



FOR LEASE

4701 W GREENFIELD AVE

606,727 SF

WEST MILWAUKEE, WI

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PHOENIX
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PROPERTY HIGHLIGHTS



**EXPANSIVE CRANE
BAYS IDEAL FOR
MANUFACTURING
& DISTRIBUTION**



**LARGE CONTIGUOUS
SPACE AVAILABLE**



**IDEALLY LOCATED
WITHIN 1 MILE OF I-94**



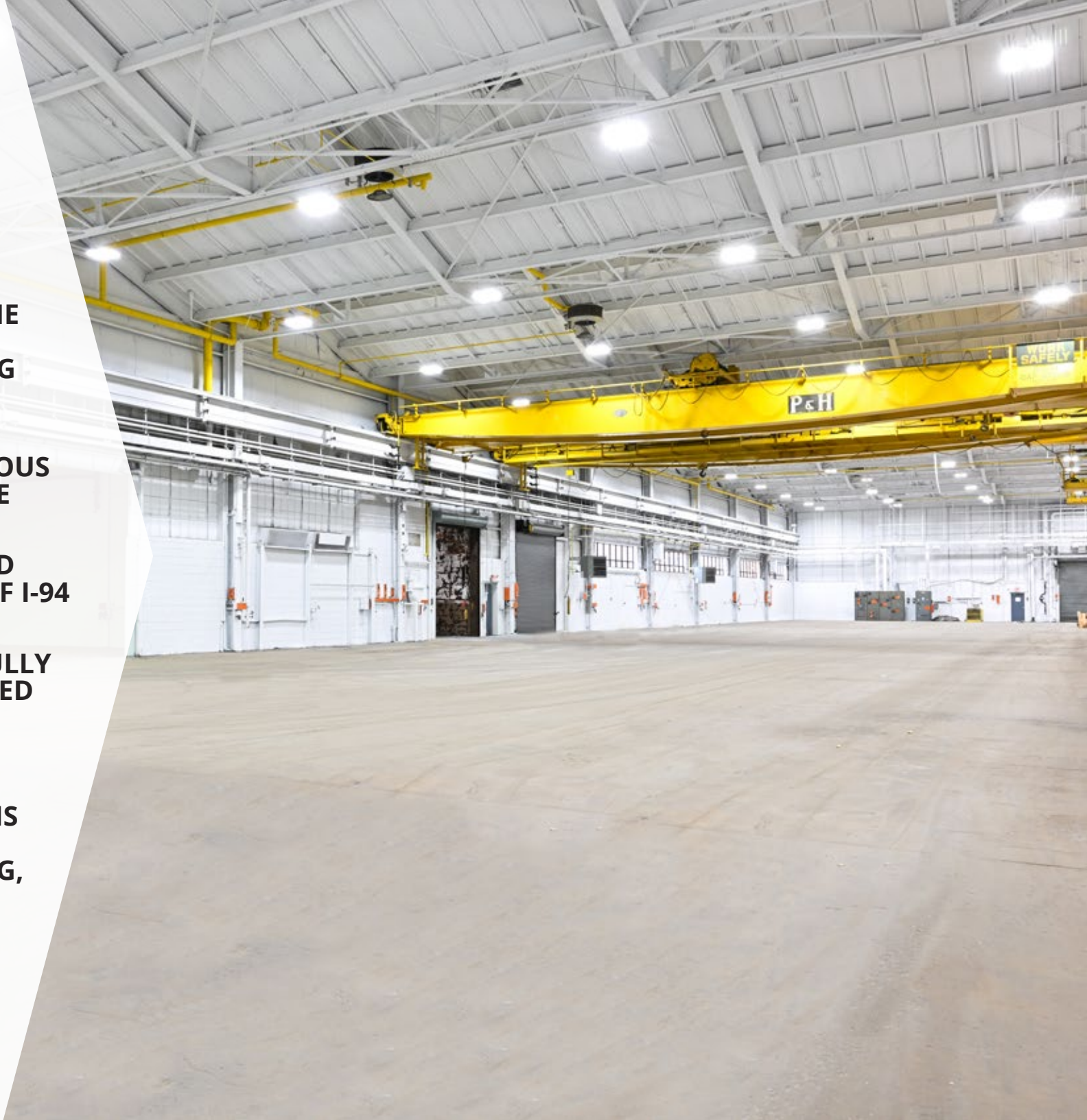
**ENTIRE SITE IS FULLY
FENCED & SECURED**



