



FOR LEASE | 176,394 SF

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4

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

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.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**EXTENSIVE CRANE
INFRASTRUCTURE:
(2) 1-TON TO 2-TON,
(4) 5-TON**



**CLEAR HEIGHTS UP
TO 47' 10"**



**30,000+ SF OFFICE
SPACE AVAILABLE**



RENOVATED IN 2025



PROPERTY DETAILS

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | WEST MILWAUKEE, WI

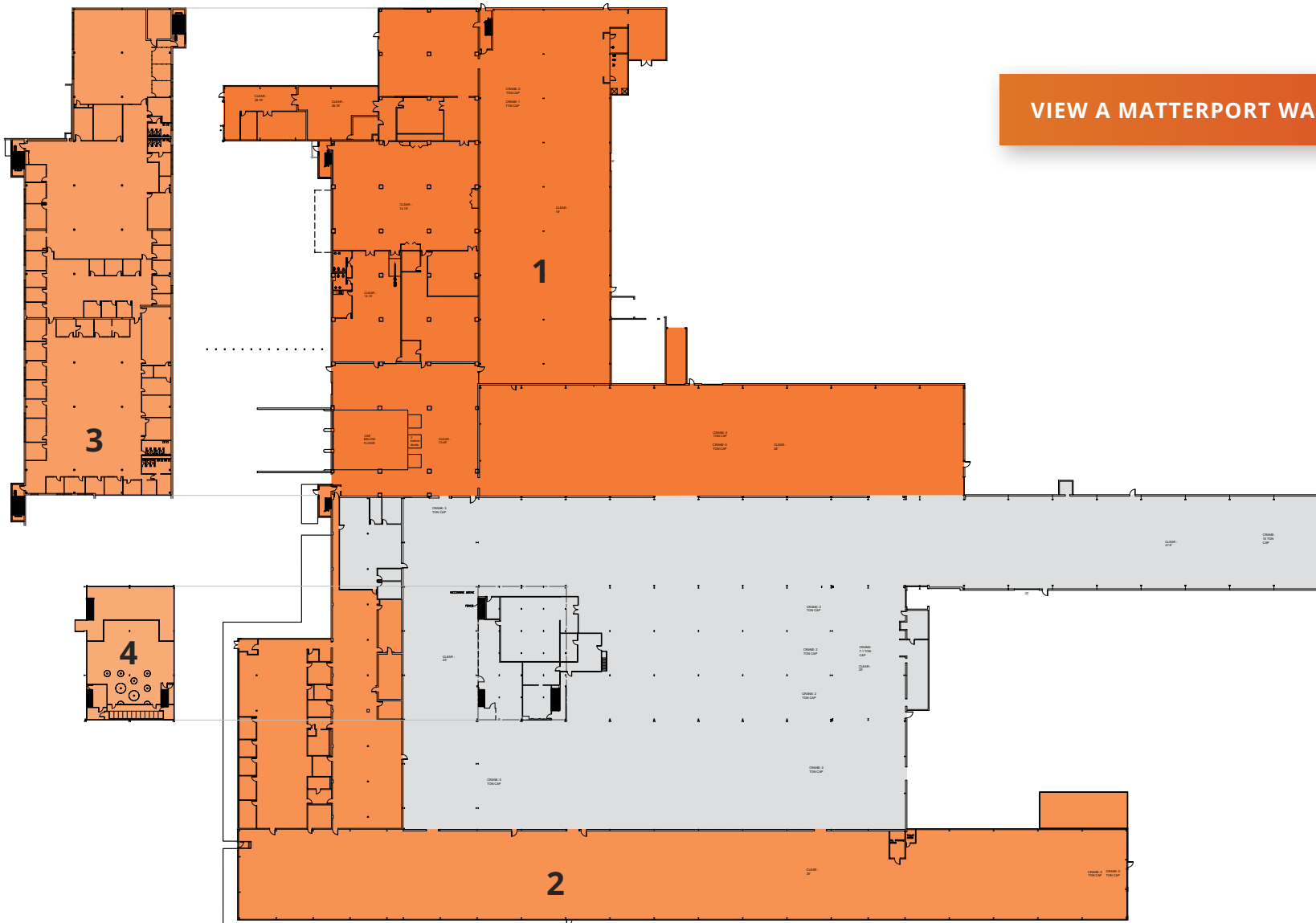
AVAILABLE SPACE	176,394 SF
MINIMUM DIVISIBLE	100,000 SF
WAREHOUSE SPACE	239,080 SF
OFFICE SPACE	36,541 SF
DOCK DOORS	3
GRADE-LEVEL DRIVE-IN DOORS	9
CLEAR HEIGHT	13' 7" - 47' 10"
WALLS	Metal Paneling & Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1920 - 1973
CRANES	14
FIRE SUPPRESSION	Wet
LIGHTING	Mix of LED & Fluorescent
POWER	480V, 3-Phase
PARKING	Ample Trailer & Car Parking Available
ZONING	M-2 - General Manufacturing District
PARCEL ID	436-1117-013



