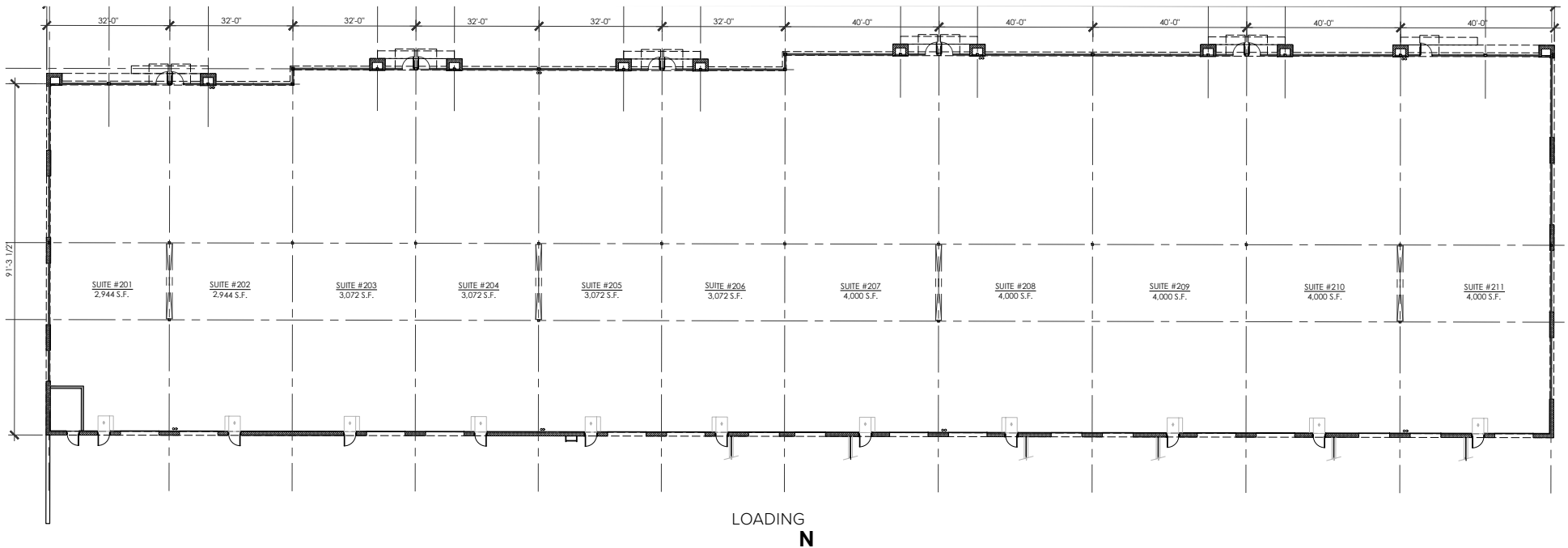




Total SF Available:
38,176 SF

*Coming soon! New flex/R&D with 18 ft. clear height
and dock/drive-in loading*

PARKING



LOADING

N

PHASE I DELIVERY SEPTEMBER 2024



Rawson Avenue Business Center II

E. Rawson Avenue at S. Millers Way

Oak Creek, WI 53154

About the Property

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



Future flex/R&D with dock/drive-in loading

Office/Retail Buildings

| | |
|---------------------|-----------|
| 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 per 1,000 SF |
| Heat | Natural Gas |
| 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 per 1,000 SF |
| Heat | Natural Gas |
| Construction | Masonry |
| Loading | Dock or drive-in |
| Zoning | LM-1 PUD |



⬅ To General Mitchell International Airport & Milwaukee, WI



For more information, visit: sjpi.com/rawson2

Distances to:

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



Contact Us

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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 residential space.

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