



FOR SALE OR LEASE

4701 W Schroeder Drive | Brown Deer, WI 53223

Liberty I

Available Space	40,370 SF (demisable to 10,000 SF)
Building Size	40,370 SF
Stories	1
Year Built	1972
Parking	4.78/1,000
Lease Rate	\$10.00/SF NNN
Sale Price	\$1,500,000

Contact us:

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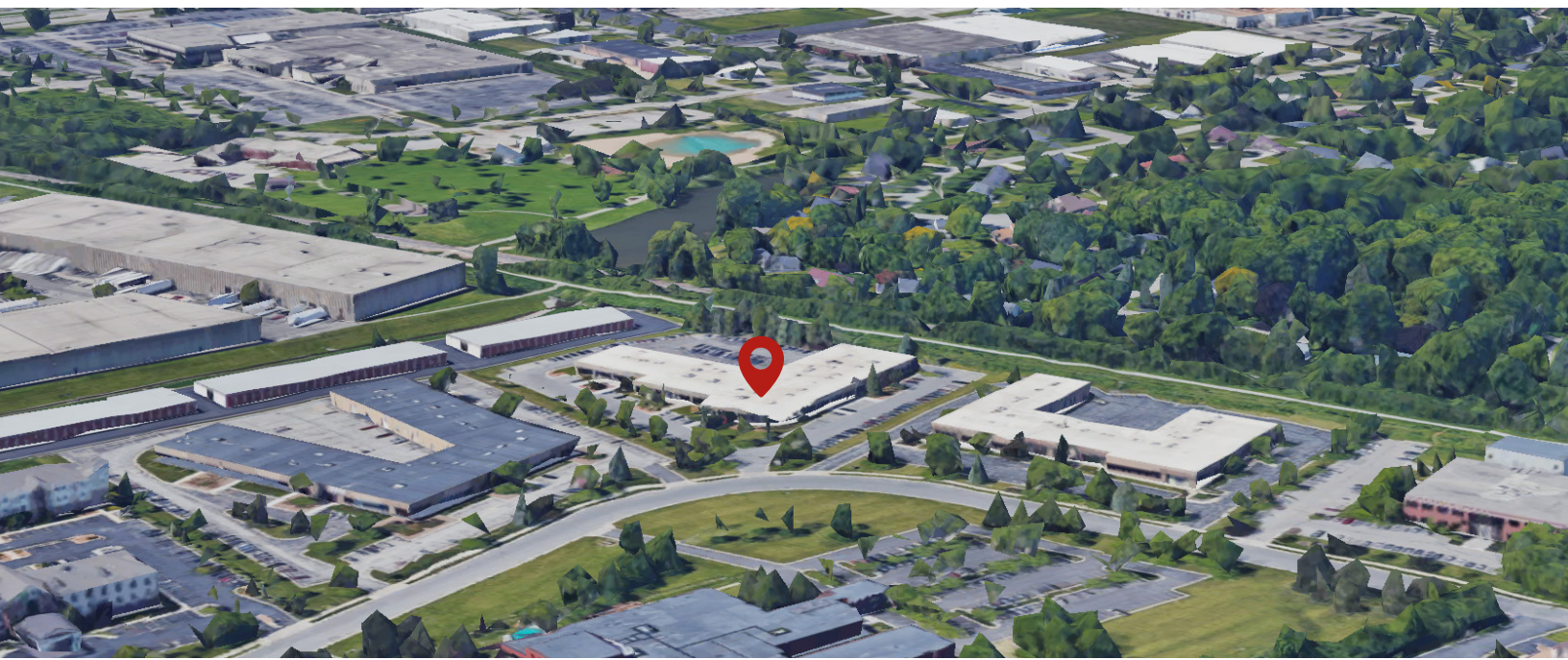
833 E Michigan Street | Suite 500