**FLEXIBLE
FLOOR PLAN
CONFIGURATIONS
SUITABLE FOR
MANUFACTURING,
STORAGE, OR
DISTRIBUTION**



**33 CRANES
AVAILABLE FOR
IMMEDIATE USE**



PROPERTY DETAILS

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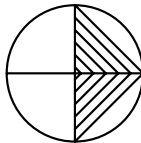
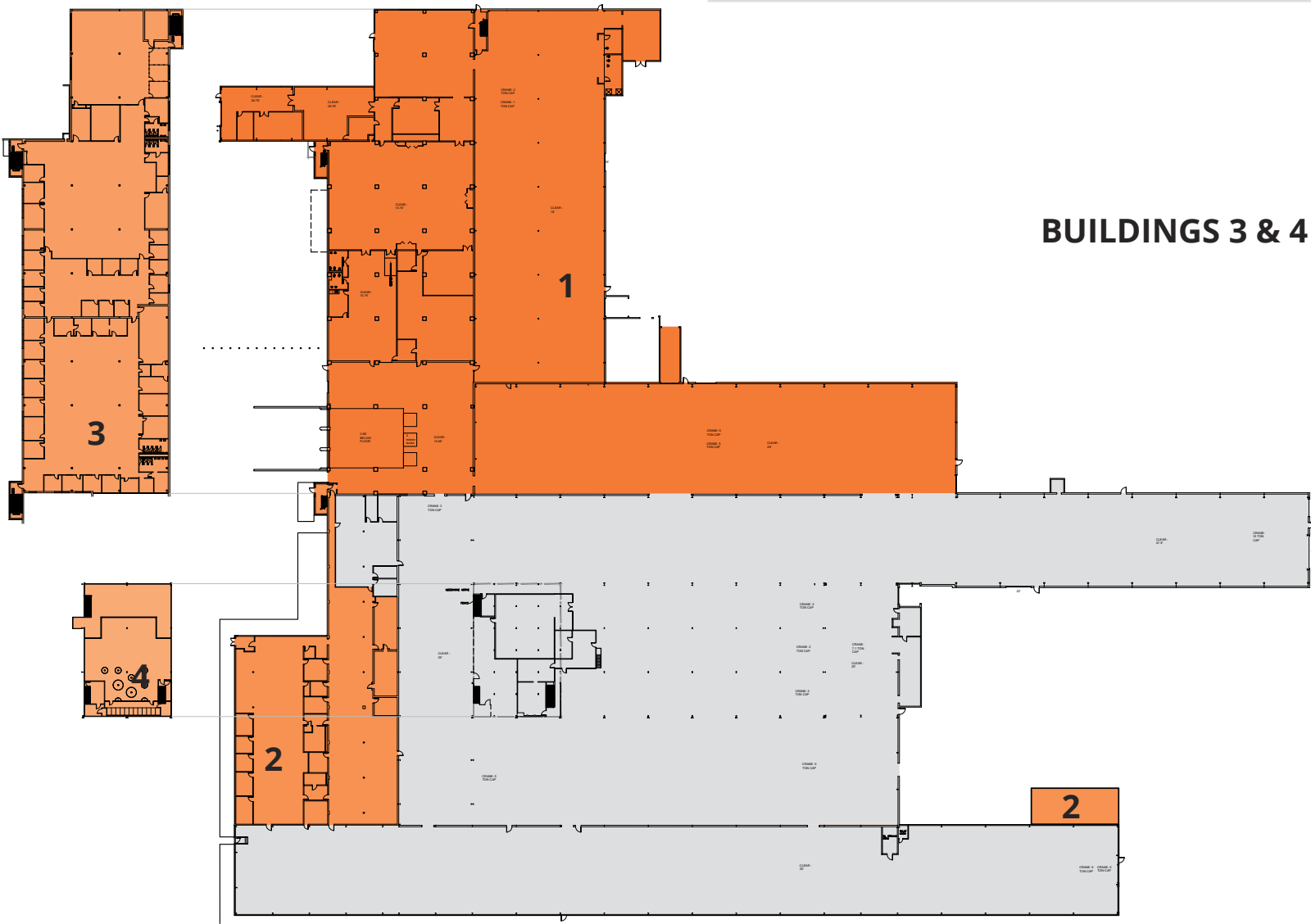
AVAILABLE SPACE	606,727 SF
MINIMUM DIVISIBLE	14,143 SF
DOCK DOORS	13
GRADE-LEVEL DRIVE-IN DOORS	18
CLEAR HEIGHT	11' 8" - 28' 9"
ROOF	Rubber Membrane, Metal
WALLS	Concrete Block, Brick, Steel
FLOORS	Reinforced Concrete, Wood Block
YEAR BUILT	1920 - 1973
CRANES	41
FIRE SUPPRESSION	Wet & Dry System - 80% Covered
LIGHTING	Mix of LED & Fluorescent
POWER	Customer-Owned Primary Substation 26.4kV Delta Primary Service; Substation Feeder of 5 MVA
PARKING	Ample Trailer & Car Parking Available
LAND AREA	56.02 Acres
ZONING	Varies: M-2, B-2, B-3, RD-1
PARCEL ID	436-1117-013
OPEX ESTIMATE	\$0.62/SF



