

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

For Sale

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



N50W13824 Overview Drive
Menomonee Falls, WI

Asking Price: Contact Broker for Pricing Guidance

For More Information



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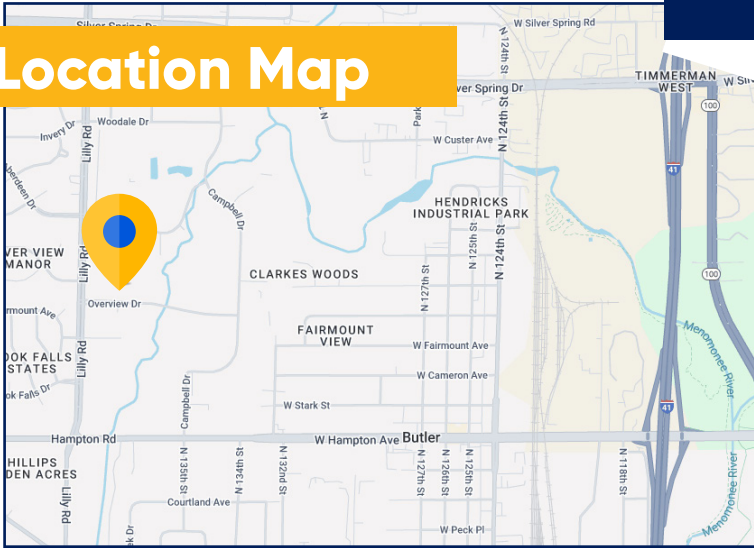


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Location Map



Aerial Overview



Exterior



Space Profile



Land Size:
2.32 Acres



Building Size:
18,000 SF

Office Size: 3,965 SF

Warehouse Size: 14,035 SF

Year Built/Renovated: 1993/1999

Building Class: B

Parking: 25 Stalls

Ceiling Height: 20'

Loading:
1 x Loading Dock (14')
1 x Drive-In Door (16')

Fire Protection: Yes - Wet Sprinkler System

Heating/Cooling:
Office: Fully Conditioned
Warehouse: Gas Fired Heaters

Zoning: IL - Industrial Limited
(Light Industrial)

Crane: 2 Ton Crane

Features

The property is located on Overview Drive between Lilly Road and Campbell Drive in The Falls Business Park, Menomonee Falls, Wisconsin.

The site is approximately 2.32-acres per Waukesha County GIS Map. The Parcel Number is MNFV-0143-999-033.

