



**FOR LEASE | 23,371 SF**

**4601D W GREENFIELD AVE**

**WEST MILWAUKEE, WI**

**KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM**

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

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



**PHOENIX  
INVESTORS**

*Opportunity. Execution. Value Creation.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

# PROPERTY DETAILS

4601D W GREENFIELD AVE | WEST MILWAUKEE, WI

AVAILABLE SPACE	23,371 SF
WAREHOUSE SPACE	16,890 SF
OFFICE SPACE	6,481 SF
CLEAR HEIGHT	11' 8" - 18' 8"
GRADE-LEVEL DRIVE-IN DOORS	2
WALLS	Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1920 - 1973
CRANES	One, 3-Ton
FIRE SUPPRESSION	Wet
LIGHTING	LED
POWER	480V 3 Phase
PARKING	Ample Trailer & Car Parking Available
ZONING	M-2: General Manufacturing District
PARCEL ID	436-1117-013

## PROPERTY HIGHLIGHTS

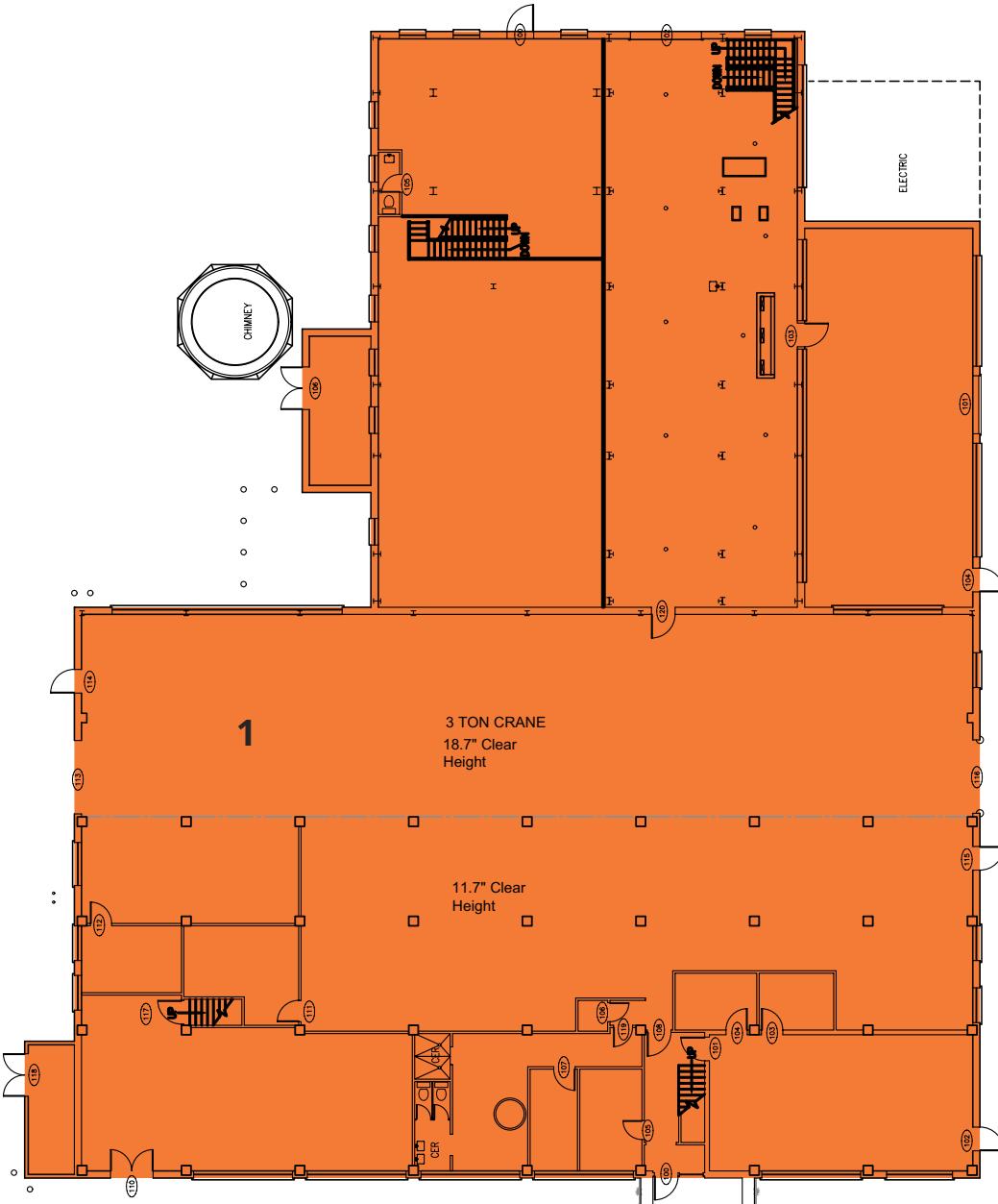


HIGH BAY SPACE WITH 3-TON  
CRANE AVAILABLE

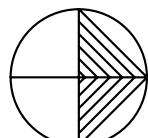


# FLOOR PLAN

4601D W GREENFIELD AVE | WEST MILWAUKEE, WI

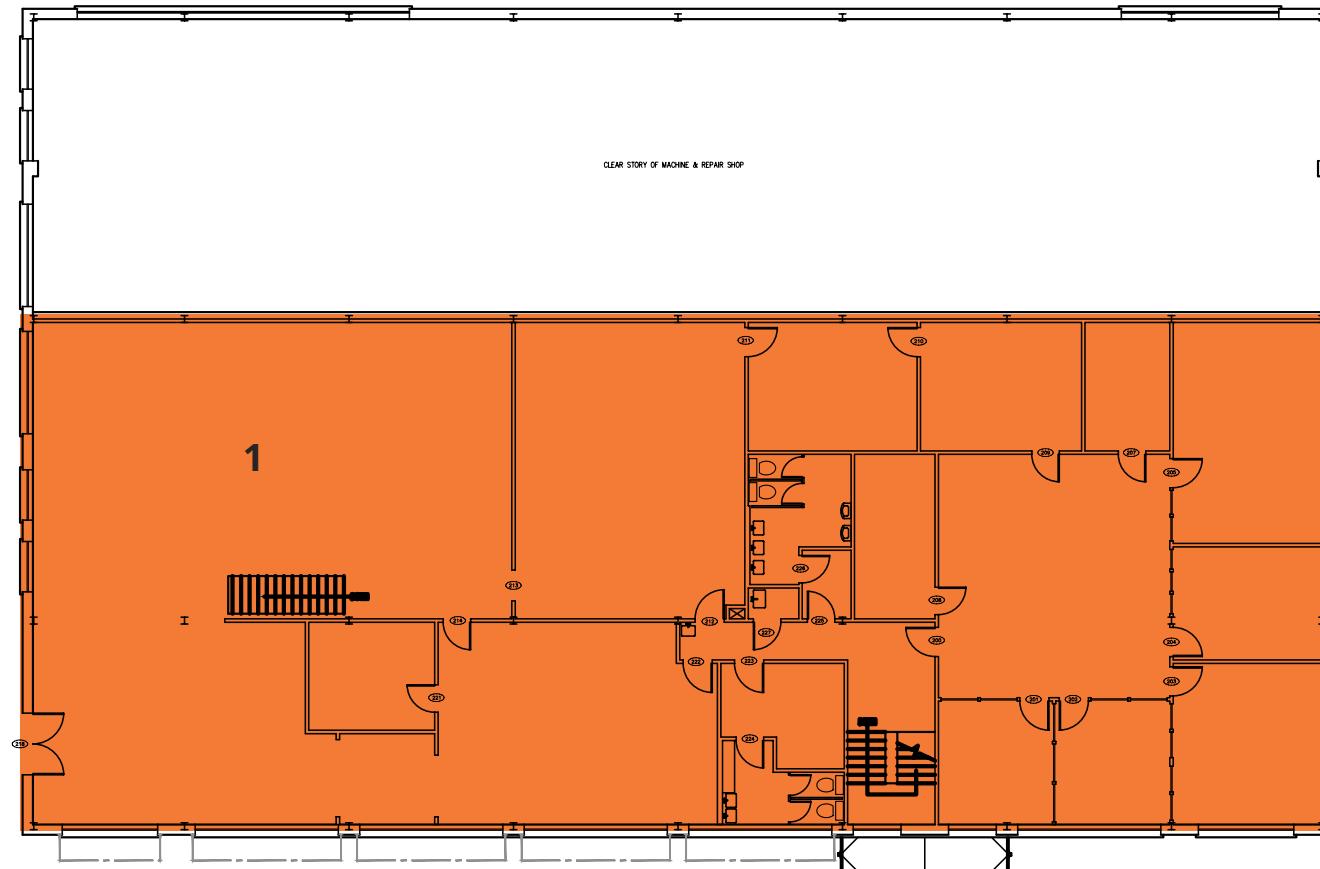


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	FIRST FLOOR	11' 8" - 18' 8"	3	16,890 SF
<b>TOTAL</b>				<b>16,890 SF</b>

