



**FOR LEASE/SALE** | **264,567 SF**  
**403 DEGNER AVENUE** | **MAYVILLE, WI**

**JEFF KILBORN** 414-214-0613 | [JKILBORN@PHOENIXINVESTORS.COM](mailto:JKILBORN@PHOENIXINVESTORS.COM)  
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# PROPERTY HIGHLIGHTS



**8 CRANES OF  
VARYING  
CAPACITIES**



**RECENTLY  
REMODELED**



**POSSIBLE  
RAIL SPUR**



**LARGE  
PAVED LOT**



# PROPERTY DETAILS

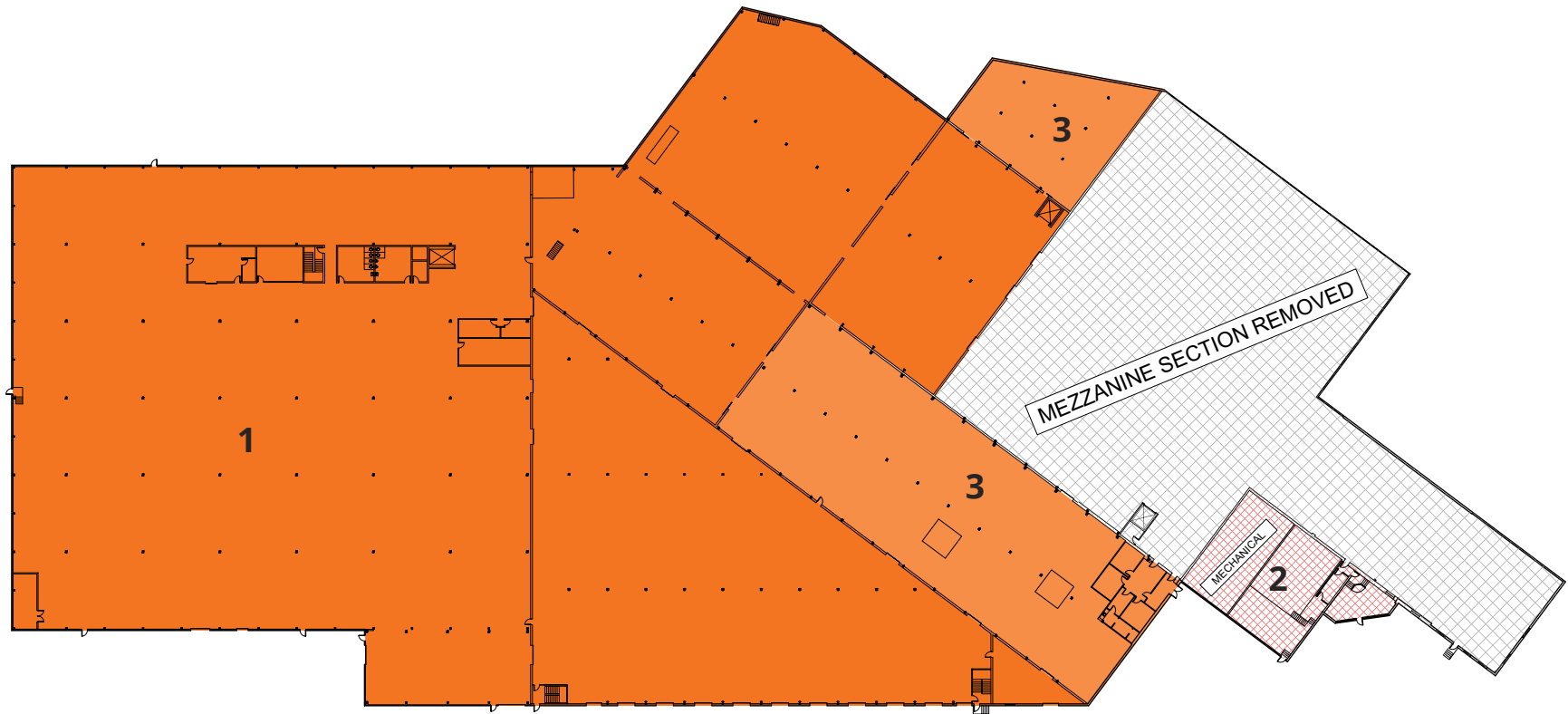
403 DEGNER AVENUE | MAYVILLE, WI

AVAILABLE SPACE	264,567 SF
MINIMUM DIVISIBLE	20,000 SF
ELEVATORS	One ADA Compliant Passenger & One Freight
DOCK DOORS	12
DRIVE-IN DOORS	5
CROSS DOCKS	Yes
CEILING HEIGHT	Up to 24'
