



NEW CONSTRUCTION | NOW LEASING



Rawson Avenue Business Center II

7126, 7198, 7236, & 7308 S Millers Way

Oak Creek, WI 53154



262.524.0100 | SJPI.COM/WISCONSIN

About Rawson Business Center II

Rawson Avenue Business Center II consists of more than 152,800 square feet of office/retail and flex/R&D space. The business community is located just east of S Howell Avenue on E Rawson Avenue, just 2 miles east of Interstate 94. The project offers great visibility to the busy Howell Avenue corridor.

For more information, visit: sjpi.com/rawson2



Office/Retail Building

7126 S Millers Way 38,280 SF

Office/Retail Specifications

Suite Sizes	2,880 up to 38,280 SF
Ceiling Height	16 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Masonry
Loading	Dock or drive-in
Zoning	LM-1 PUD

Flex/R&D Buildings

7198 S Millers Way 38,176 SF

7236 S Millers Way 38,176 SF

7308 S Millers Way 38,176 SF

Flex/R&D Specifications

Suite Sizes	2,944 up to 38,176 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Masonry
Loading	Dock or drive-in
Zoning	LM-1 PUD





Rawson Avenue Business Center II | Site Plan

**17,414
VEHICLES/DAY**



 To Milwaukee Mitchell
International Airport
& Milwaukee, WI

← 94 & 41

BB

E RAWSON AVENUE

**7126 S Millers Way
38,280 SF**

**7198 S Millers Way
38,176 SF**

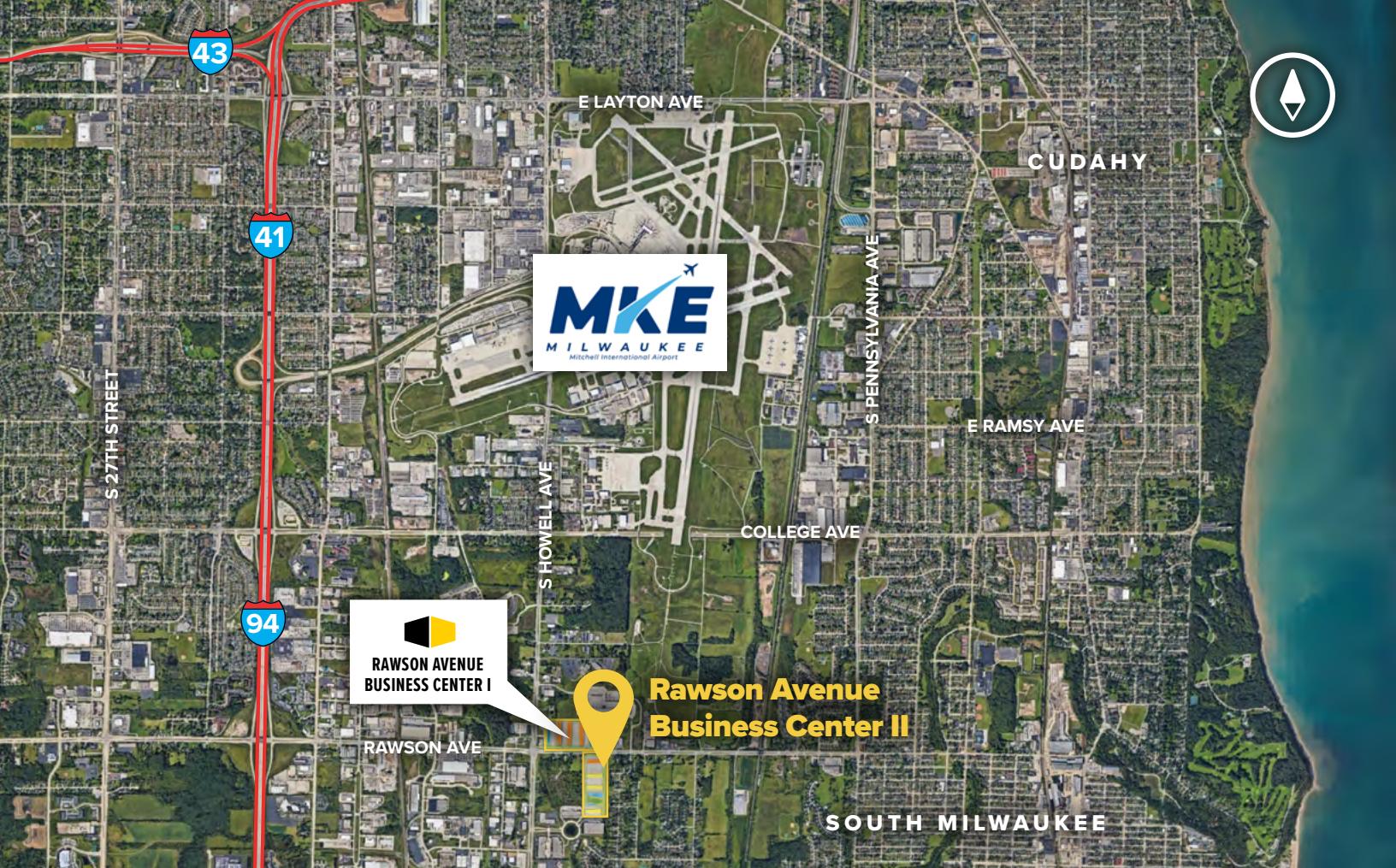
7236 S Millers Way
38,176 SF

7308 S. Millers Way
38,176 SF

OFFICE/RETAIL with Rawson Avenue frontage & signage

FLEX/R&D **with dock & drive-in loading**





Distances to:

Interstate 94	2 miles
Milwaukee Mitchell International Airport	3 miles
Interstate 43	5 miles
Milwaukee, WI (Downtown)	10.5 miles
Waukesha, WI (Downtown)	24 miles
Madison, WI (Downtown)	86 miles



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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

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