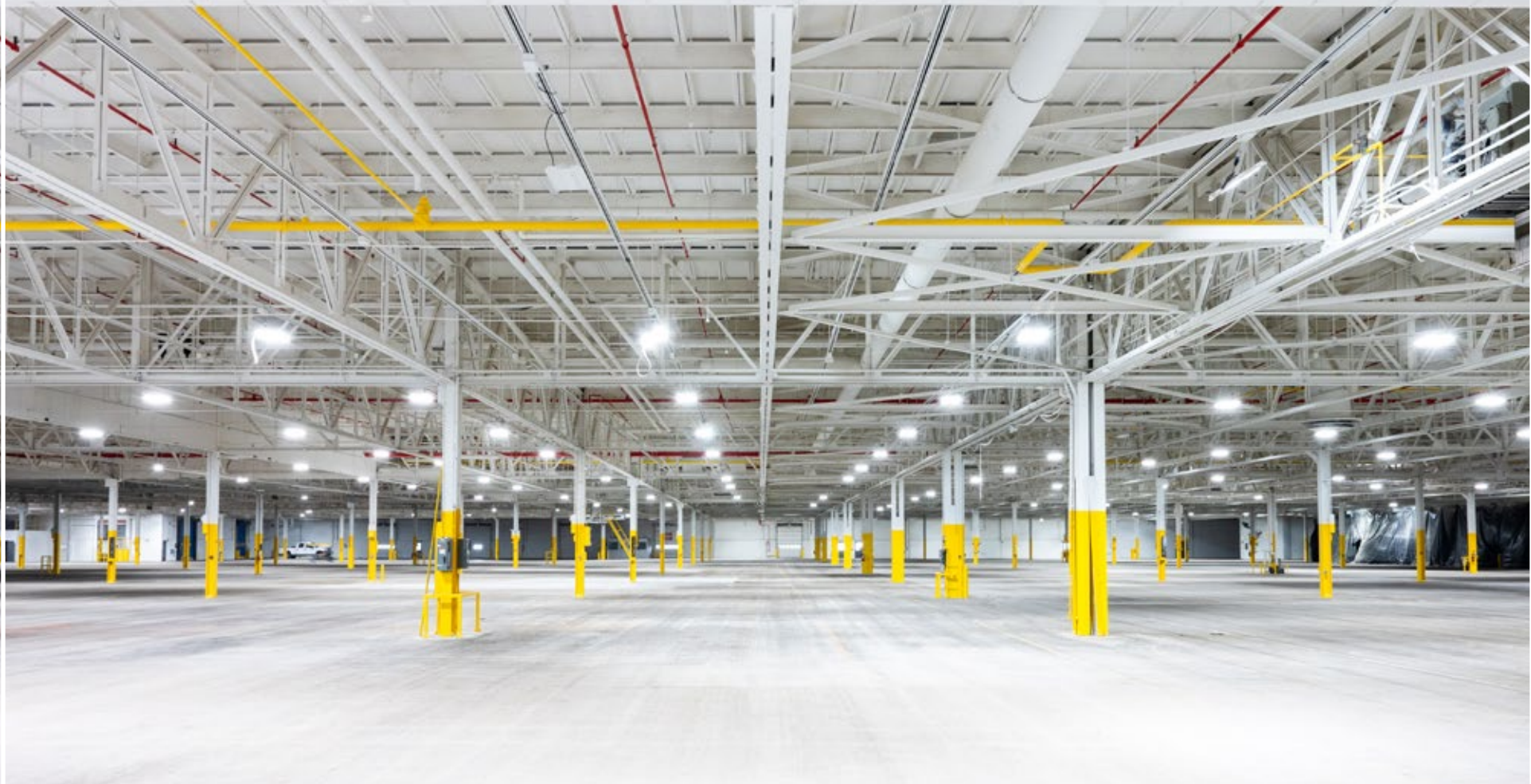




FOR LEASE OR SALE | **997,176 SF**
3300 N 124TH ST | **WAUWATOSA, WI**

PATRICK DEDERING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

JEFF KILBORN | 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM



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PROPERTY HIGHLIGHTS



**RECENTLY RENOVATED
IN 2024**



**NEW LED LIGHTING &
INTERIOR PAINT**



**IMMEDIATE ACCESS TO
I-41 AND LESS THAN 5