CLEAR HEIGHT	8' - 24'
ROOF	Standing Seam Metal Panels
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1951   Renovated 1979/2019
FIRE SUPPRESSION	100% Wet
LIGHTING	High-efficiency T8
POWER	Heavy
PARKING	Ample Surface Passenger and Trailer Spaces
LAND AREA	19.1 Acres
ZONING	M2: General Manufacturing
PARCEL ID	251-1216-2334-000   251-1216-2334-004
RAIL	Yes
<b>OPEX ESTIMATE</b>	<b>\$0.45/SF</b>



# FLOOR PLAN

403 DEGNER AVENUE | MAYVILLE, WI



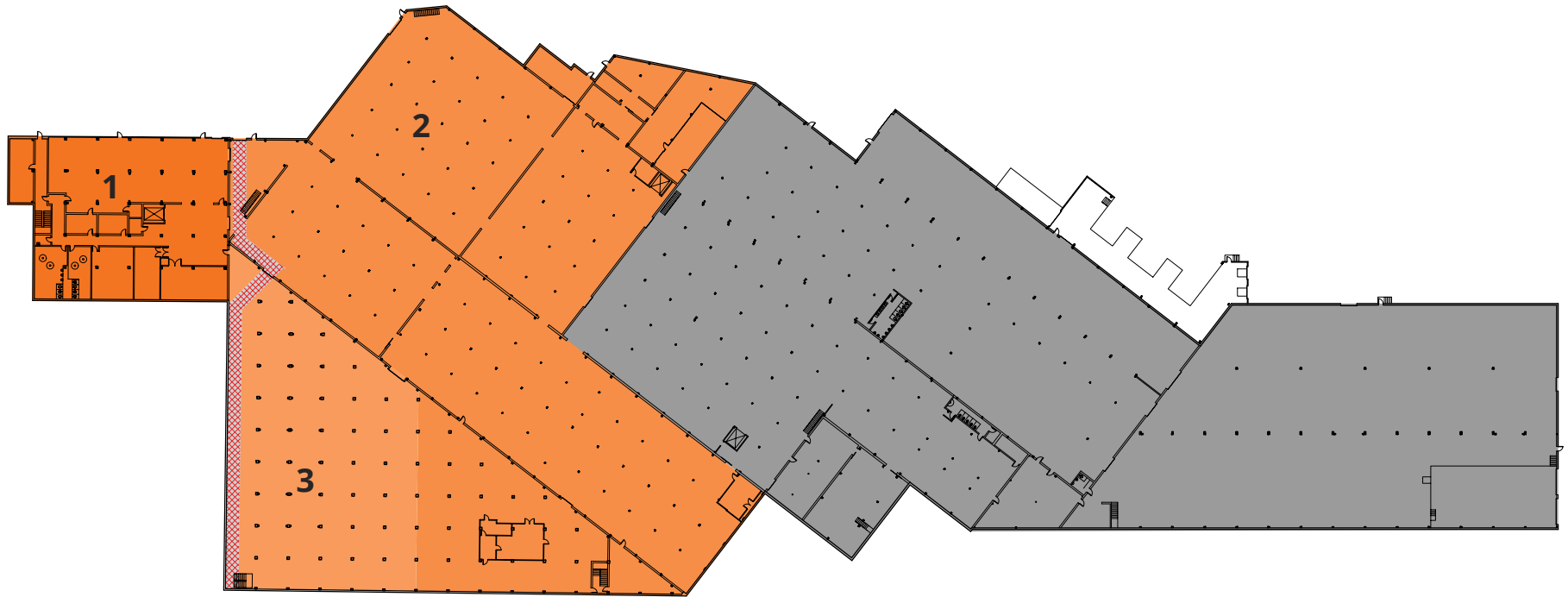
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	135,289 SF
2	MECHANICAL	4,805 SF
3	AVAILABLE	24,472 SF
<b>TOTAL</b>		<b>164,566 SF</b>

[VIEW A MATTERPORT WALK-THROUGH](#)



