



FOR LEASE | **48,476 SF**
4041 N RICHARDS ST | **MILWAUKEE, WI**

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INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



LARGE CONTIGUOUS OFFICE SPACE WITH EASY ACCESS TO DOWNTOWN MILWAUKEE



TWO PARKING LOTS



LANDLORD WILL RENOVATE TO SUIT TENANT SPECIFICATIONS



POTENTIAL USES INCLUDE: OFFICE, MEDICAL, GOVERNMENTAL, EDUCATIONAL, & MORE



NEW LOADING DOCKS RECENTLY INSTALLED



PROPERTY DETAILS

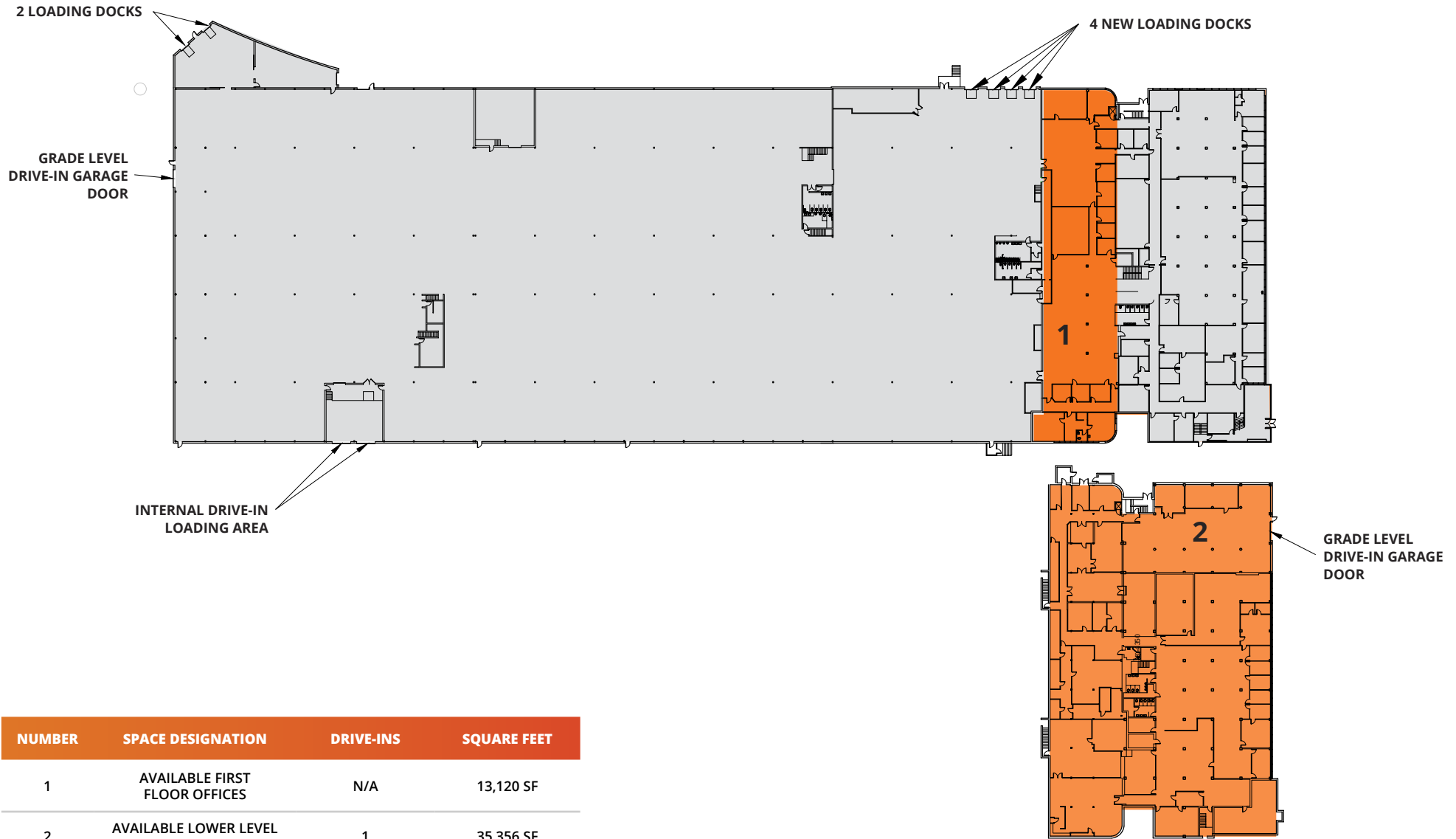
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AVAILABLE SPACE	48,476 SF
MINIMUM DIVISIBLE	13,120 SF
ELEVATORS	1 Passenger
DRIVE-IN DOORS	1
CLEAR HEIGHT	13' - 18'
COLUMN WIDTH/DEPTH	40' x 40'
ROOF	Rubber Membrane
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1945
YEAR RENOVATED	2017
FIRE SUPPRESSION	100% Wet
LIGHTING	High Efficiency T5
POWER	Heavy Power Throughout
PARKING	80+ Surface & 20+ Trailer Spaces
LAND AREA	8.05 Acres
ZONING	IL2: Light Industrial
PARCEL ID	242-0431-000-5
OPEX ESTIMATE	\$0.89/SF



