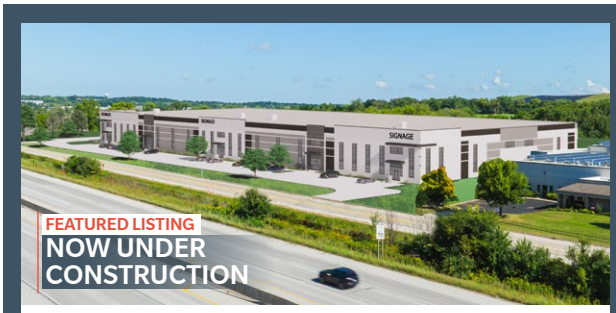
FOUNDERS 3
REAL ESTATE SERVICES

3RD QUARTER - 2026

SOUTHEAST WISCONSIN INDUSTRIAL MARKET



Leon Road | Menomonee Falls, WI

94,000 SF	42,000 SF	Q2 2027
TOTAL BUILDING SIZE	AVAILABLE SPACE	ANTICIPATED DELIVERY

Construction is underway on this 94,000 SF industrial development in Menomonee Falls, with over 52,000 SF already preleased. Approximately 42,000 SF remains available, offering customizable space with 28' clear heights, convenient access to I-41 and anticipated delivery in Q2 2027.

MARKET SNAPSHOT

	Absorption	Vacancy	Avg. Lease Rate	Under Construction
OVERALL	↓ 329,672	↓ 5.11%	↑ $6.99	↑ 4,596,291
CENTRAL	↓ (47,918)	↓ 6.70%	↓ $5.97	↑ 887,030
NORTHERN	↓ 230,844	↓ 2.16%	↑ $7.08	↑ 1,717,275
SOUTHERN	↓ 183,497	↓ 8.79%	↑ $7.41	↑ 808,538
WESTERN	↓ (36,791)	↑ 2.02%	↑ $7.87	↑ 1,183,448

Arrows denote change from previous quarter

SUBMARKET HIGHLIGHTS

CENTRAL
MILWAUKEE COUNTY

- Phoenix Investors leased 176,394 SF at 4503–4699 W Greenfield Avenue to a confidential tenant as redevelopment progresses.
- 2650 S Chase Avenue (146,560 SF) sold for $13 million, while 7320 S 6th Street in Oak Creek (126,236 SF) sold for $13.13 million.
- APL Logistics leased 200,000 SF at 10000 S Ridgeview Drive in Oak Creek, while Continental Superior Tri-City leased 99,287 SF at 12100 W Brown Deer Road.

NORTHERN
SHEBOYGAN, OZAUKEE & WASHINGTON COUNTIES

- Construction began in September on a 216,000 SF Amazon facility at SouthPointe Enterprise Campus in Sheboygan, with delivery expected October 2027.
- A 111,822 SF lease was signed at W194N11381 McCormick Drive in Germantown.
- Construction began in August on an 84,046 SF building at 1345 Innovation Way in Hartford.

SOUTHERN
RACINE & KENOSHA COUNTIES

- LakeView XIV (736,205 SF) at 8500 109th Street sold for $87 million, the region's largest industrial sale of the quarter.
- 13300 Carol Court in Racine (442,987 SF) sold for $44.4 million.
- Niagara Bottling renewed 212,141 SF at 8801 88th Avenue in Kenosha, while 157,391 SF was leased at 10277 Venice Avenue in Racine.

WESTERN
WALWORTH & WAUKESHA COUNTIES

- Founders 3 preleased 52,222 SF in a planned 94,000 SF building on Leon Road in Menomonee Falls.
- Wausau Equipment sold its 122,238 SF, two-building property on 8.7 acres at 1903–1905 S. Moorland Road in New Berlin to Cedarburg Storage Company LLC for $7.95 million.
- RPM Industrial Sale acquired a 46,000 SF facility at 856 Armour Road for $3.5 million.
- Several companies announced expansion plans, including The Gund Co.'s proposed 107,000 SF addition at 809 Phillip Drive.