FLOOR PLAN

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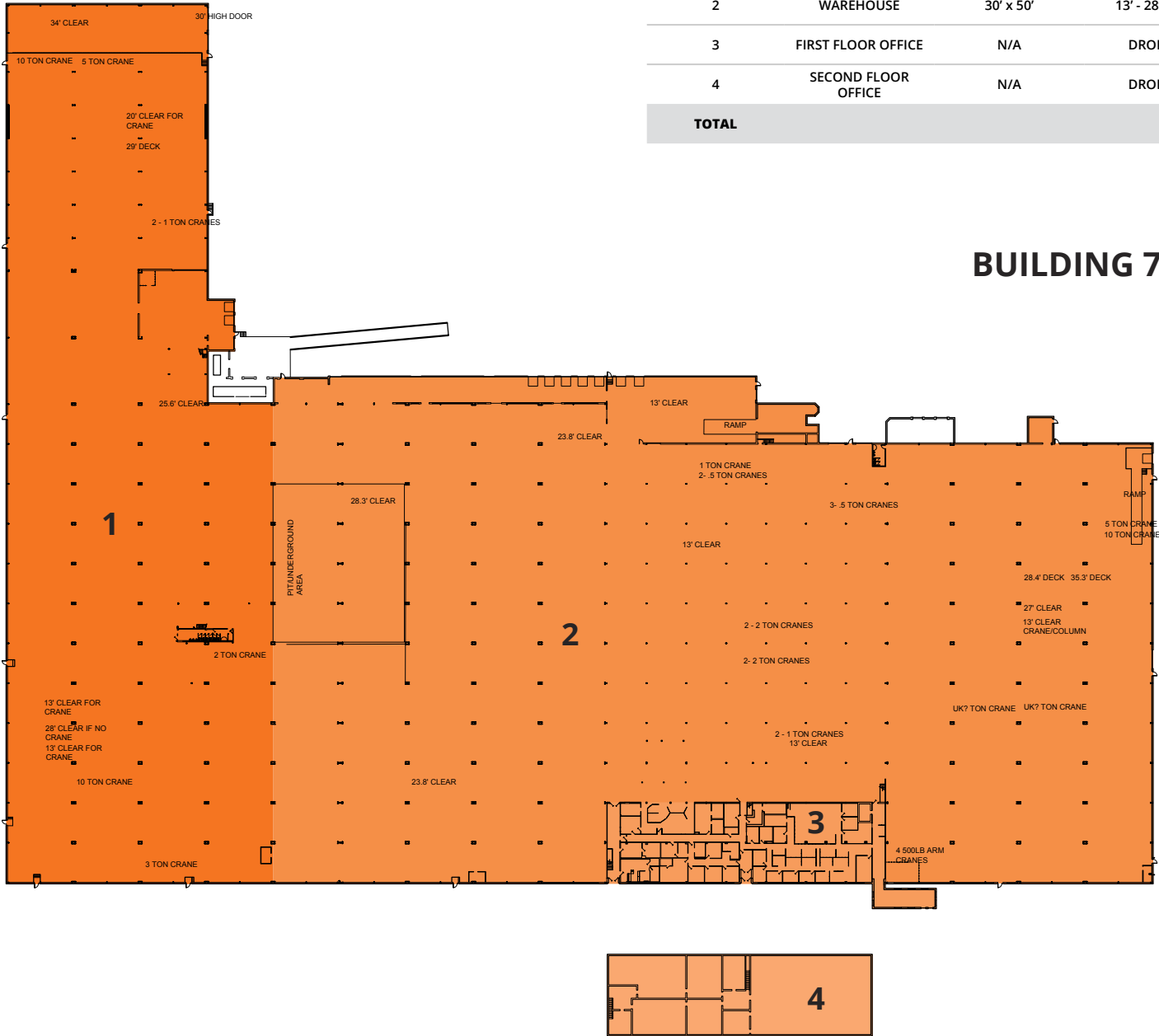
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	CRANES	DOCKS	SQUARE FEET
1	WAREHOUSE	14' 3" - 28' 9"	(2) 1-TON, 2-TON; (2) 5-TON	3	83,847 SF
2	FIRST FLOOR OFFICE	N/A	N/A	N/A	17,999 SF
3	SECOND FLOOR OFFICE	DROP CEILING	N/A	N/A	31,079 SF
4	SECOND FLOOR OFFICE	N/A	N/A	N/A	5,462 SF
TOTAL					138,387 SF



