



FULLY LEASED
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**4120 S KANSAS AVE
ST. FRANCIS, WI**



**PHOENIX
INVESTORS**
Opportunity. Execution. Value Creation.

PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM

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PROPERTY HIGHLIGHTS

 **BUILDING EXPANSION
POSSIBLE**

 **DIRECT ACCESS TO
I-794**

 **5 MINUTES FROM
GENERAL MITCHELL
AIRPORT**

 **FULLY FENCED
LOT**

 **EASY ACCESS TO
PORT OF
MILWAUKEE**



PROPERTY DETAILS

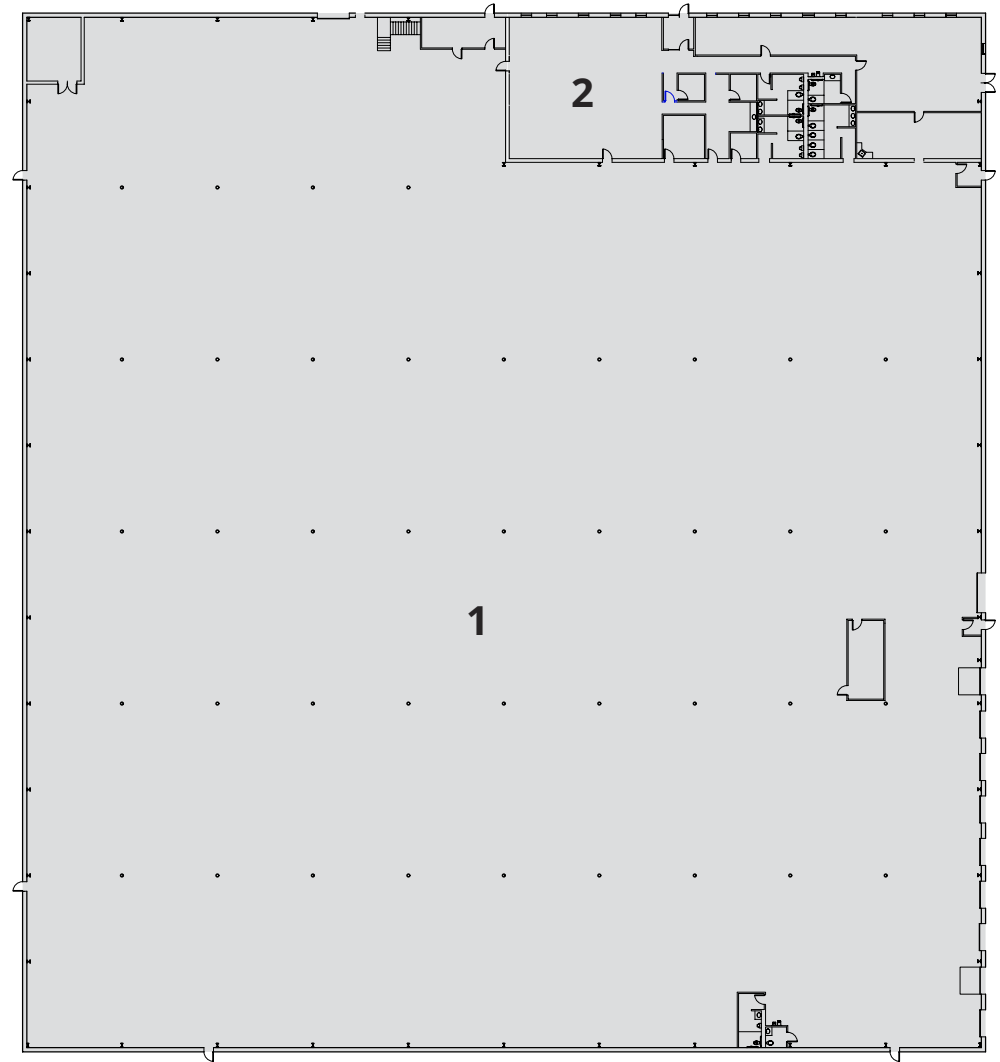
4120 KANSAS AVE | ST. FRANCIS, WI

AVAILABLE SPACE	98,757 SF
WAREHOUSE SPACE	91,799 SF
OFFICE SPACE	6,958 SF
DOCK DOORS	9
DRIVE-IN DOORS	2
CLEAR HEIGHT	24' - 32'
COLUMN SPACING	30' x 55'
ROOF	Standing Seam Metal
WALLS	Engineered Structural Steel Framing w/ CMU
FLOORS	6" Reinforced Concrete
YEAR BUILT	1997
FIRE SUPPRESSION	100% Wet
HEAT	Suspended Gas-fired Units
POWER	277/480 Volt 3-Phase 2,000 AMP
PARKING	186 Surface Spaces
LAND AREA	9.54 Acres
ZONING	M1: Limited Industrial
OPEX ESTIMATE	\$0.66/SF



