



DEVELOPMENT CENTER

**BUILDING
DETAILS**

BUILDING DETAILS/SPECS

**12100 W. WIRTH STREET
WAUWATOSA, WISCONSIN**

Building Size

±37,302 SF

Available Space

±11,773 SF

UNIT 2 FEATURES

Size

±11,773 SF

Warehouse SF

±11,773 SF

Office SF

BTS

Dock Doors

2

Drive-Ins

1 - 12'x14'

Construction

Decorative Block

Year Built

1999

Sprinkler

Yes

Ceiling Height

±18' Clear in Shop

HVAC

Gas Modine - Warehouse

Gas Forced Air - Office

2 New Rooftop Units in '21 & '22

Power

3-Phase

Zoning

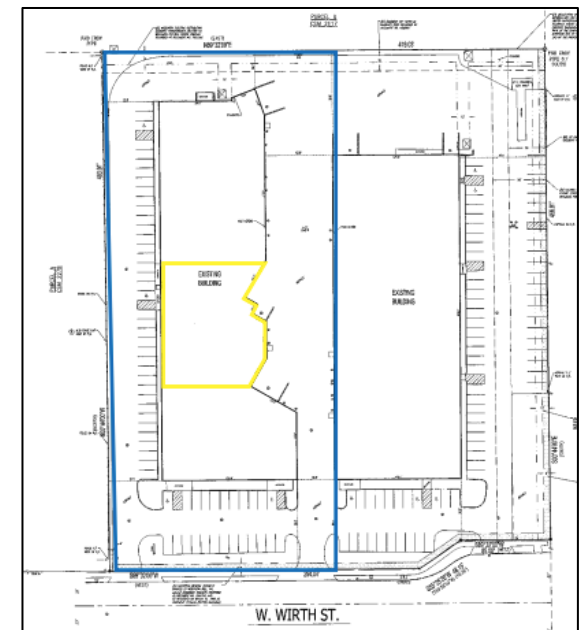
M-2

Parking

Ample

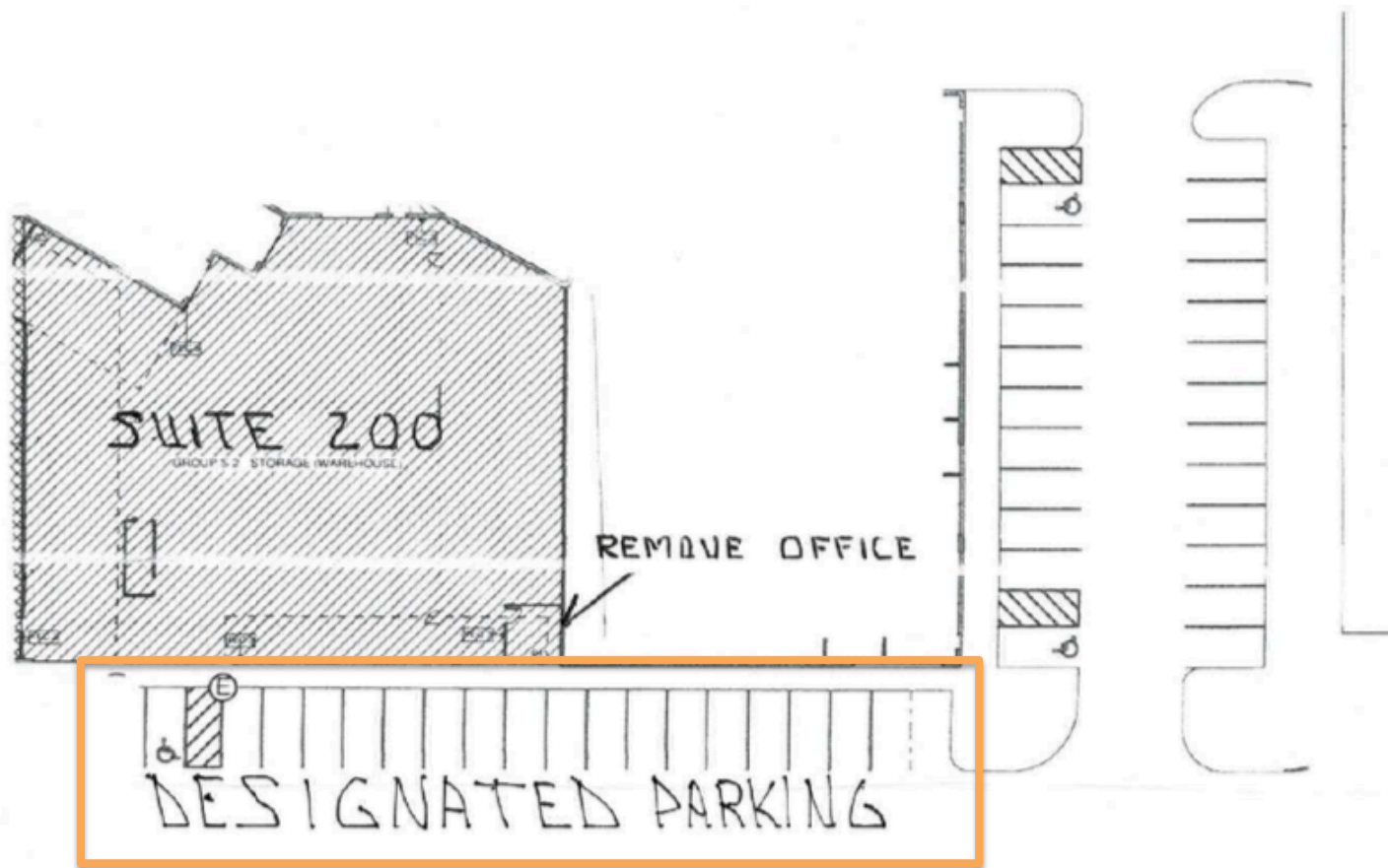
Utilities

Municipal Sewer & Water



DEVELOPMENT CENTER

PROPOSED PARKING ALLOTMENT



- 19 TOTAL STALLS
- 1 STALL DESIGNATED AS HANDICAPPED
- LIMITED STAFF PARKING PERMITTED IN BACK (PER LANDLORD)