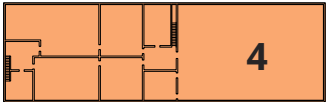
FLOOR PLAN

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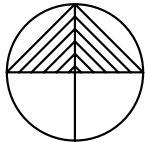
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	CRANES	SQUARE FEET
1	WAREHOUSE	30' x 50' 30' x 30'	13' - 34'	2	7	119,288 SF
2	WAREHOUSE	30' x 50'	13' - 28' 5"	8	16	226,851 SF
3	FIRST FLOOR OFFICE	N/A	DROP	0	N/A	13,669 SF
4	SECOND FLOOR OFFICE	N/A	DROP	0	N/A	12,262 SF
TOTAL						372,070 SF



BUILDING 7

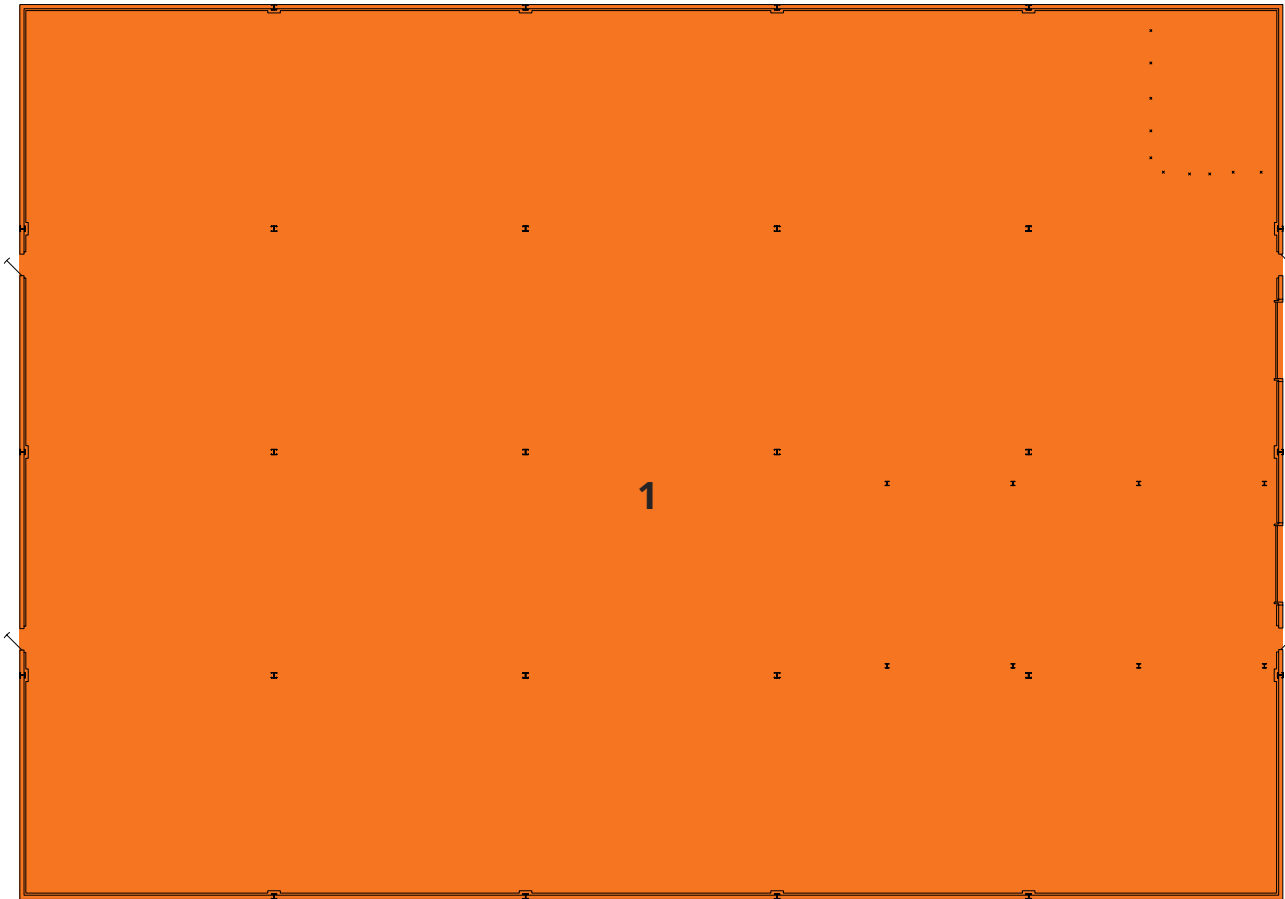


2ND FLOOR OFFICE



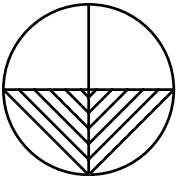
FLOOR PLAN

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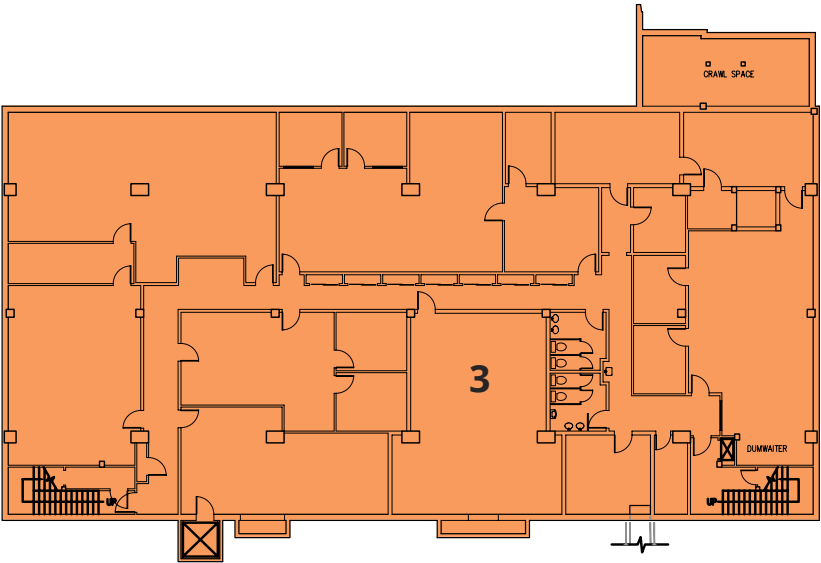
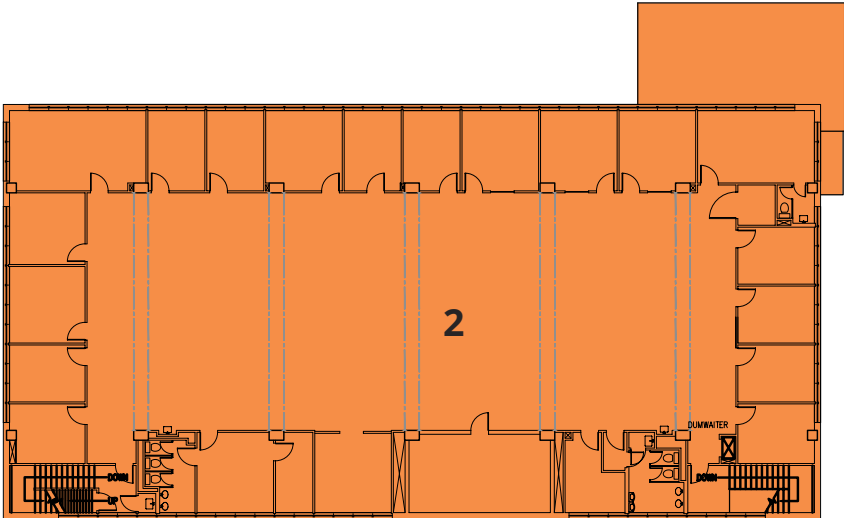
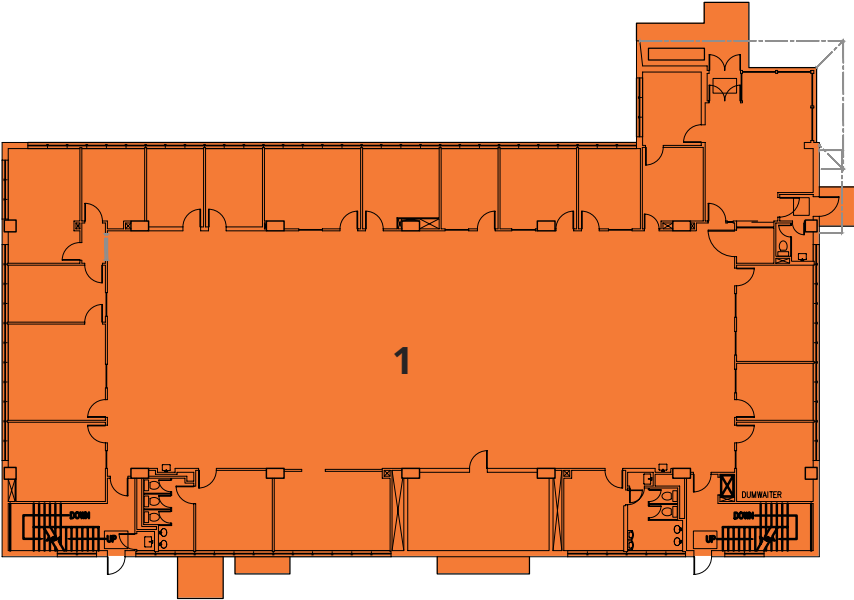
BUILDING H

