



**FOR SALE/LEASE** | **42,040 SF**  
**5400 N TEUTONIA AVE** | **MILWAUKEE, WI**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**WHITE BOX  
RENOVATION  
RECENTLY COMPLETED**



**POTENTIAL RAIL  
ACCESS**



**AMPLE  
LOADING**



**LOCATED ON  
MCTS ROUTE 12**

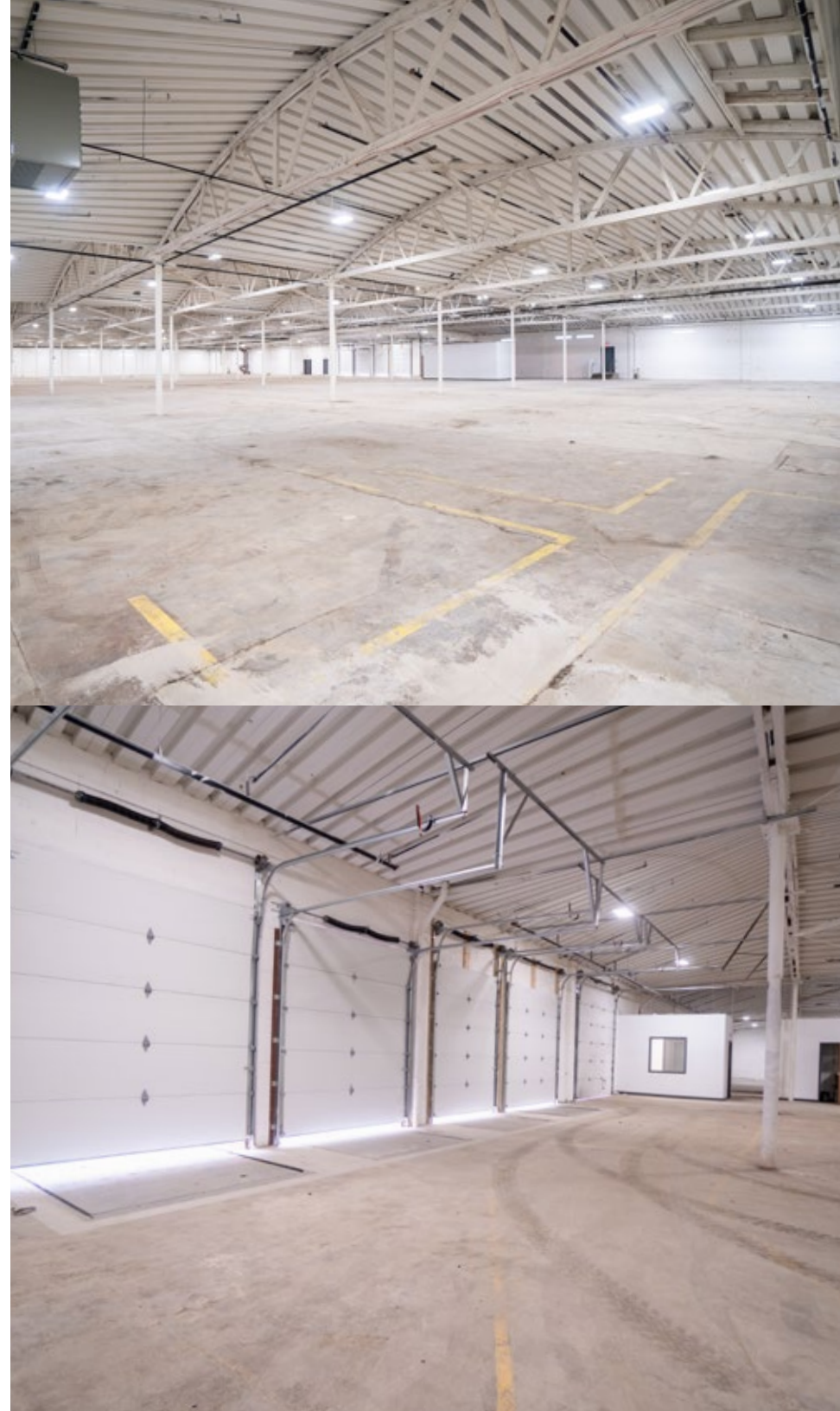


# PROPERTY DETAILS

5400 N TEUTONIA AVE | MILWAUKEE, WI

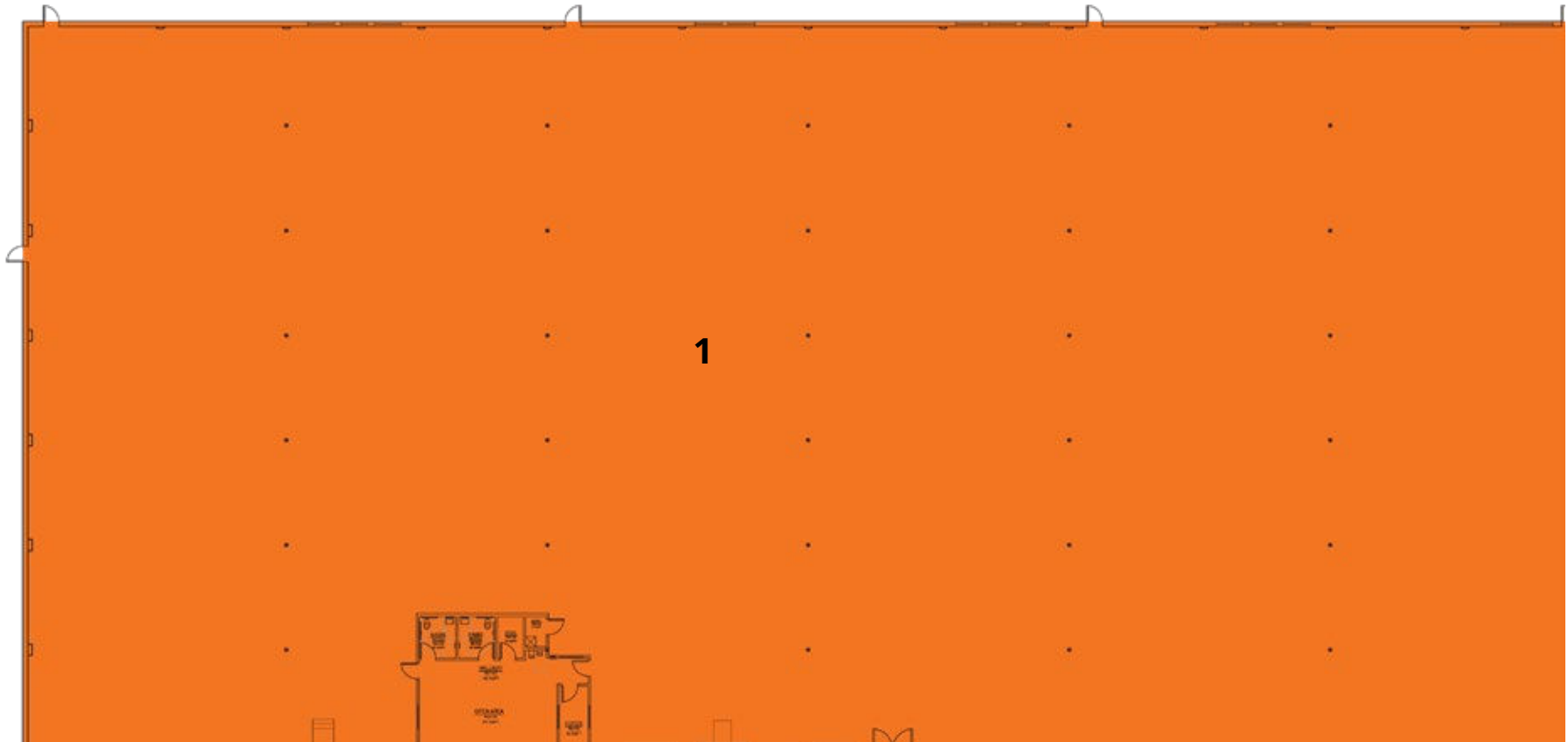
AVAILABLE SPACE	42,040 SF
DOCK DOORS	4
DRIVE-IN DOORS	1
CLEAR HEIGHT	14' 6"
COLUMN WIDTH/DEPTH	50' x 20'
WALLS	Block
FIRE SUPPRESSION	100% Wet
LIGHTING	T-8 High Efficiency
POWER	480 Volt; 3 Phase
WATER & SEWER	Provided by the City of Milwaukee
PARKING	Ample
LAND AREA	2.06 Acres
ZONING	IH: Heavy Industrial
RAIL	Wisconsin Southern Rail Line Located on East Side of Building
<b>OPEX ESTIMATE</b>	<b>\$1.25/SF</b>