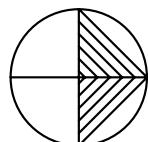


# FLOOR PLAN

4601D W GREENFIELD AVE | WEST MILWAUKEE, WI

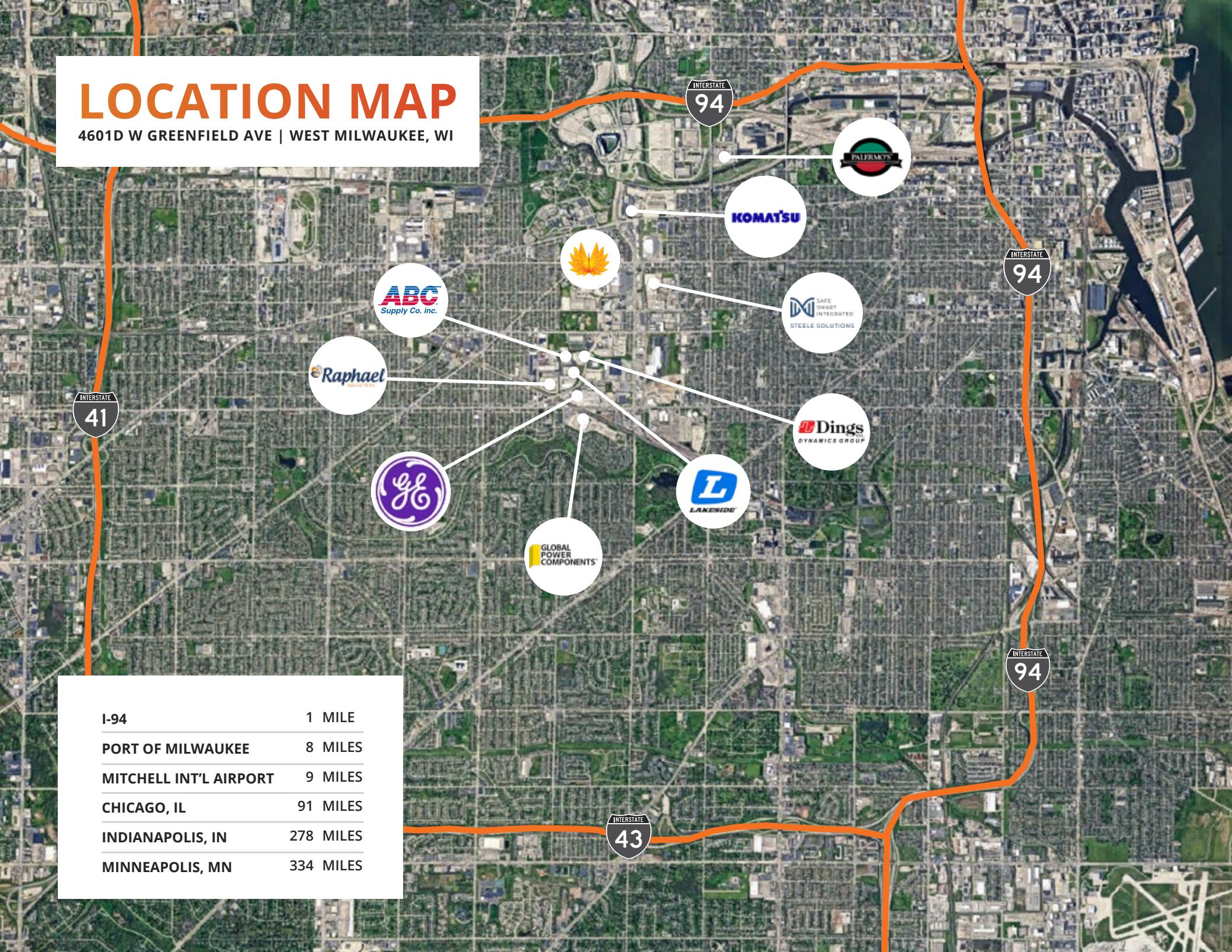


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	SECOND FLOOR	DROP	4	6,481 SF
<b>TOTAL</b>				<b>6,481 SF</b>



# LOCATION MAP

4601D W GREENFIELD AVE | WEST MILWAUKEE, WI



I-94

1 MILE

PORT OF MILWAUKEE

8 MILES

MITCHELL INT'L AIRPORT

9 MILES

CHICAGO, IL

91 MILES

INDIANAPOLIS, IN

278 MILES

MINNEAPOLIS, MN

334 MILES