



FOR LEASE | **650,887 SF**
4701 W GREENFIELD AVE | **WEST MILWAUKEE, WI**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**EXPANSIVE CRANE
BAYS IDEAL FOR
MANUFACTURING
& DISTRIBUTION**



**LARGE CONTIGUOUS
SPACE AVAILABLE**



**IDEALLY LOCATED
WITHIN 1 MILE OF I-94**



**ENTIRE SITE IS FULLY
FENCED & SECURED**



**FLEXIBLE
FLOOR PLAN
CONFIGURATIONS
SUITABLE FOR
MANUFACTURING,
STORAGE, OR
DISTRIBUTION**



PROPERTY DETAILS

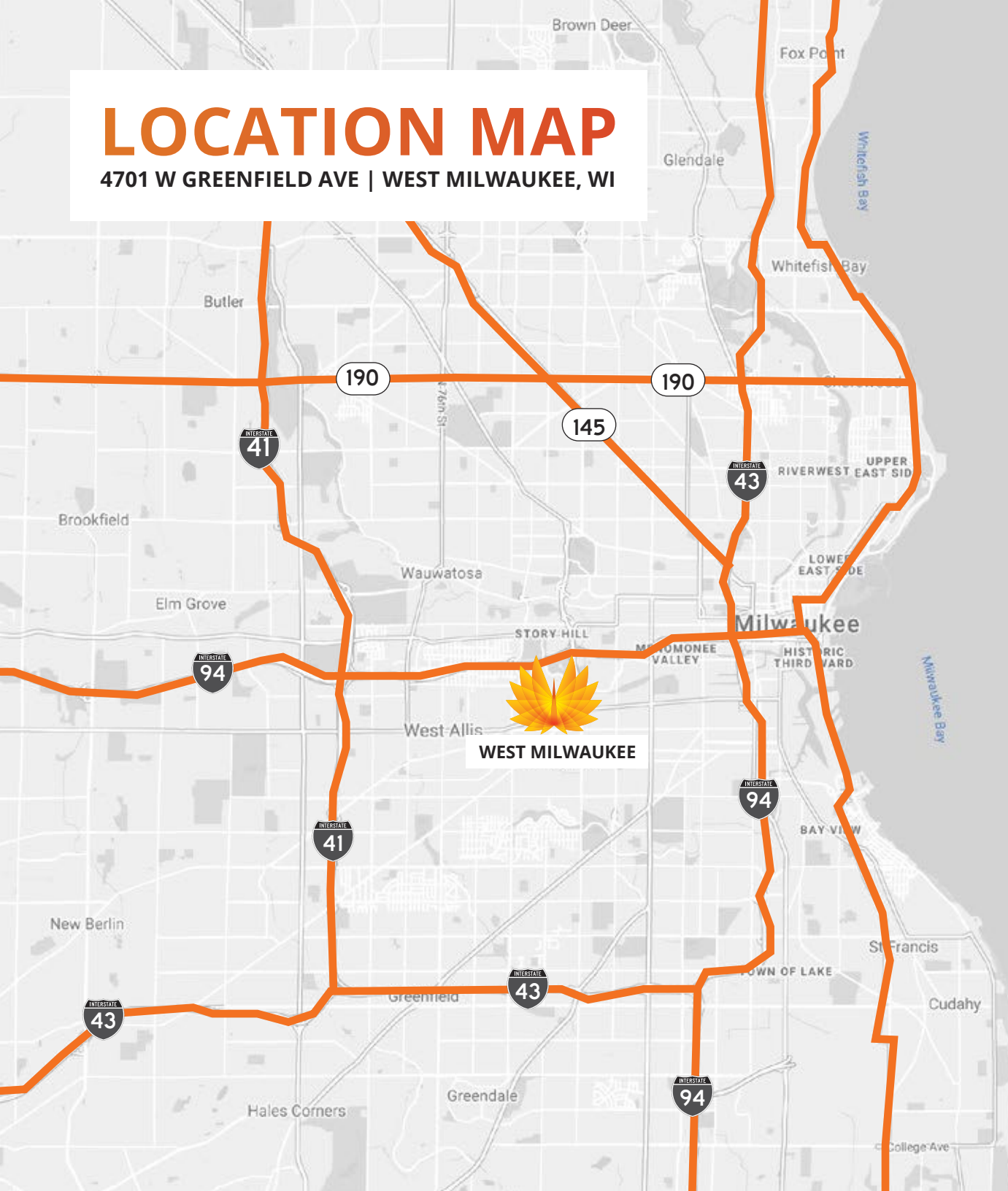
4701 W GREENFIELD AVE | WEST MILWAUKEE, WI

AVAILABLE SPACE	650,887 SF
MINIMUM DIVISIBLE	12,741 SF
WAREHOUSE SPACE	641,289 SF
OFFICE SPACE	9,598 SF
DOCK DOORS	15
GRADE-LEVEL DRIVE-IN DOORS	16
CLEAR HEIGHT	12' - 47'
ROOF	Rubber Membrane, Metal
WALLS	Concrete Block, Brick, Steel
FLOORS	Reinforced Concrete, Wood Block
YEAR BUILT	1920 - 1973
FIRE SUPPRESSION	Wet & Dry System - 80% Covered
LIGHTING	Mix of LED & Fluorescent
POWER	Customer-Owned Primary Substation 26.4kV Delta Primary Service; Substation Feeder of 5 MVA
PARKING	Ample Trailer & Car Parking Available
LAND AREA	56.02 Acres
ZONING	Varies: M-2, B-2, B-3, RD-1
PARCEL ID	436-1117-013
OPEX ESTIMATE	\$0.62/SF



LOCATION MAP

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI



I-94	1 MILE
PORT OF MILWAUKEE	8 MILES
MITCHELL INT'L AIRPORT	9 MILES
CHICAGO, IL	91 MILES
INDIANAPOLIS, IN	278 MILES
MINNEAPOLIS, MN	334 MILES



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