FLOOR PLAN

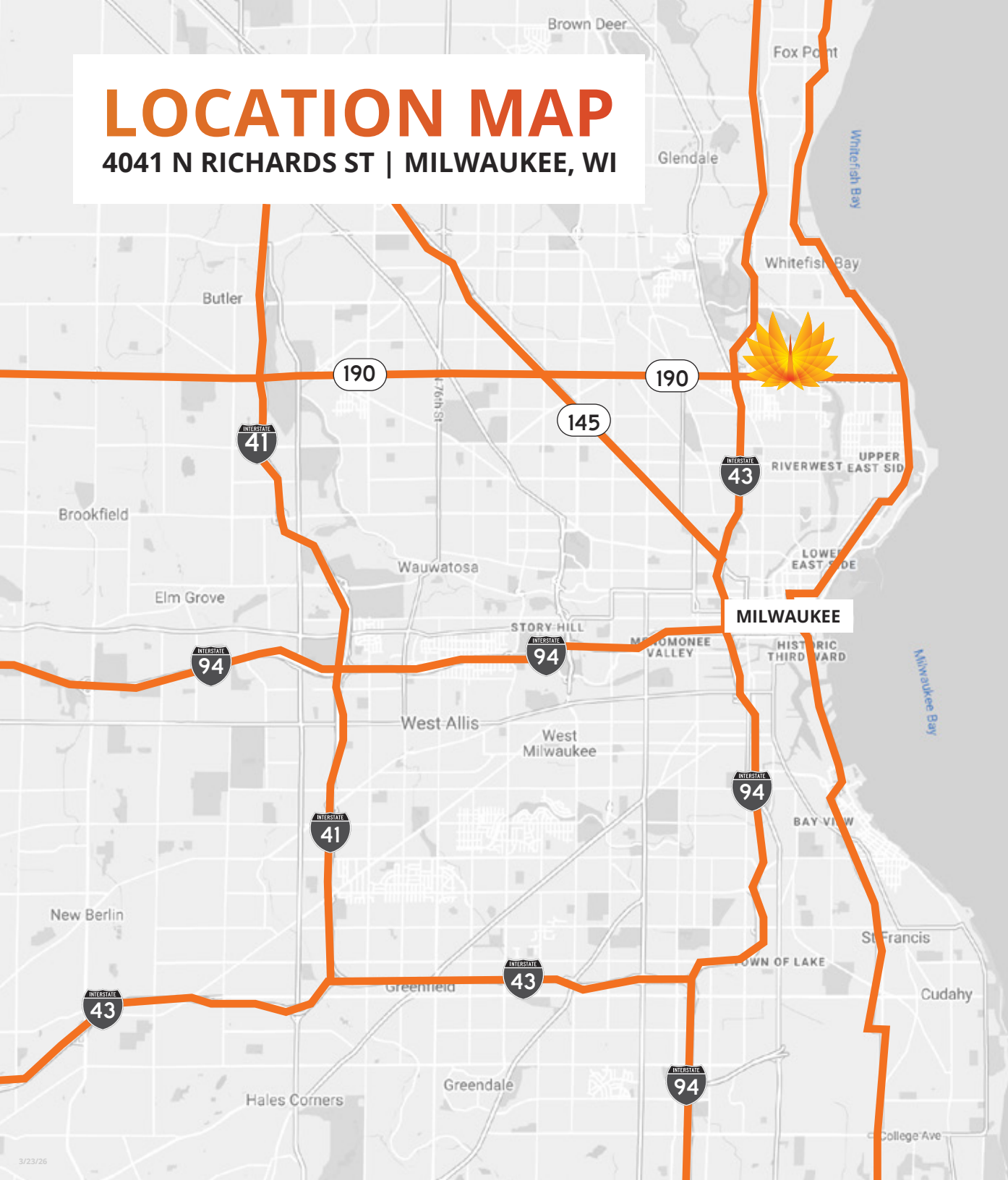
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NUMBER	SPACE DESIGNATION	DRIVE-INS	SQUARE FEET
1	AVAILABLE FIRST FLOOR OFFICES	N/A	13,120 SF
2	AVAILABLE LOWER LEVEL FLEX SPACE	1	35,356 SF
TOTAL			48,476 SF

LOCATION MAP

4041 N RICHARDS 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