



**FOR LEASE**  
**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**



# PROPERTY DETAILS

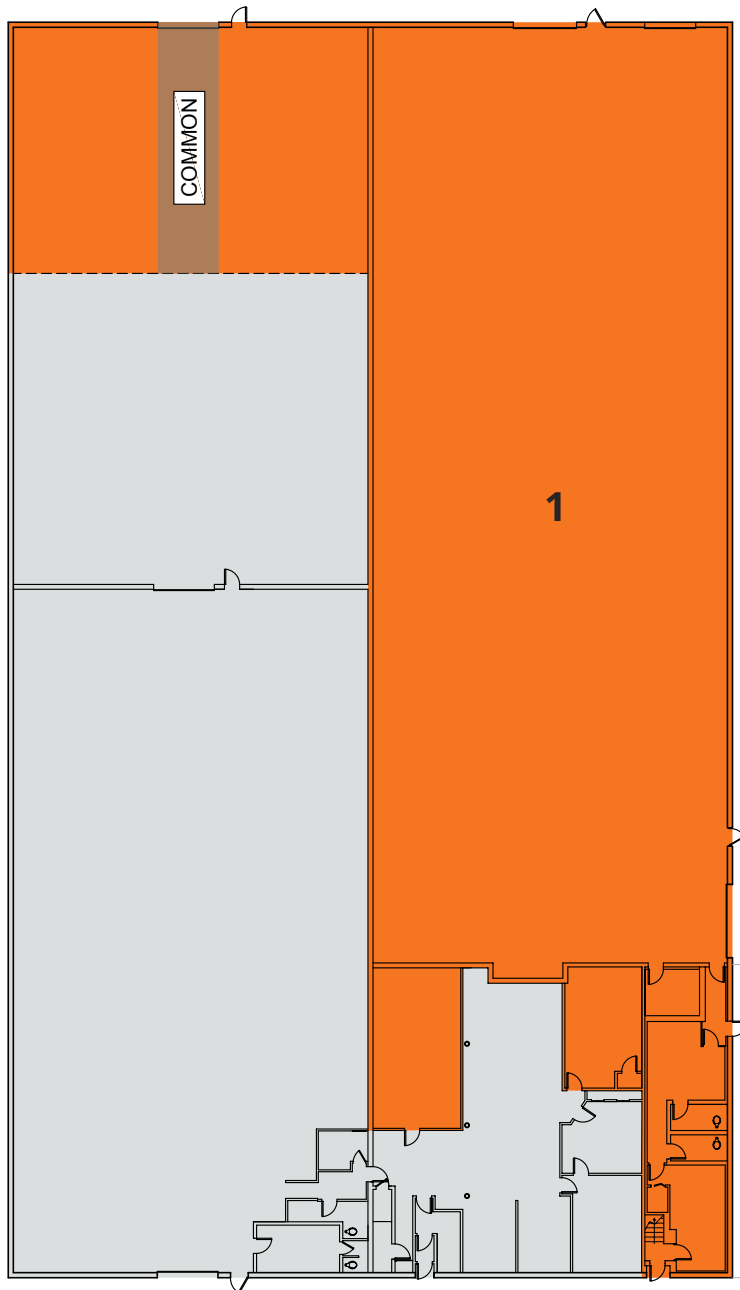
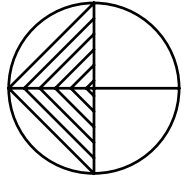
3866 N FRATNEY ST | MILWAUKEE, WI

|                       |                                          |
|-----------------------|------------------------------------------|
| 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                             |

