



FULLY LEASED
PHOENIXINVESTORS.COM

**4051 S IOWA AVE
ST FRANCIS, WI**

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**DIRECT ACCESS
TO I-794**



**LESS THAN 2
MILES TO I-43**



**15 MINUTES TO MITCHELL
INTERNATIONAL AIRPORT**



**LOCATED ON
MILWAUKEE COUNTY
TRANSIT SYSTEM**



PROPERTY DETAILS

4051 S IOWA AVENUE | ST FRANCIS, WI

BUILDING SIZE	263,963 SF
MINIMUM DIVISIBLE	75,000 SF
WAREHOUSE SPACE	240,509 SF
OFFICE SPACE	23,454 SF
FLOORS	1
DOCK DOORS	37
CLEAR HEIGHT	12' - 36'
COLUMN WIDTH/DEPTH	Varies
ROOF	EDPM
WALLS	Masonry and Steel
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1940-1992 Renovated in 2018
FIRE SUPPRESSION	100% Wet
LIGHTING	T5
POWER	2000 Amps, 1725 KVA
PARKING	283 Surface Spaces 65 Trailer Spaces
LAND AREA	9.73 Acres
ZONING	M1: Limited Industrial
PARCEL ID	5831011001
OPEX ESTIMATE 2021	\$0.62



FLOOR PLAN

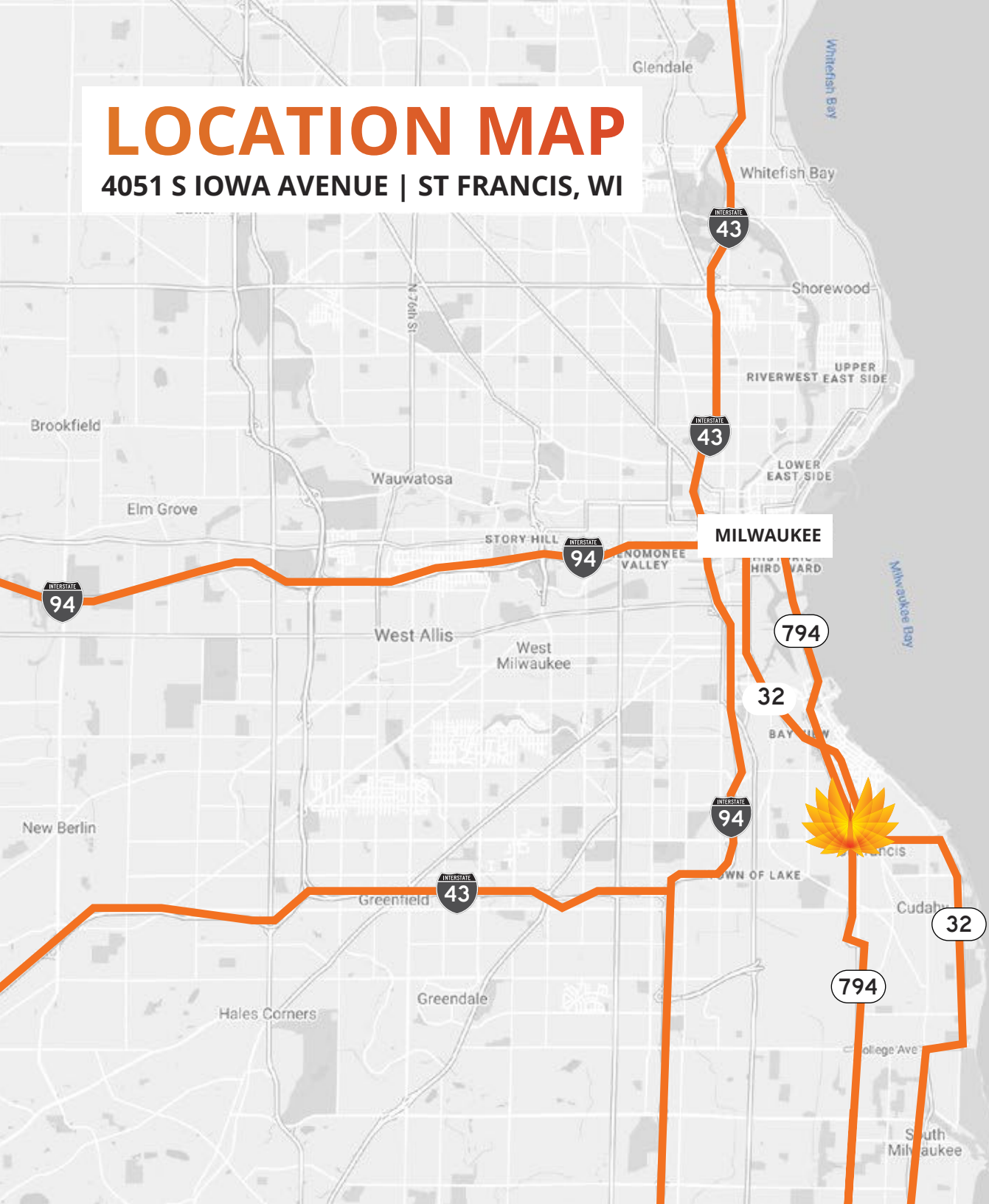
4051 S IOWA AVENUE | ST FRANCIS, WI



NUMBER	CURRENT USE	DECK HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE	19.32'	5	110,758 SF
1.1	UPSTAIRS OFFICE	N/A	5	11,727 SF
2	WAREHOUSE	36.19'	12	60,099 SF
3	WAREHOUSE	14.90'	13	21,217 SF
4	WAREHOUSE	10.90'	0	28,546 SF
5	WAREHOUSE/OFFICE	9.96' - 14.08'	2	31,616 SF
TOTAL				263,963 SF

LOCATION MAP

4051 S IOWA AVENUE | ST FRANCIS, WI



I-794	DIRECT ACCESS
I-43	1.5 MILES
MILWAUKEE	5 MILES
CHICAGO	88 MILES
MITCHELL INT'L AIRPORT	3 MILES



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