NOTABLE SALE TRANSACTIONS

LOCATION	SUBMKT	SALE PRICE	PSF	BLDG. SF
8500 109th Street	Southern	$87,000,000	$118.17	736,205
13300 Carol Court	Southern	$44,400,000	$100.23	442,987
10490 88th Street	Southern	$24,500,000	$122.08	200,696
7320 S 6th Street	Central	$13,132,000	$104.03	126,236
2650 S Chase Avenue	Central	$13,000,000	$88.70	146,560

NOTABLE LEASE TRANSACTIONS

LOCATION	SUBMKT	TENANT	SF
1333 S Grandview Parkway	Southern	Johnson Health Tech *(renewal)*	200,000
10000 S Ridgewood Drive	Central	APL Logistics	200,000
10277 Venice Avenue	Southern	Real Flame	157,391
5150 International Drive	Central	Steele Solutions *(expansion)*	151,135
520 W 2nd Street	Western	Center Point Marine	121,000
12100 W Brown Deer Road	Central	Continental Superior Tri-City	99,287

Property Type	Buildings	Building Size	Q3 Total Available (SF)	Q3 Total Vacant (SF)	Q3 Vacancy Rate (%)	Q3 Total Absorption (SF)	2026 YTD Total Absorption (SF)	Q3 Avg Lease Rate
CENTRAL:	**1,704**	**123,688,665**	**10,686,830**	**8,624,420**	**6.70%**	**(47,918)**	**594,327**	**$5.98**
Flex/R&D	63	3,309,376	598,962	642,277	19.41%	(4,640)	63,133	$7.77
Manufacturing	659	60,231,201	5,178,859	5,003,279	8.18%	(233,206)	(35,812)	$5.07
Warehouse - Distribution	286	36,183,533	2,573,804	1,741,438	4.23%	(27,859)	325,538	$5.73
Warehouse Office	696	23,964,555	2,335,205	1,237,426	4.99%	217,787	241,468	$6.29
NORTHERN:	**1,029**	**75,709,457**	**1,622,267**	**1,646,335**	**2.16%**	**230,884**	**578,874**	**$7.08**
Flex/R&D	39	1,267,852	57,001	43,335	3.42%	5,976	3,000	$8.20
Manufacturing	504	44,892,496	749,104	876,195	1.95%	138,051	2,877	$5.06
Warehouse - Distribution	134	19,047,808	236,535	268,754	1.41%	(14,185)	488,937	$5.50
Warehouse Office	352	10,501,301	579,627	458,051	4.27%	101,042	84,060	$9.31
SOUTHERN:	**730**	**93,999,838**	**10,249,176**	**8,473,491**	**8.79%**	**183,497**	**380,563**	**$7.41**
Flex/R&D	20	1,021,466	36,830	36,830	2.75%	(11,786)	(4,674)	$0.00
Manufacturing	297	26,176,246	350,842	445,983	1.70%	15,250	(18,239)	$9.50
Warehouse - Distribution	197	59,002,903	8,625,028	7,511,849	12.45%	161,891	408,576	$5.48
Warehouse Office	216	7,799,223	1,236,476	478,829	5.69%	18,142	(5,100)	$8.50
WESTERN:	**2,006**	**102,826,273**	**4,120,821**	**2,211,631**	**2.02%**	**(36,791)**	**215,061**	**$7.87**
Flex/R&D	182	9,079,636	383,346	216,499	2.33%	40,343	130,338	$9.05
Manufacturing	717	46,437,490	1,629,643	794,710	1.52%	1,132	(327,893)	$6.18
Warehouse - Distribution	192	22,678,242	983,942	748,725	3.30%	82,887	326,706	$8.44
Warehouse Office	915	24,630,905	1,123,890	451,697	1.65%	(161,153)	85,910	$7.75
TOTALS	**5,469**	**396,224,233**	**26,679,094**	**20,955,877**	**5.11%**	**329,672**	**1,768,825**	**$6.99**

Source: Data provided by Moody's Analytics and augmented by Founders 3 Real Estate Services

FOR MORE DETAILED MARKET DATA, A VALUATION OF YOUR PROPERTY, AN ANALYSIS OF YOUR LEASE, OR SPACE REQUIREMENTS, PLEASE CONTACT A FOUNDERS 3 PROFESSIONAL BELOW.

YOUR LOCAL INDUSTRIAL EXPERTS

Bob Flood, SIOR
bflood@founders3.com
414.530.7000

Brett Deter
bdeter@founders3.com
414.520.1122

Brian Flood
brianflood@founders3.com
414.530.5302

Paul F. McBride, SIOR
pmcbride@founders3.com
414.403.7300

Derek Yentz
dyentz@founders3.com
414.520.8073

Copyright © 2026 Founders 3 Commercial Services, Inc. The information contained herein has been obtained from sources deemed reliable. While reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.