MILES NORTH OF I-94**



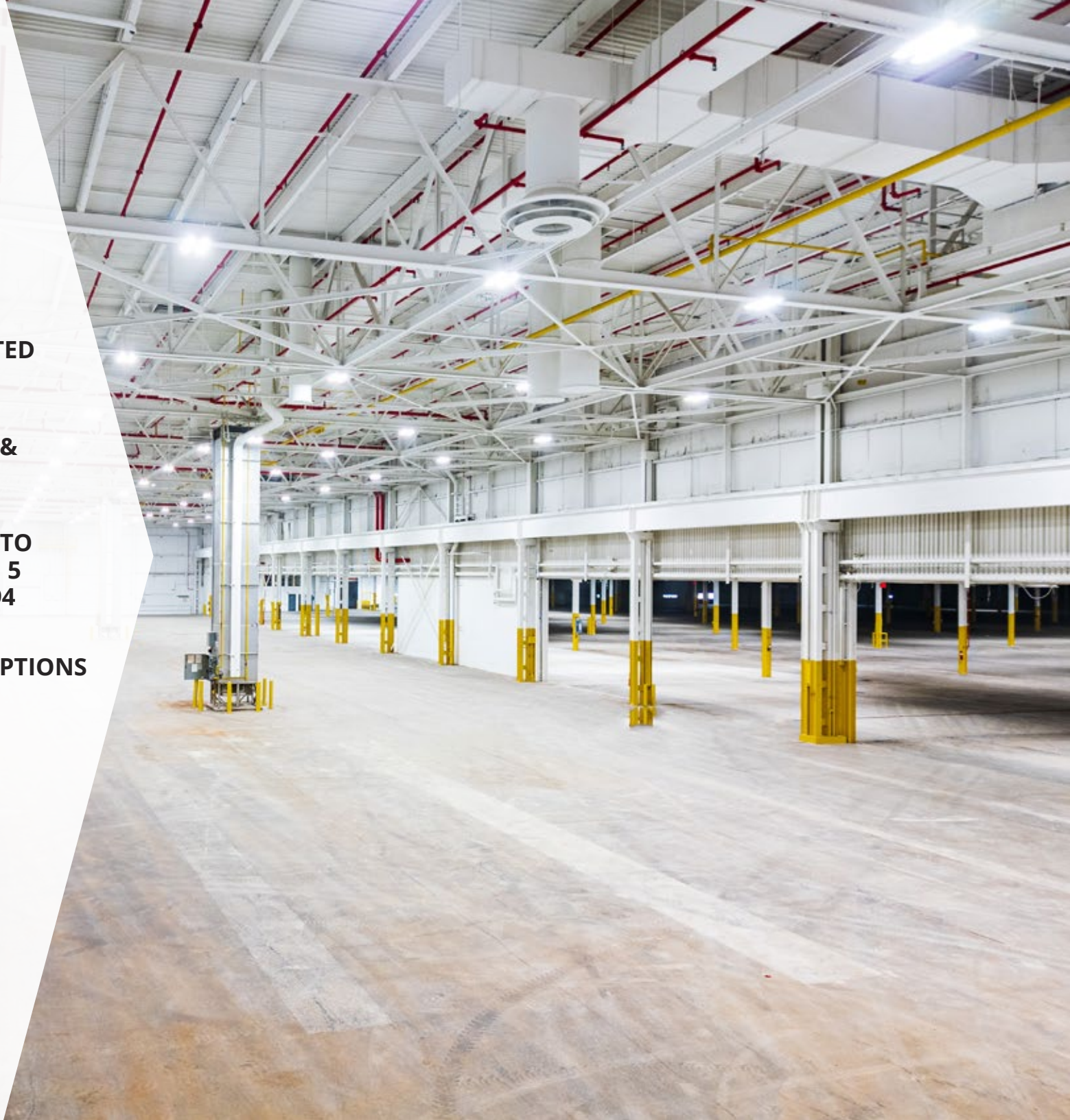
FLEXIBLE LAYOUT OPTIONS



**HEAVY POWER
INFRASTRUCTURE**



**TRAILER PARKING &
LAYDOWN YARD**



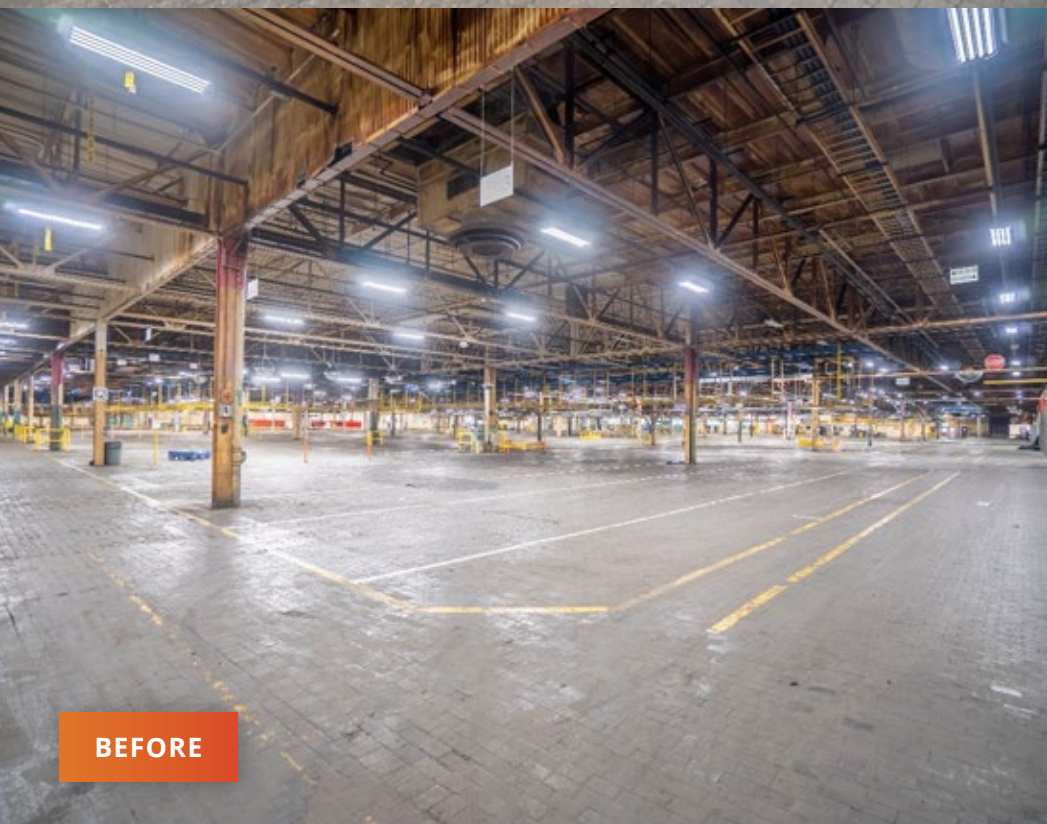
PROPERTY DETAILS

3300 N 124TH ST | WAUWATOSA, WI

AVAILABLE SPACE	997,176 SF
	50,493 SF
	60' x 101' Column Spacing
AVAILABLE WAREHOUSE 1	33' Clear Height
	1 Loading Dock
	1 Large OH Grade Level Drive-in Door
	333,376 SF
	40' x 60' Column Spacing
	16' Clear Height
AVAILABLE WAREHOUSE 2	9 Interior Loading Docks with Levelers
	Exterior Ramp & Loading Platform
	Men's & Women's Restrooms
	Trucker Entrance & Lounge
	157,673 SF
	40' x 60' Column Spacing
AVAILABLE WAREHOUSE 3	16' Clear Height
	1 Interior Loading Dock
	4 OH Doors
	Restrooms
	353,365 SF
	40' x 60' Column Spacing
AVAILABLE WAREHOUSE 4	16' - 20' Clear Height
	8 Interior Loading Docks
	4 OH Doors
	Men's & Women's Restrooms