Milwaukee, WI 53202

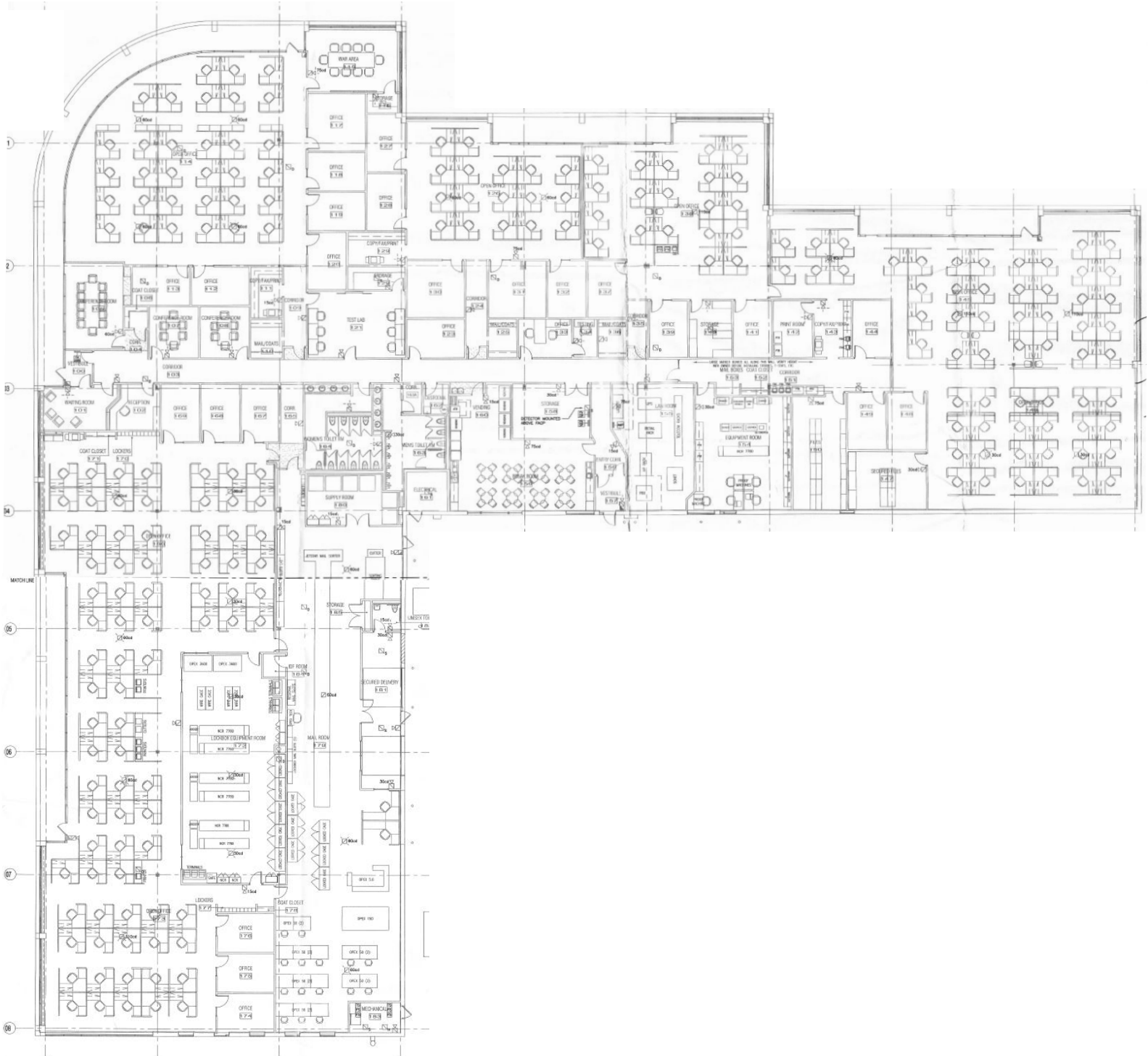
+1 414 276 9500



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Floor Plan - 40,370 SF (demisable to 10,000 SF)



Key Features and Highlights

Minutes off of I-43, located near numerous amenities, restaurants, hotels and financial institutions

Single Occupancy or divisible

Mini data center with raised floor and back-up diesel generator

Mixed use building for office and light industrial uses

New parking lot with 180 stalls

Beautiful perimeter window line

Large open work spaces

Ability to install exterior signage

Entire building is in move-in condition with updated mechanicals throughout

Fiber optics and installed security system (24/7 monitoring)

