

FOR LEASE OR SALE

3866 N FRATNEY ST

22,863 SF

MILWAUKEE, WI

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PROPERTY HIGHLIGHTS

- CENTRALLY LOCATED IN RIVERWORKS BUSINESS IMPROVEMENT DISTRICT
- ONE MILE FROM I-43
- 2 DRIVE-IN DOORS
- FENCED PARKING LOT
- LOCATED IN FEDERAL OPPORTUNITY ZONE



PROPERTY DETAILS

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AVAILABLE SPACE	22,863 SF
FLOORS	2
GRADE-LEVEL DRIVE-INS	2
DOCK-HIGH POSITION	1 (Potential to Add Interior Ramp)
CLEAR HEIGHT	14’ - 16’
ROOF	TPO
WALLS	Masonry
FLOORS	6” Reinforced Concrete
YEAR BUILT	1957
YEAR RENOVATED	2015
LIGHTING	Fluorescent
POWER	120V, 3-Phase, 400 Amps
PARKING	Surface Lot and Street Parking Available
LAND AREA	1.458 Acres
ZONING	IL-2: Industrial Light
PARCEL ID	274-9975-111





FLOOR PLAN

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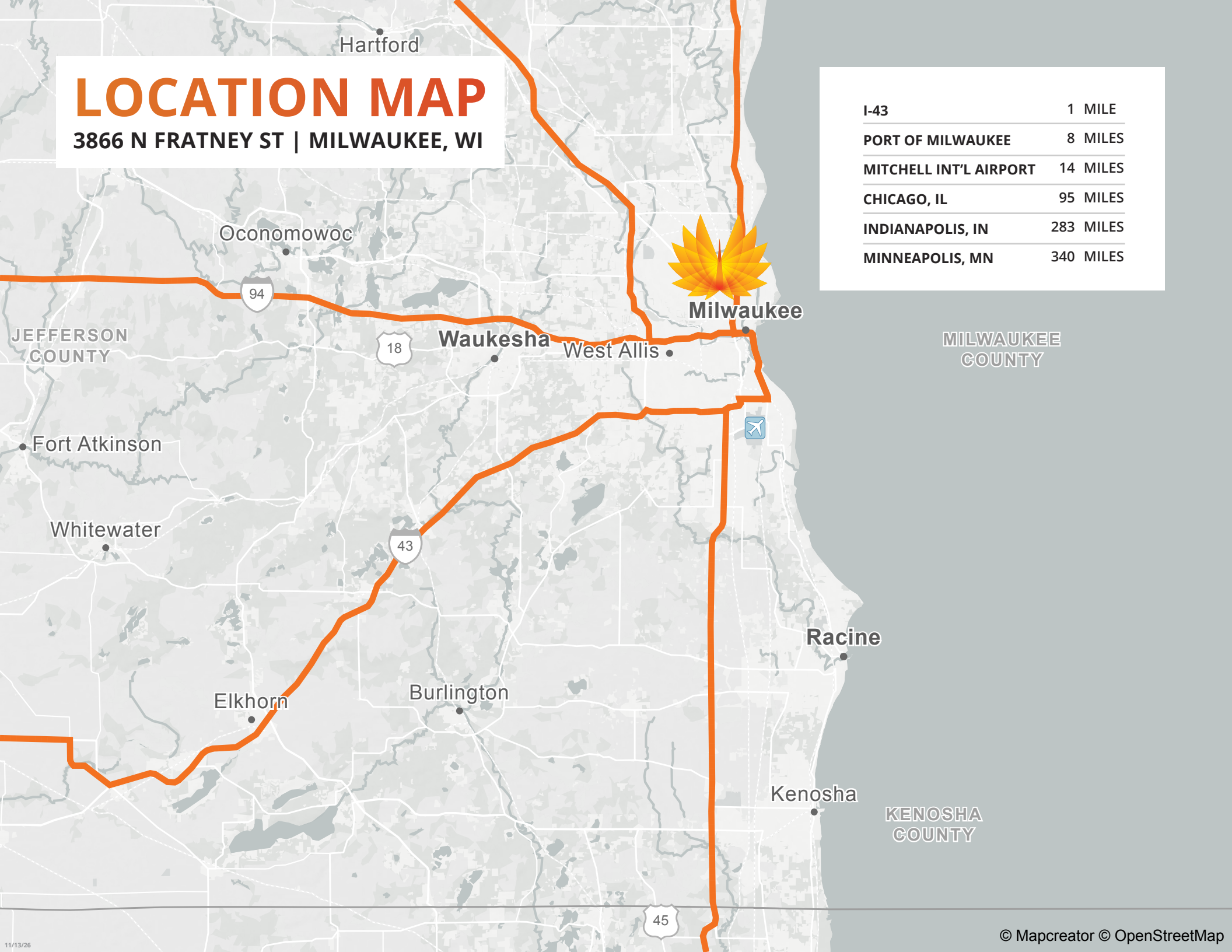
NUMBER	SPACE DESIGNATION	DRIVE-IN DOORS	SQUARE FEET
1	FIRST FLOOR WAREHOUSE & OFFICES	2	18,399 SF
2	SECOND FLOOR OFFICES	N/A	4,464 SF
TOTAL			**22,863 SF**

LOCATION MAP

3866 N FRATNEY ST | MILWAUKEE, WI



I-43	1 MILE
PORT OF MILWAUKEE	8 MILES
MITCHELL INT'L AIRPORT	14 MILES
CHICAGO, IL	95 MILES
INDIANAPOLIS, IN	283 MILES
MINNEAPOLIS, MN	340 MILES

11/13/26

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