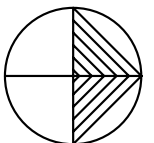
FLOOR PLAN

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | WEST MILWAUKEE, WI

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	WAREHOUSE	25'	(2) 5-TON	0	55,072 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					176,394 SF

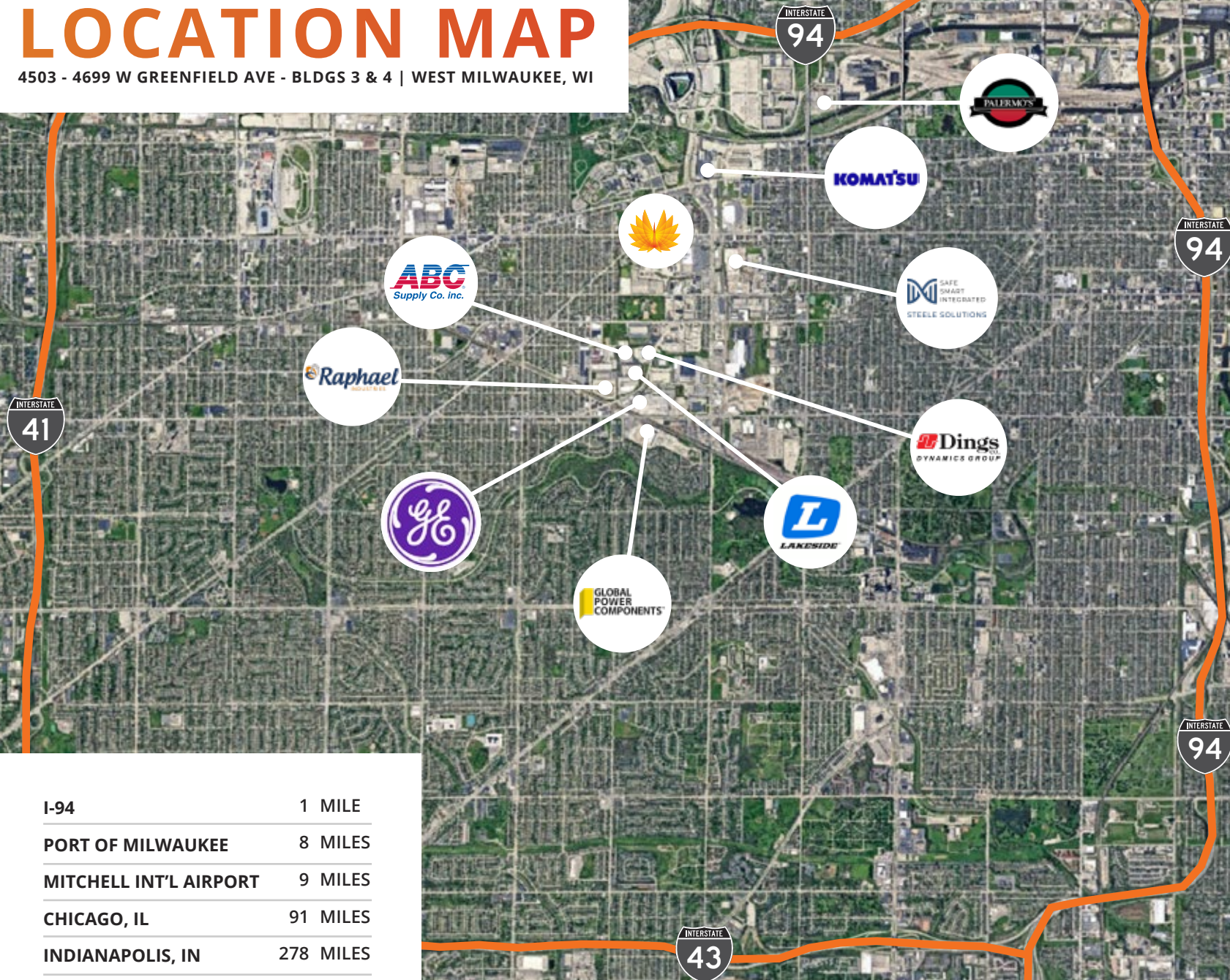


[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | 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