Drive-in doors



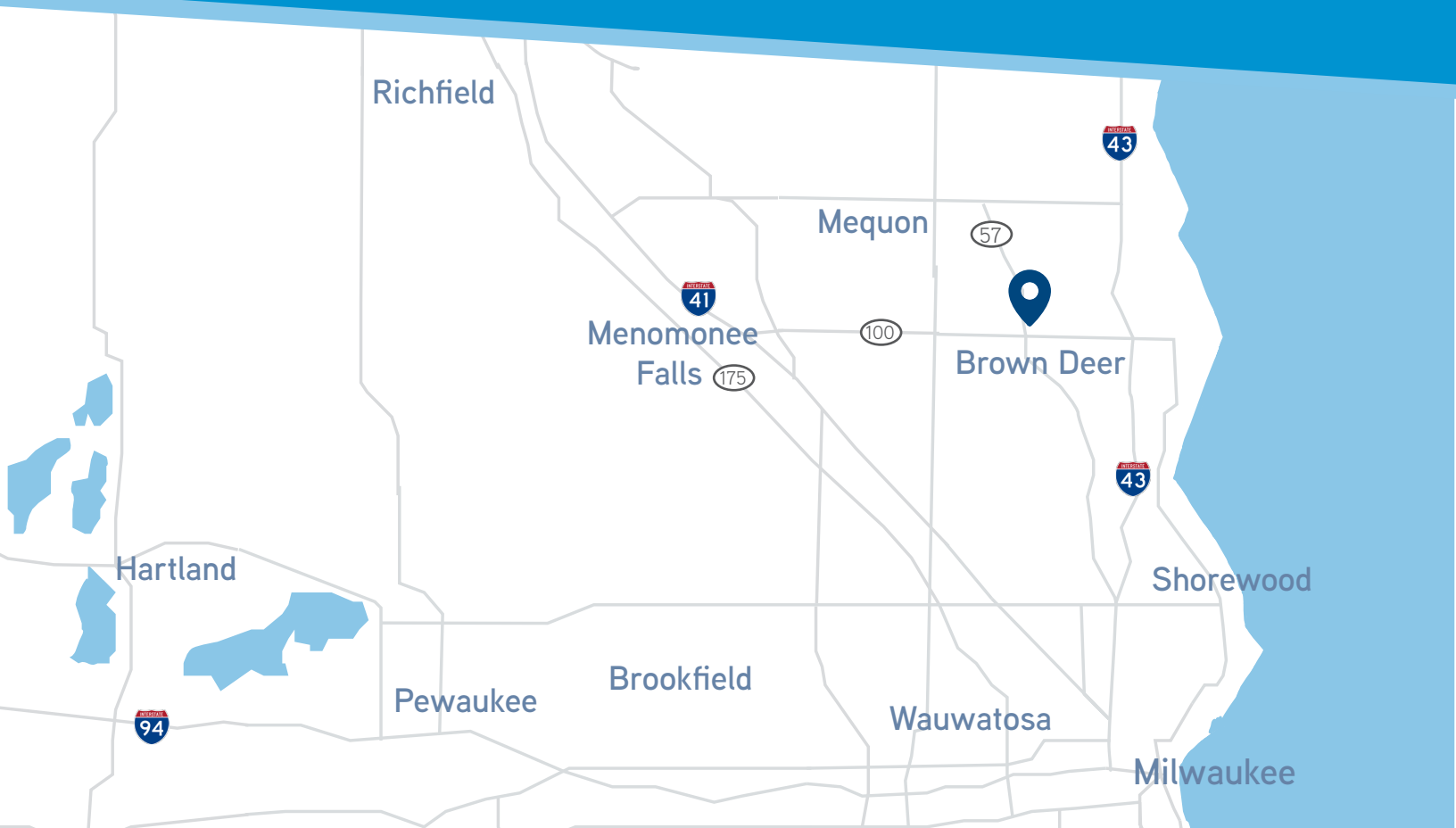
Hwy 43
Access



4.78/1,000
Parking Spaces



Signage
Opportunities





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