For More Information

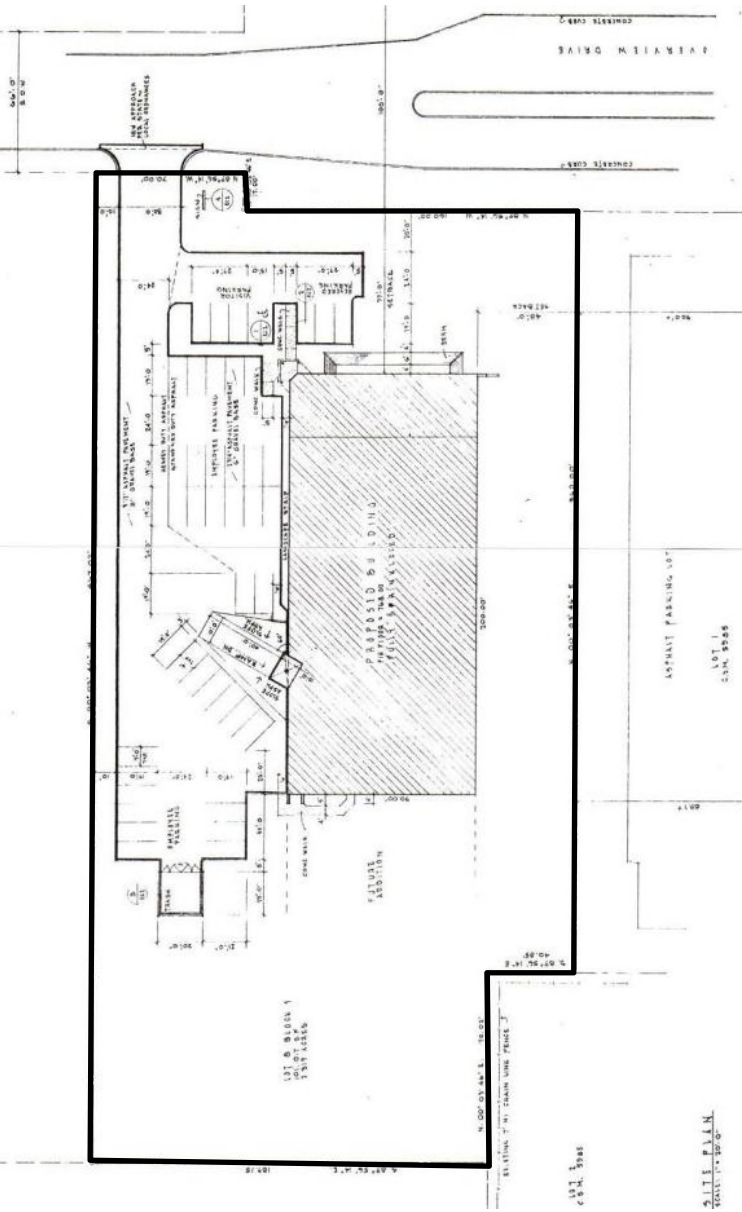


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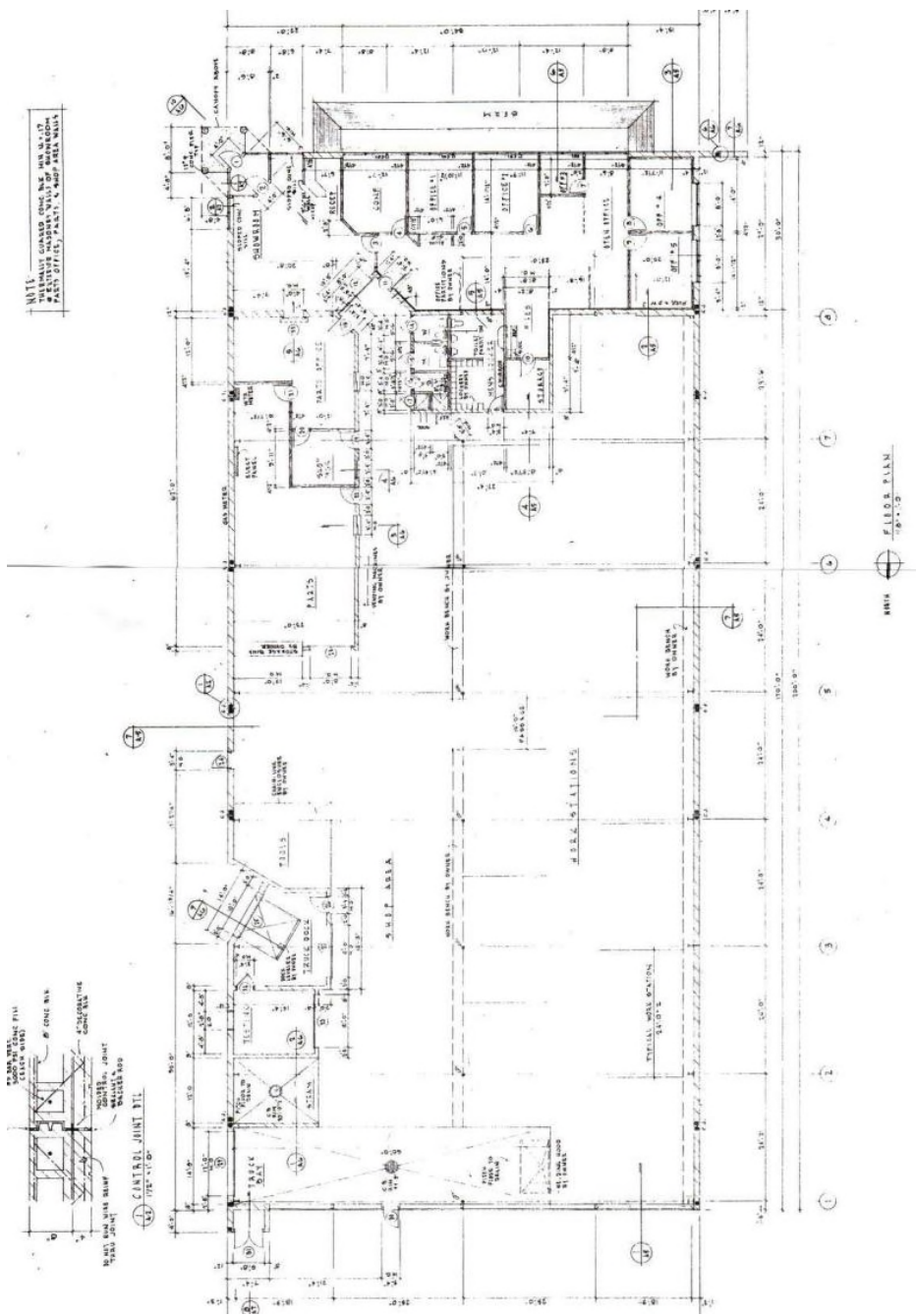


