



FOR LEASE | 21,476 SF

4801 W WOOLWORTH AVE | MILWAUKEE, WI

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PROPERTY HIGHLIGHTS



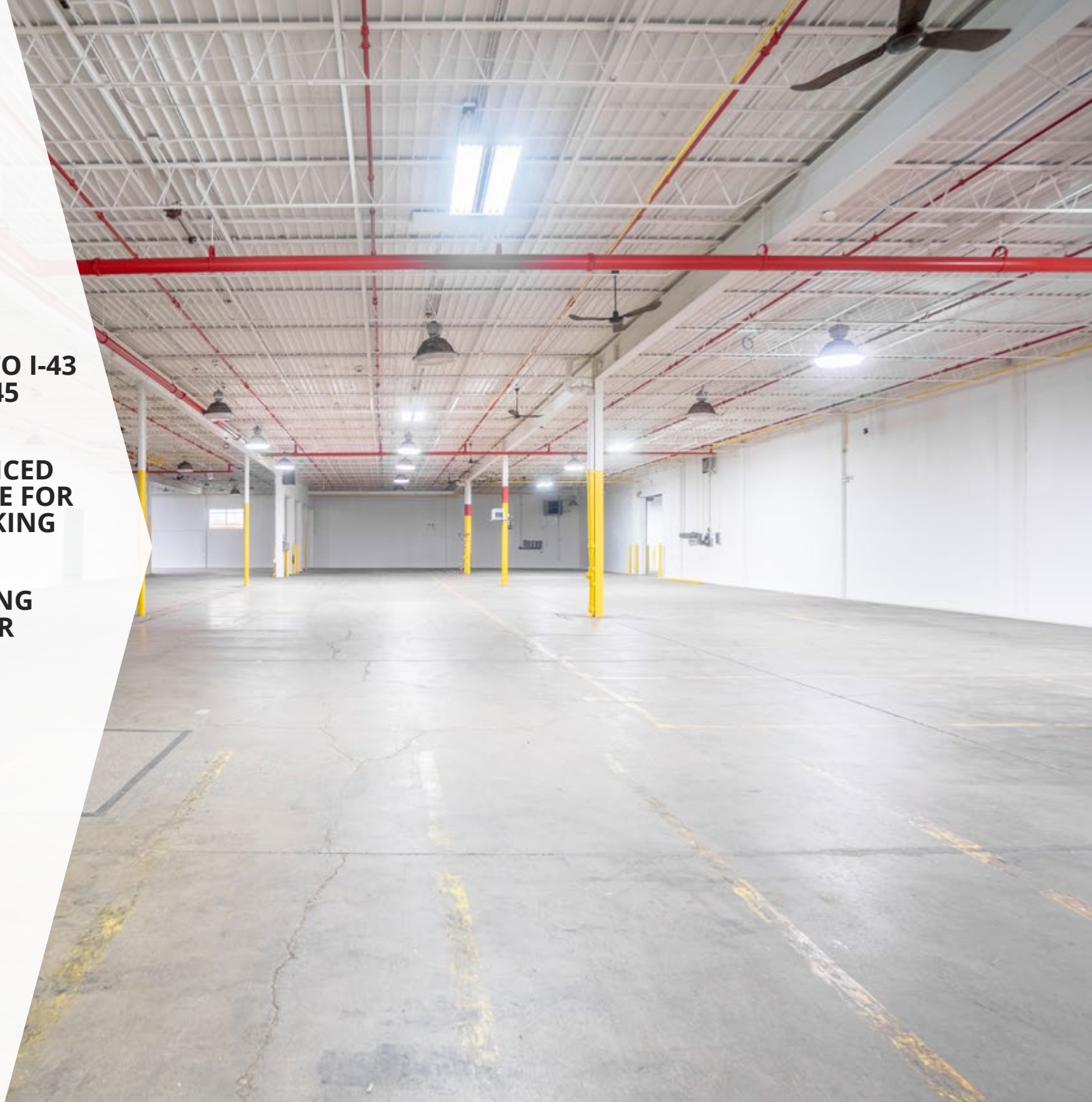
**EASY ACCESS TO I-43
& HIGHWAY 145**



**ADJACENT FENCED
LOT AVAILABLE FOR
SURPLUS PARKING**



**FRONT-LOADING
DRIVE-IN DOOR**



PROPERTY DETAILS

4801 W WOOLWORTH AVE | MILWAUKEE, WI

AVAILABLE SPACE	21,476 SF
WAREHOUSE SPACE	21,476 SF
SERVICE TYPE	NNN (Triple Net)
DOCK DOORS	2
DRIVE-IN DOORS	1
CLEAR HEIGHT	17' - 19'
ROOF	Sealed Membrane
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1957 Renovated 2017
FIRE SUPPRESSION	100% Wet
LIGHTING	T5
POWER	Heavy Power Throughout
PARKING	10+ Surface Spaces
LAND AREA	6.06 Acres
ZONING	IL1: Industrial Light District
PARCEL ID	157-9968-211 157-9968-111
OPEX ESTIMATE	\$0.90/SF



FLOOR PLAN

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[VIEW A MATTERPORT WALK-THROUGH](#)



NUMBER	CLEAR HEIGHT	DOCKS	DRIVE-INS	SQUARE FEET
1	17' - 19'	2	1	21,476 SF
TOTAL				21,476 SF

LOCATION MAP

4801 W WOOLWORTH AVE | MILWAUKEE, WI

MILWAUKEE	11 MILES
CHICAGO	101 MILES
MITCHELL INT'L AIRPORT	19 MILES
O'HARE AIRPORT	88 MILES