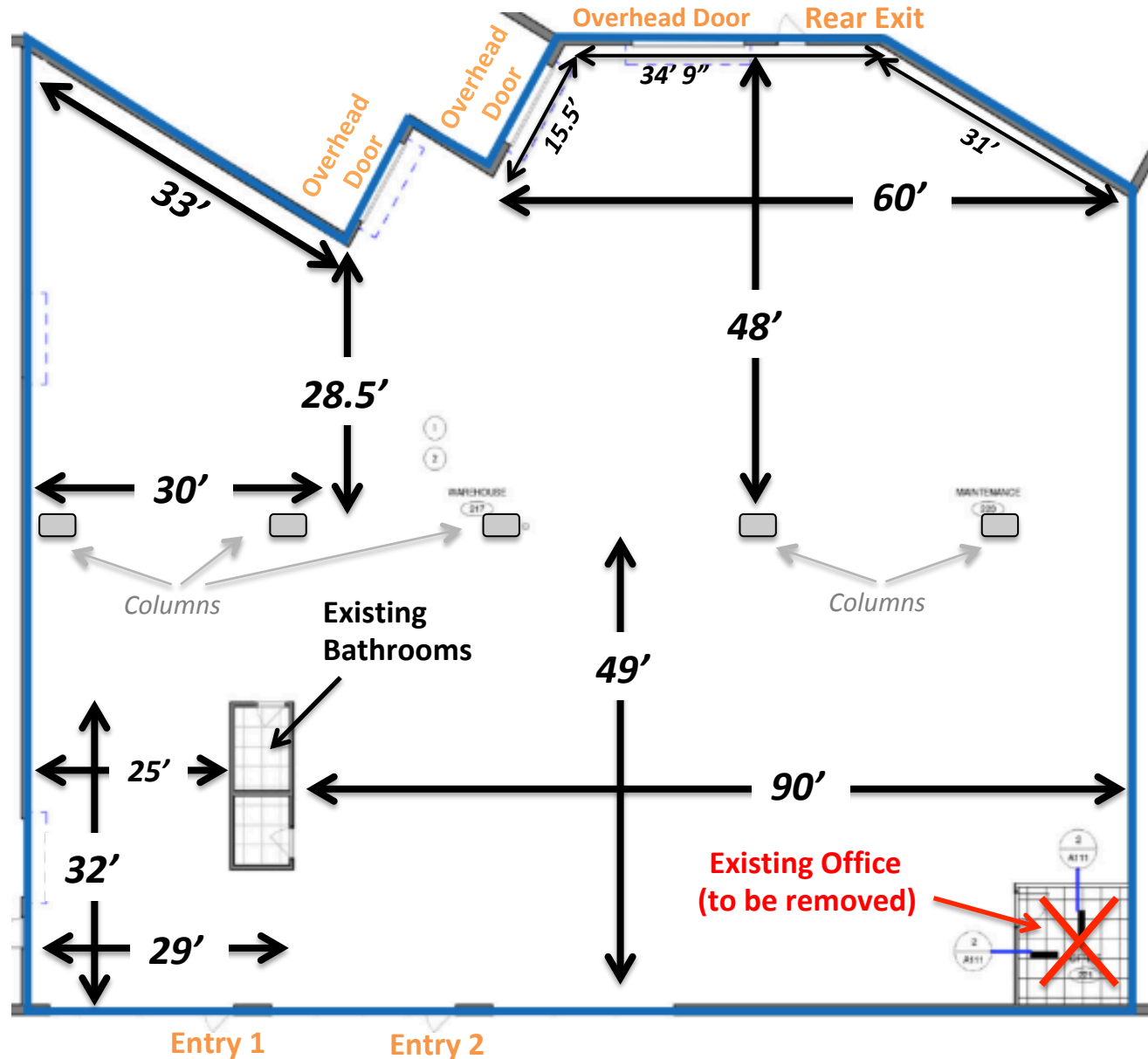




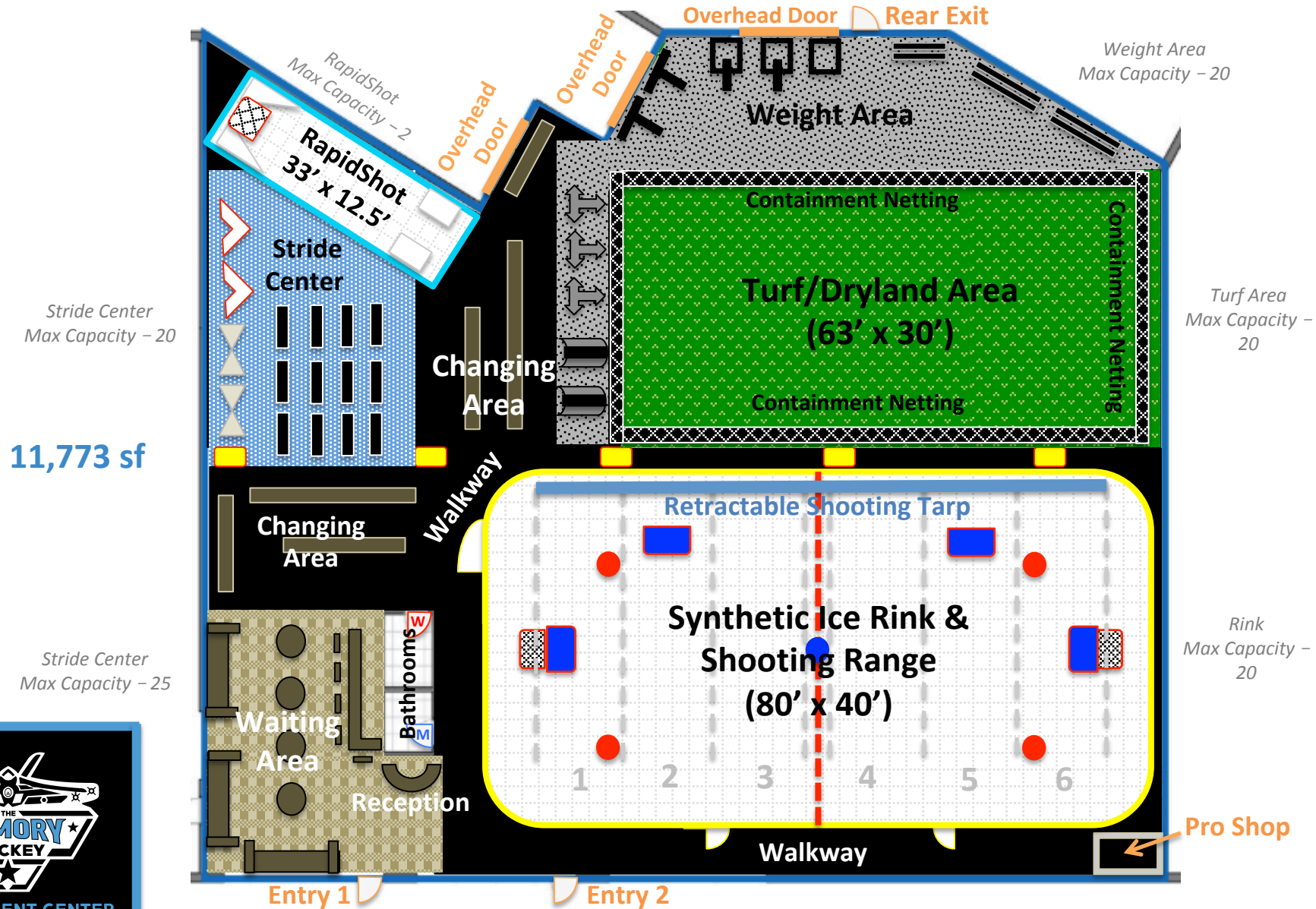
DEVELOPMENT CENTER

PROPOSED FLOOR PLAN

FACILITY DIMENSIONS



FACILITY LAYOUT





DEVELOPMENT CENTER

**FACILITY
IMAGES**

FACILITY IMAGE 1



DEVELOPMENT CENTER

FACILITY IMAGE 2



DEVELOPMENT CENTER

FACILITY IMAGE 3



**PROPOSED RINK AREA
(80' x 40')**



DEVELOPMENT CENTER

FACILITY IMAGE 4



**PROPOSED DRYLAND (60' x 30') &
WEIGHTS AREAS (ALONG SIDE WALL)**



DEVELOPMENT CENTER

FACILITY IMAGE 5



DEVELOPMENT CENTER

FACILITY IMAGE 6



PROPOSED DRYLAND (60' x 30')
&
WEIGHTS AREAS (ALONG SIDE WALL)



DEVELOPMENT CENTER

FACILITY IMAGE 7

**PROPOSED RAPIDSHOT AREA (ALONG WALL)
&
STRIDE CENTER/DANGLE ZONE**



DEVELOPMENT CENTER

FACILITY IMAGE 8



**PROPOSED RAPIDSHOT AREA (ALONG WALL)
&
STRIDE CENTER/DANGLE ZONE**



DEVELOPMENT CENTER

FACILITY IMAGE 9



FACILITY IMAGE 10

RESTROOM 1



FACILITY IMAGE 11

RESTROOM 2



FACILITY IMAGE 12

BUILDING EXTERIOR & ENTRIES



DEVELOPMENT CENTER