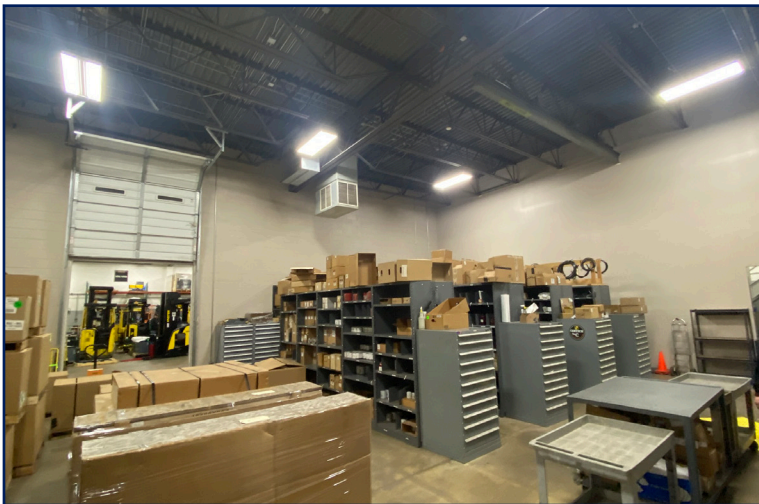
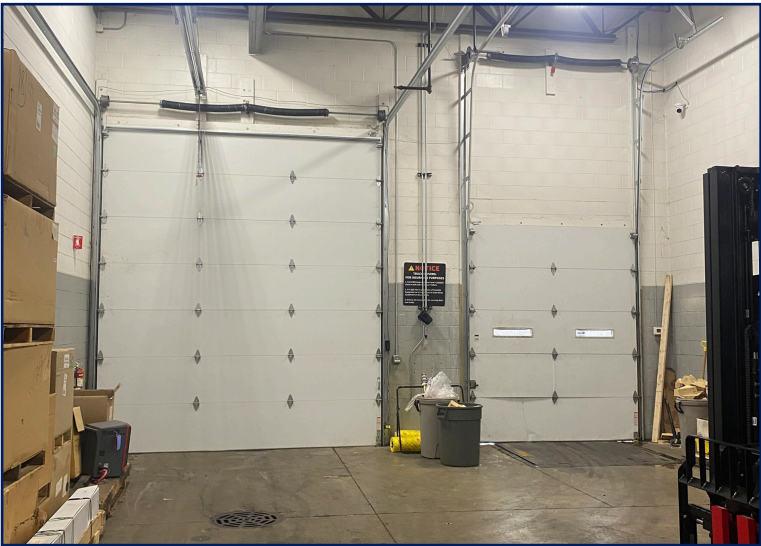
NORTH
FLOOR PLAN
1/8" = 1'-0"

NORTH
MEZZANINE FLOOR PLAN
1/8" = 1'-0"

Site Plan



Photos



Photos