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Site Plan



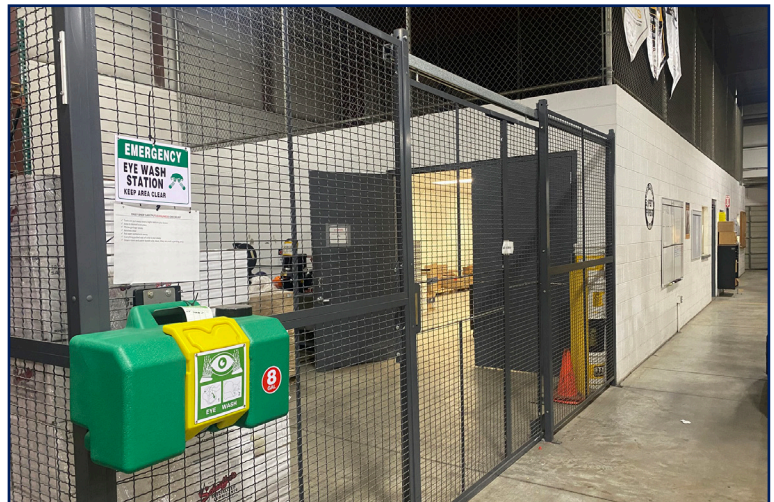
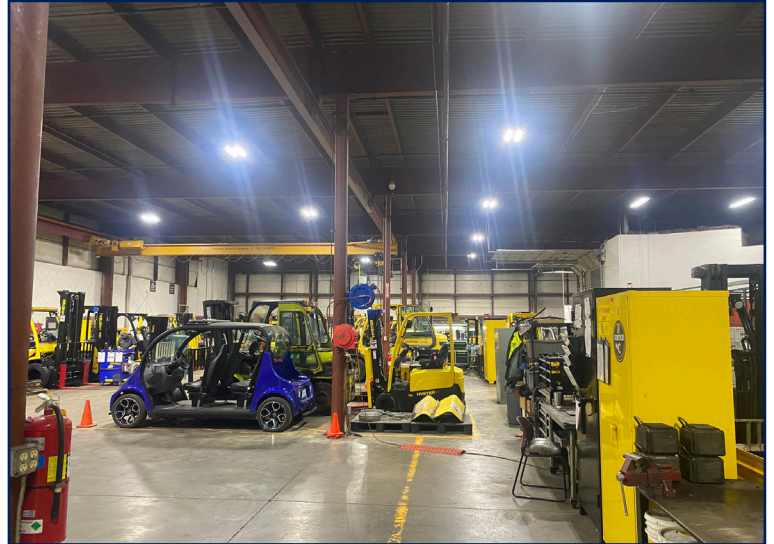
Floor Plan



Photos



Photos



Photos