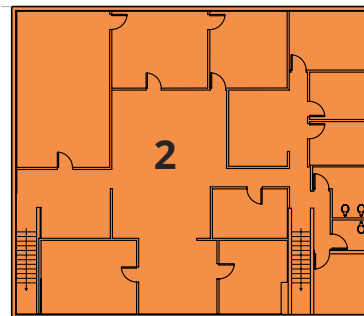


# FLOOR PLAN

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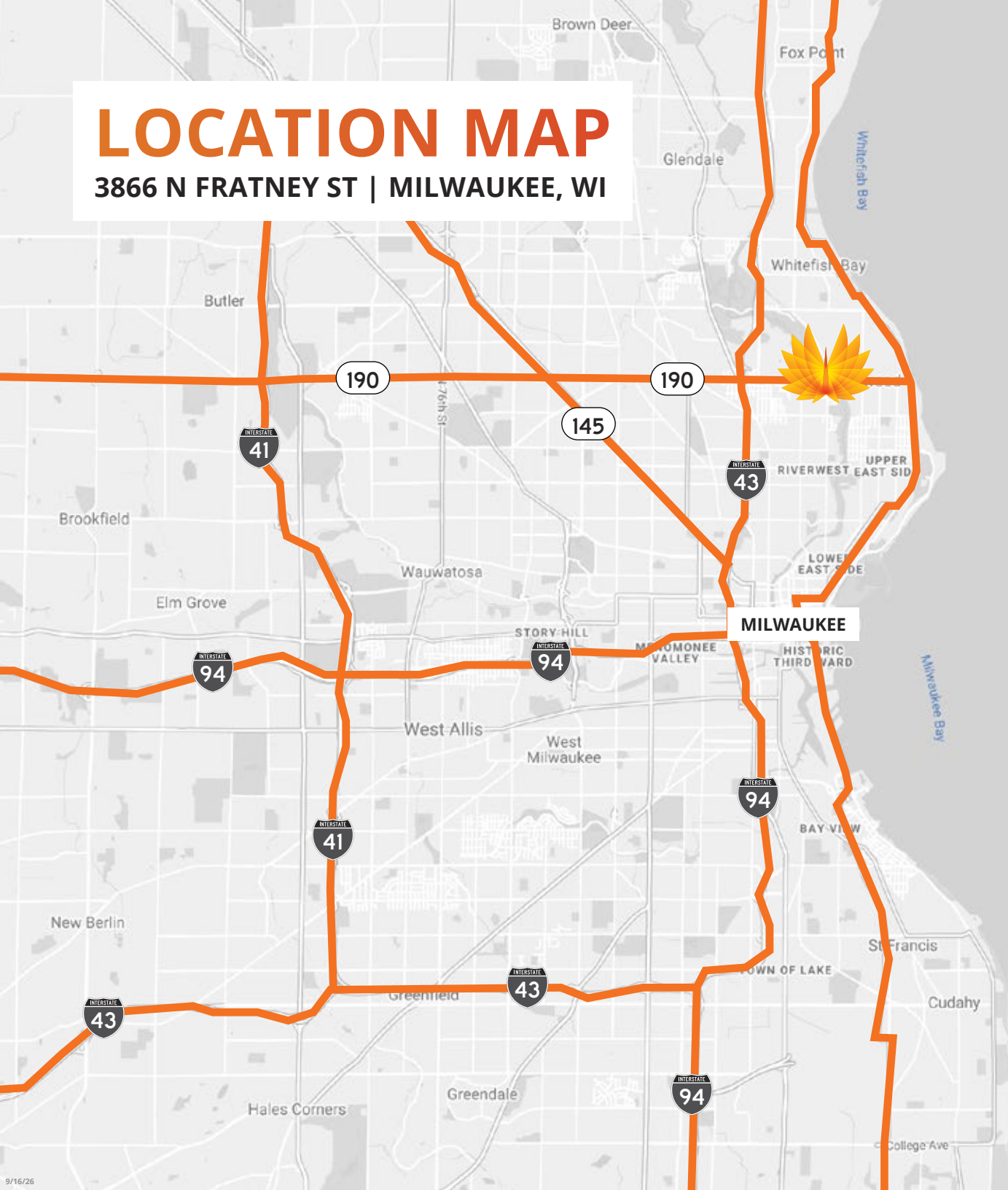


| NUMBER | SPACE DESIGNATION                  | DRIVE-IN DOORS | SQUARE FEET |
|--------|------------------------------------|----------------|-------------|
| 1      | FIRST FLOOR WAREHOUSE<br>& OFFICES | 2              | 18,399 SF   |
| 2      | SECOND FLOOR OFFICES               | N/A            | 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                | 95 MILES  |
| INDIANAPOLIS           | 283 MILES |
| MINNEAPOLIS            | 340 MILES |