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING H	28,582 SF
TOTAL		28,582 SF



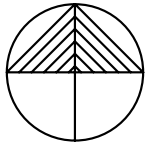
FLOOR PLAN

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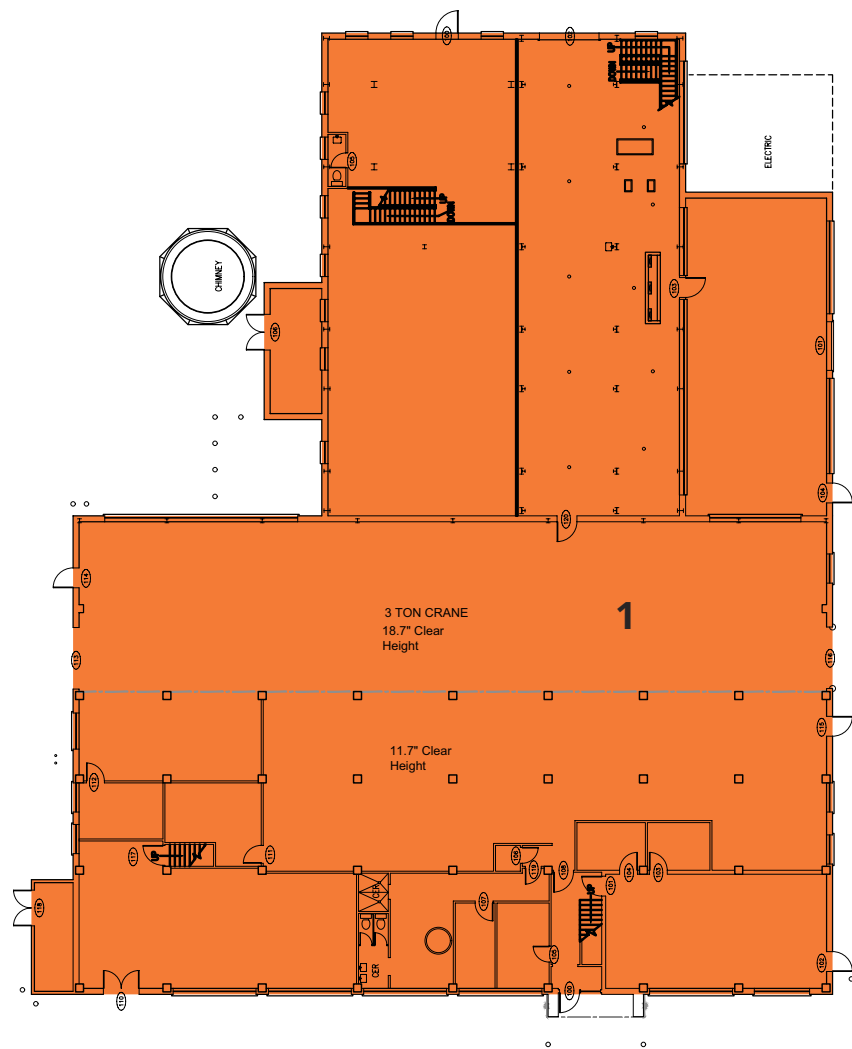
BUILDING G

NUMBER	SPACE DESIGNATION	RESTROOMS	SQUARE FEET
1	FIRST FLOOR OFFICE	3	10,140 SF
2	SECOND FLOOR OFFICE	3	9,759 SF
3	BASEMENT OFFICE	2	10,275 SF
TOTAL		8	30,174 SF