FLOOR PLAN

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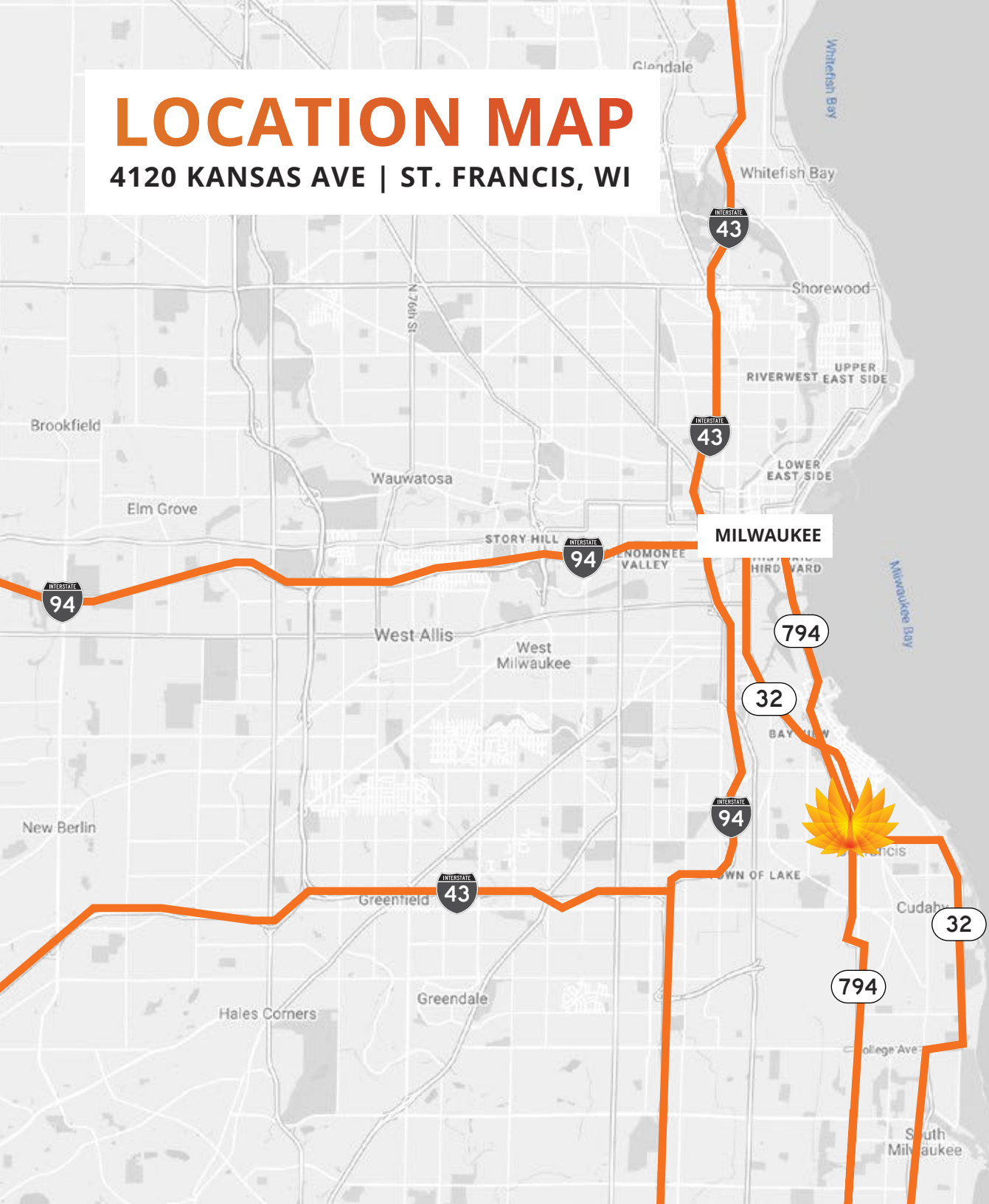


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCKS	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	24' - 32'	9	30' x 55'	91,799 SF
2	OFFICE	DROP	N/A	N/A	6,958 SF
TOTAL					98,757 SF



LOCATION MAP

4120 KANSAS AVE | ST. FRANCIS, WI



I-794	1 MILE
MITCHELL INT'L AIRPORT	3 MILES
CHICAGO, IL	88 MILES
INDIANAPOLIS, IN	276 MILES
MINNEAPOLIS, MN	342 MILES