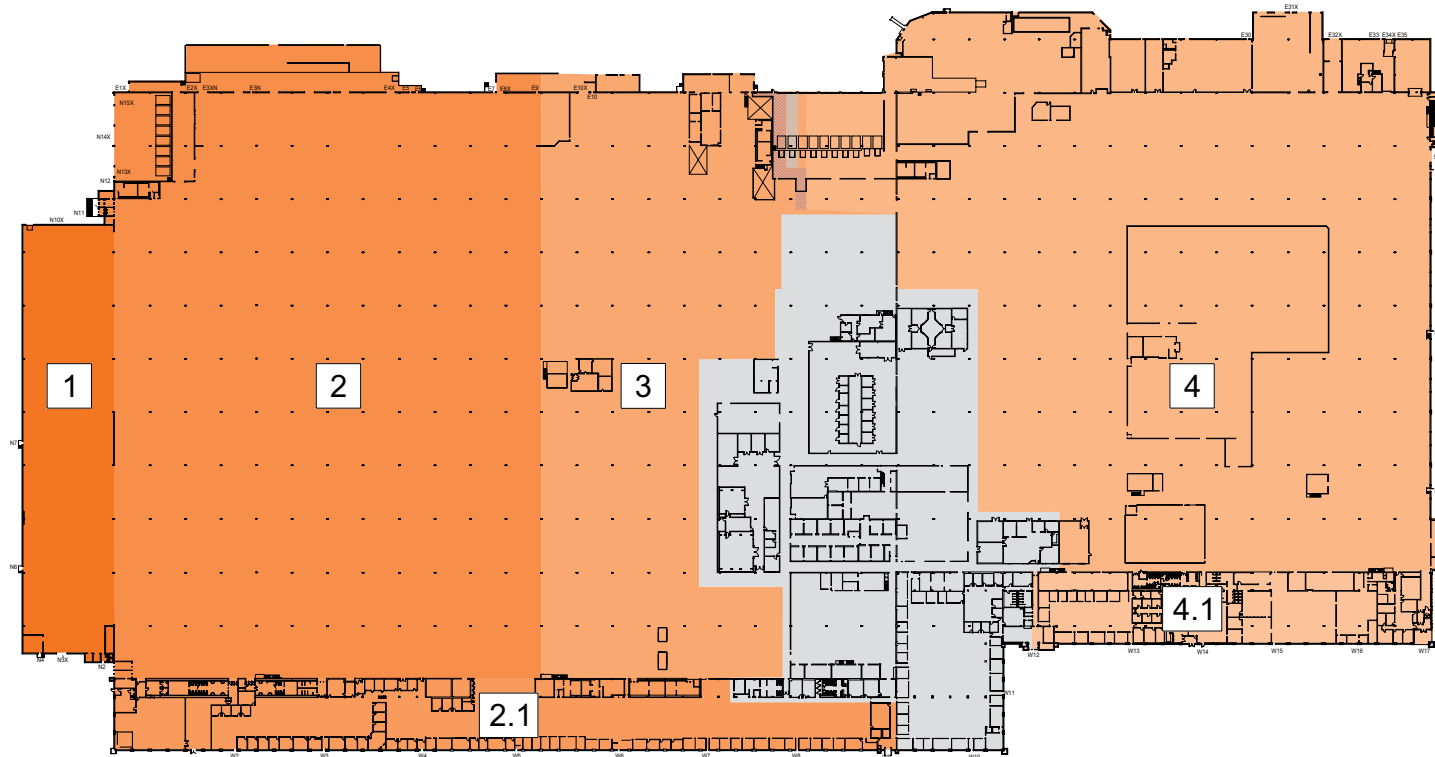
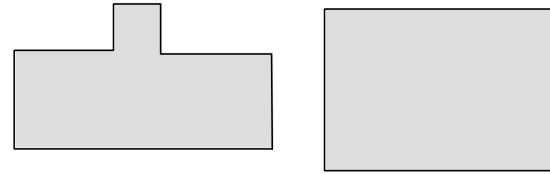
	66,418 SF & 35,851 SF
AVAILABLE OFFICE SPACE	Multiple Private Offices
	Cafe Area
YEAR BUILT	1955 - 1974
POWER	Two (2) Primary 26.4kV Overhead Feeders from Separate Utility Substations & Full Redundancy
PARKING	1,117 Spaces
LAND AREA	56.59 Acres
ZONING	M:2: Heavy Industrial
PARCEL ID	258-0003-04
OPEX ESTIMATE	\$0.65/SF





FLOOR PLAN

3300 N 124TH ST | WAUWATOSA, WI



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	OH DOORS	LOADING DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE 1	60' x 101'	33'	1	1	50,493 SF
2	AVAILABLE WAREHOUSE 2	40' x 60'	16'	2	9	333,376 SF
2.1	AVAILABLE OFFICE 1	N/A	DROP CEILING	N/A	N/A	66,418 SF
3	AVAILABLE WAREHOUSE 3	40' x 60'	16'	4	N/A	157,673 SF
4	AVAILABLE WAREHOUSE 4	40' x 60'	16' - 20'	4	8	353,365 SF
4.1	AVAILABLE OFFICE 2	N/A	DROP CEILING	N/A	N/A	35,851 SF
TOTAL						997,176 SF

[VIEW A VIDEO OF THIS PROPERTY](#)



LOCATION MAP

3300 N 124TH ST | WAUWATOSA, WI

I-41	.5 MILES
I-94	4 MILES
MILWAUKEE	11 MILES
MITCHELL INT'L AIRPORT	18 MILES
MADISON	77 MILES
CHICAGO	99 MILES
TWIN CITIES	331 miles