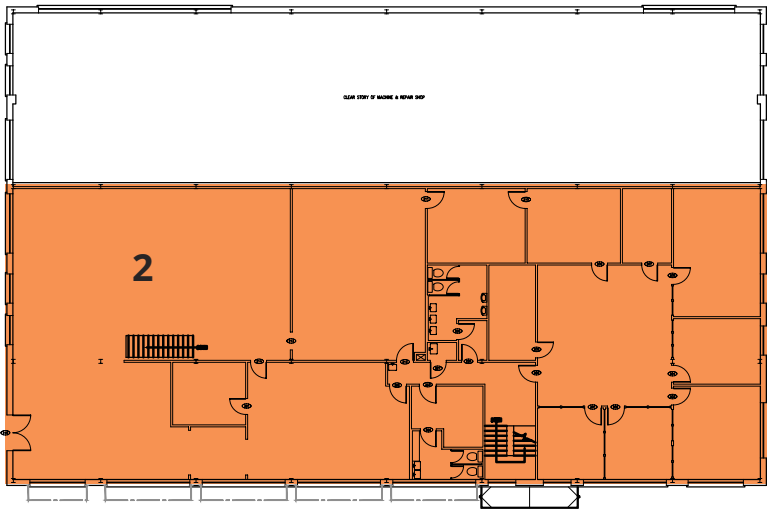


FLOOR PLAN

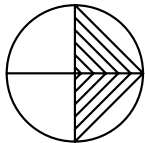
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BUILDINGS D & F

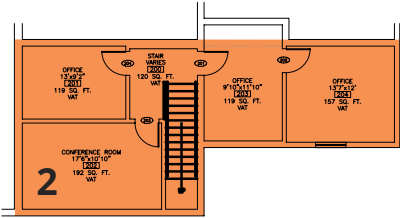


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	FIRST FLOOR	11' 8" - 18' 8"	3	16,890 SF
2	SECOND FLOOR	DROP	4	6,481 SF
TOTAL				23,371 SF

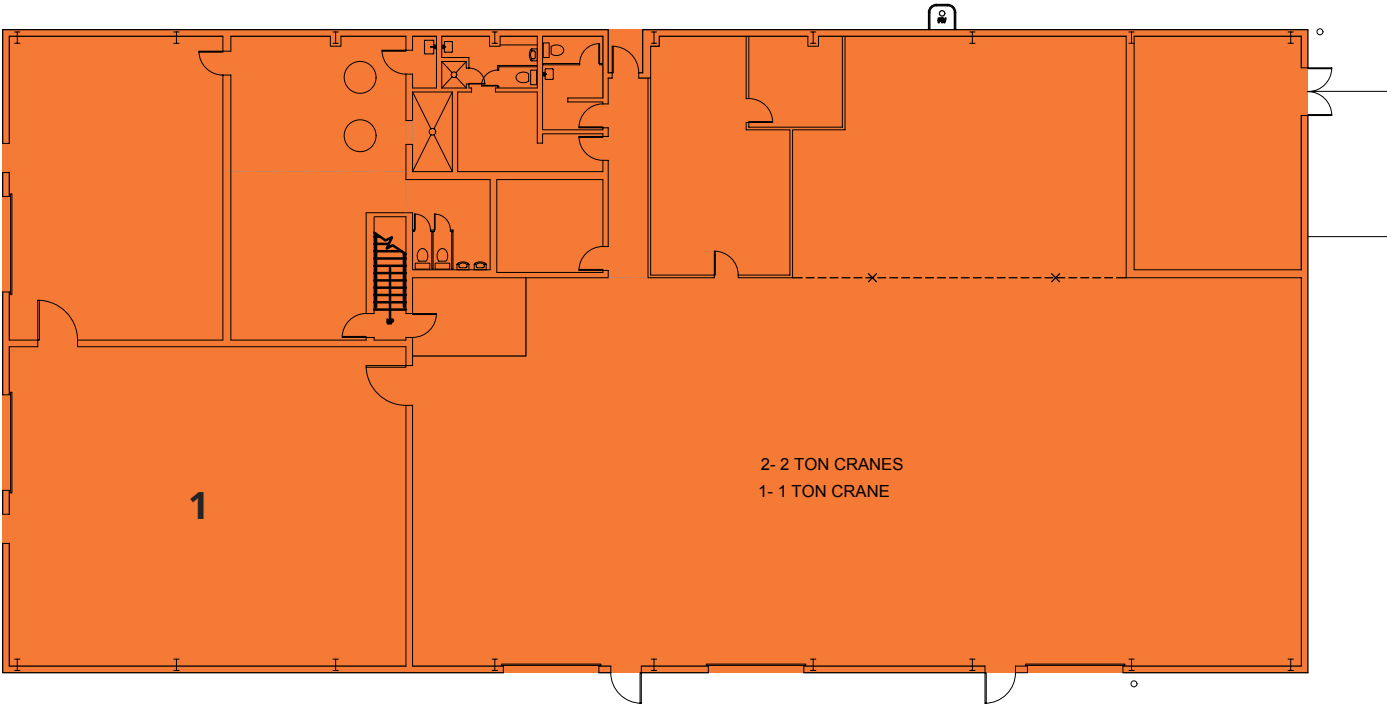


FLOOR PLAN

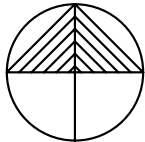
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BUILDING J