[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

5400 N TEUTONIA AVE | MILWAUKEE, WI

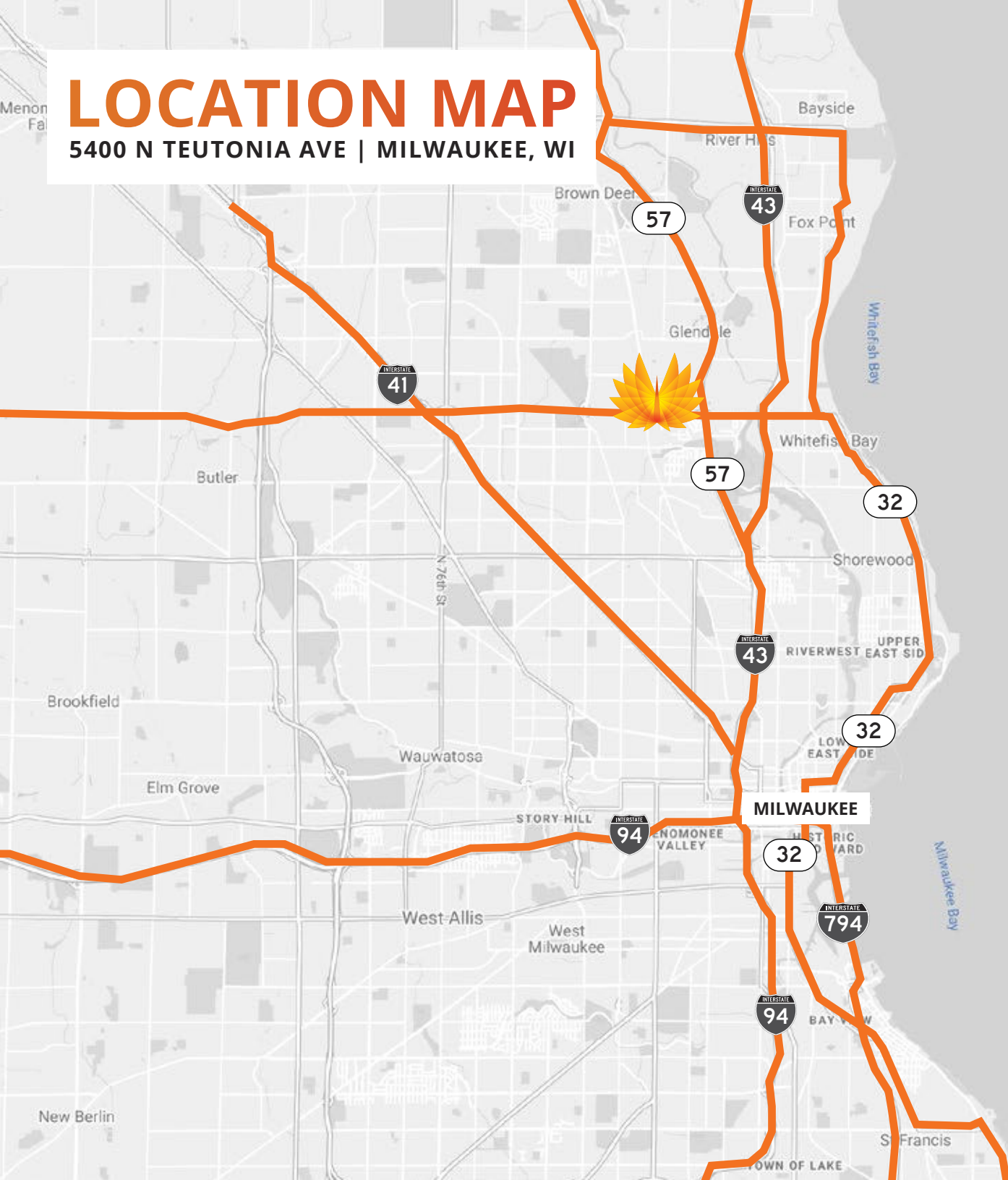


NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	OVERHEAD DOORS	SQUARE FEET
1	AVAILABLE FOR LEASE	20' x 50'	14' 6"	4	1	42,040 SF



# LOCATION MAP

5400 N TEUTONIA AVE | MILWAUKEE, WI



I-43	2 MILES
PORT OF MILWAUKEE	10 MILES
MITCHELL INT'L AIRPORT	17 MILES
CHICAGO	92 MILES
INDIANAPOLIS	276 MILES
MINNEAPOLIS	342 MILES