# FLOOR PLAN

403 DEGNER AVENUE | MAYVILLE, WI



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	14,260 SF
2	AVAILABLE	69,898 SF
3	AVAILABLE	20,648 SF
<b>TOTAL</b>		<b>104,806 SF</b>



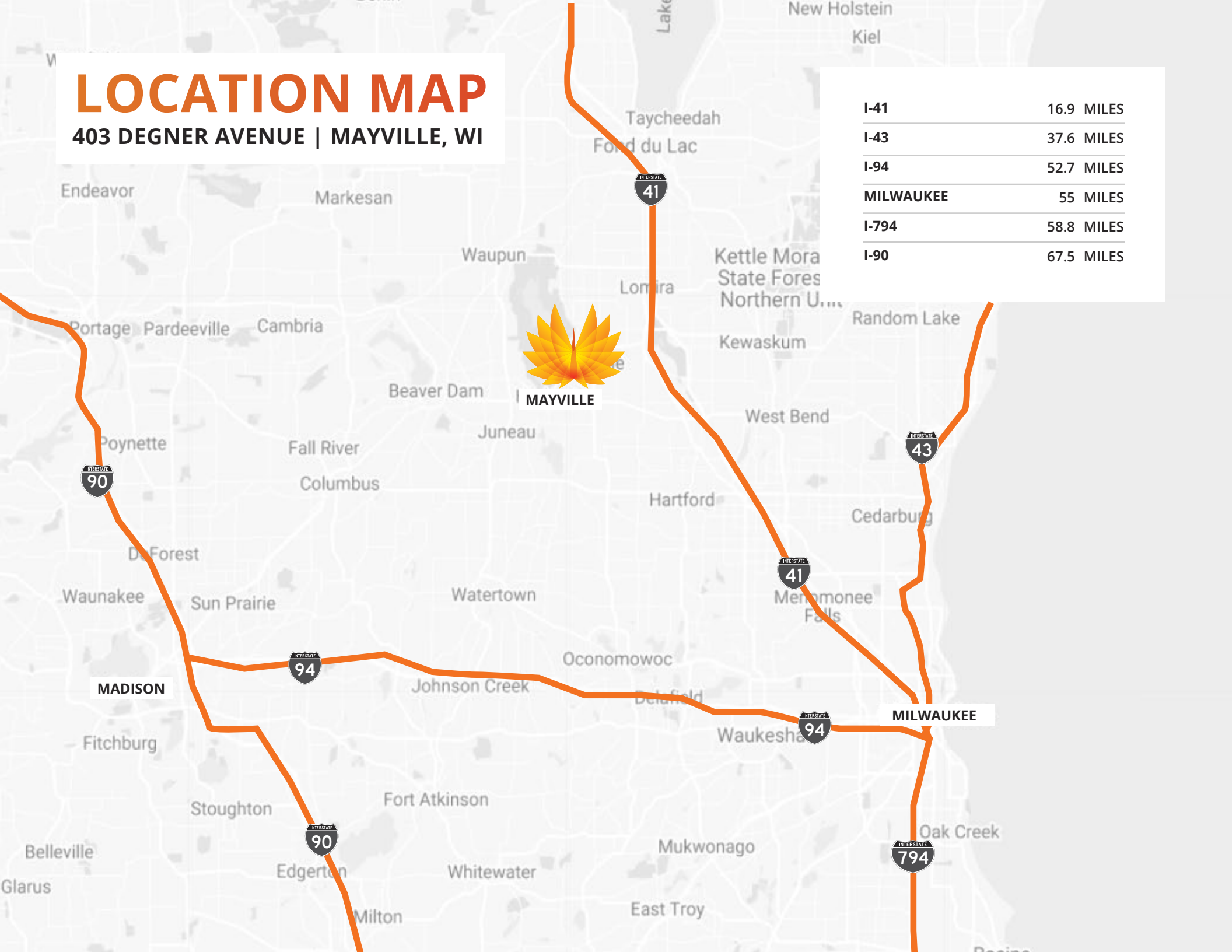
# LOCATION MAP

403 DEGNER AVENUE | MAYVILLE, WI



MAYVILLE

I-41	16.9 MILES
I-43	37.6 MILES
I-94	52.7 MILES
MILWAUKEE	55 MILES
I-794	58.8 MILES
I-90	67.5 MILES





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