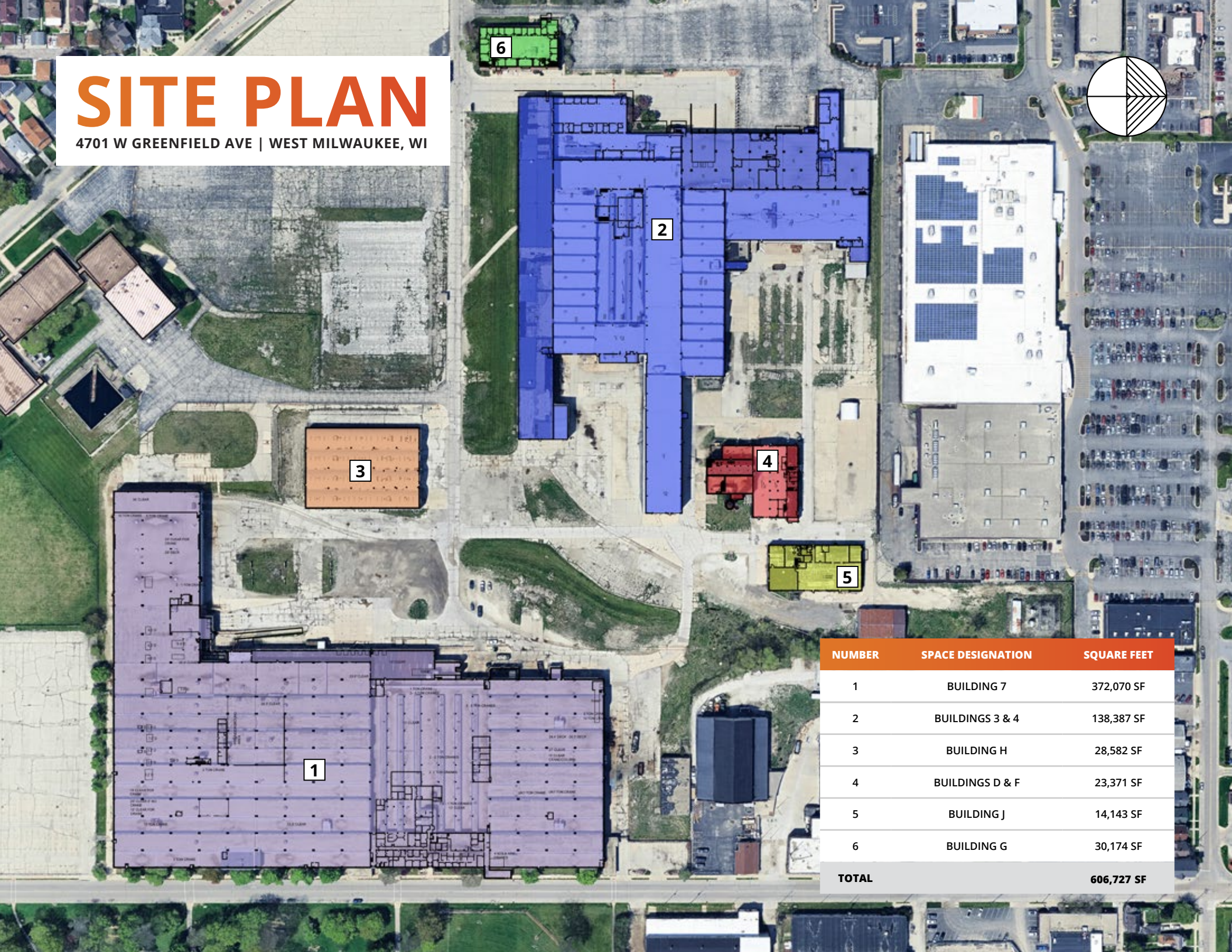


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	FIRST FLOOR	16'	13,250 SF
2	SECOND FLOOR OFFICE	DROP	893 SF
TOTAL			14,143 SF



SITE PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING 7	372,070 SF
2	BUILDINGS 3 & 4	138,387 SF
3	BUILDING H	28,582 SF
4	BUILDINGS D & F	23,371 SF
5	BUILDING J	14,143 SF
6	BUILDING G	30,174 SF
TOTAL		606,727 SF

LOCATION MAP

4701 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