



FOR LEASE

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4

138,387 SF

WEST MILWAUKEE, WI

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PHOENIX INVESTORS

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PROPERTY HIGHLIGHTS



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



**50,000+ SF OFFICE
SPACE AVAILABLE**



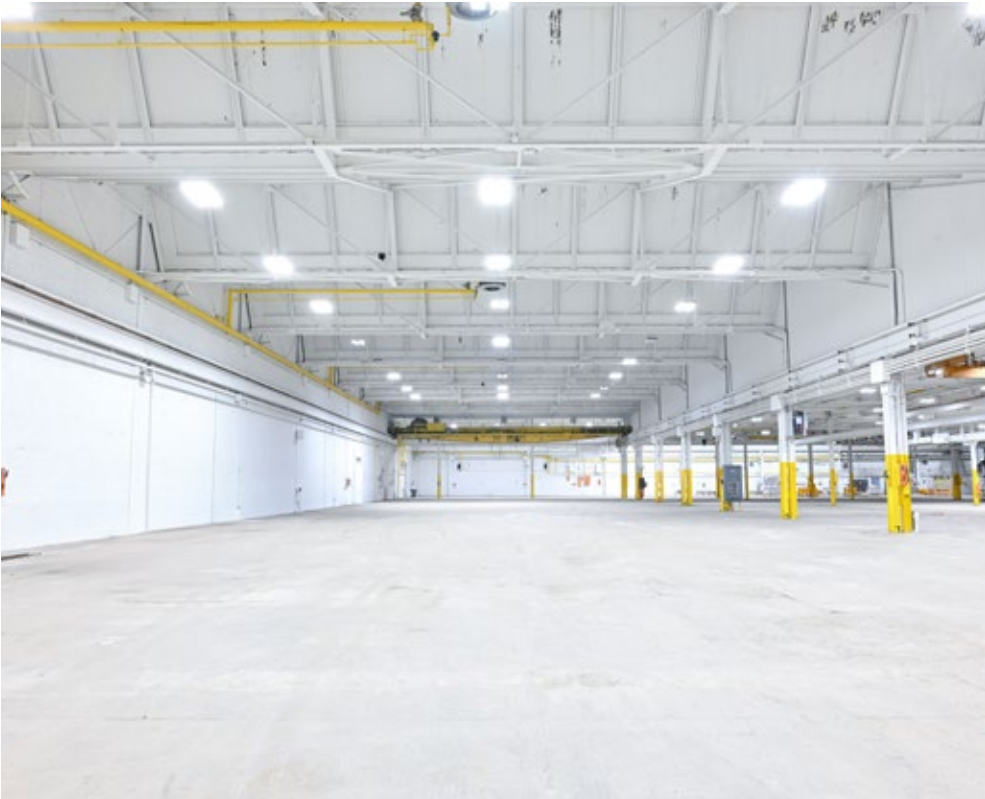
RENOVATED IN 2025



PROPERTY DETAILS

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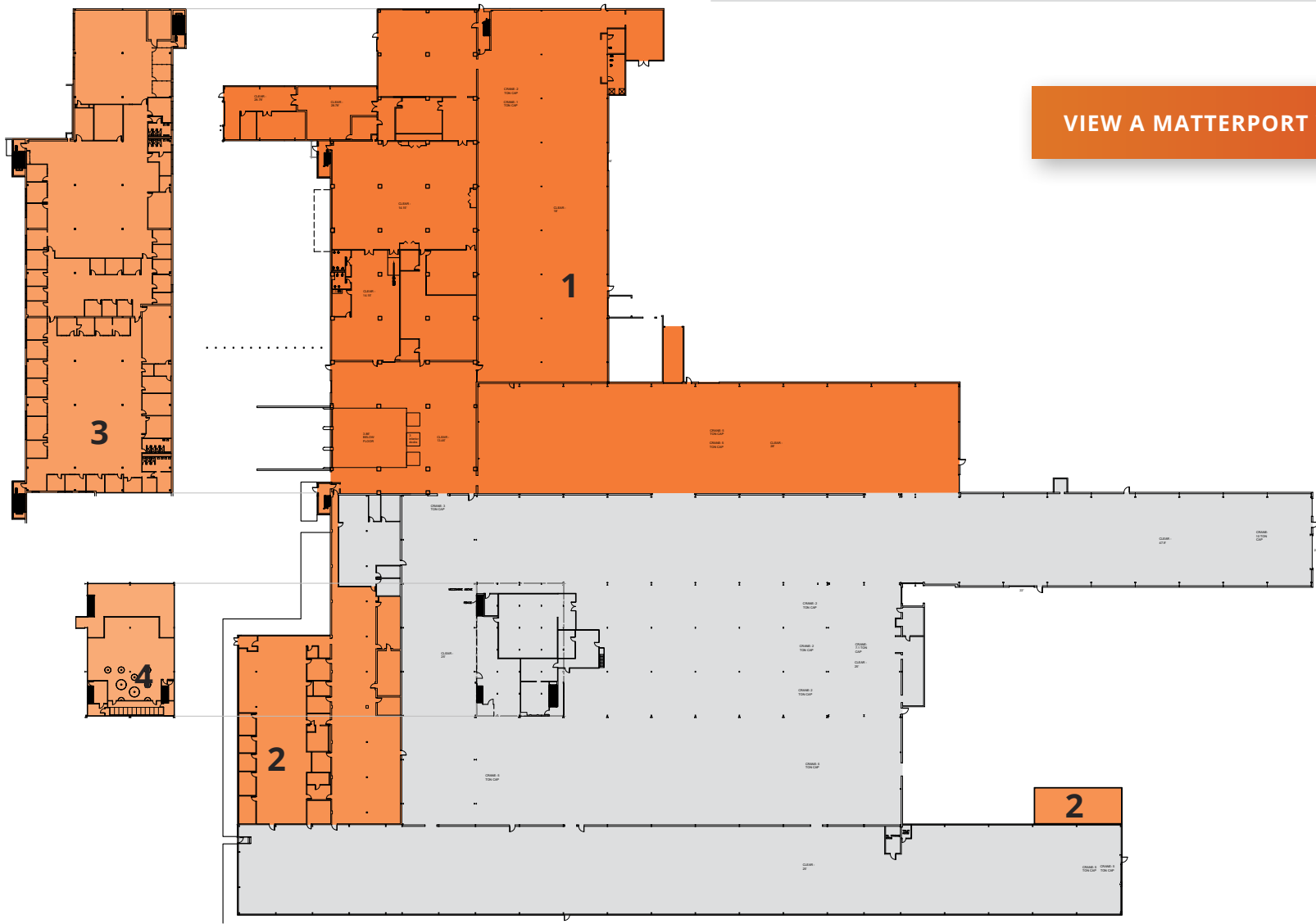
AVAILABLE SPACE	138,387 SF
WAREHOUSE SPACE	83,847 SF
OFFICE SPACE	54,540 SF
DOCK DOORS	3
GRADE-LEVEL DRIVE-IN DOORS	6
CLEAR HEIGHT	14' 3" - 28' 9"
WALLS	Metal Paneling & Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1920 - 1973
YEAR RENOVATED	2025
CRANES	14
FIRE SUPPRESSION	Wet
LIGHTING	Mix of LED & Fluorescent
POWER	480V, 3-Phase
PARKING	Ample Trailer & Car Parking Available
ZONING	M-2 - General Manufacturing District
PARCEL ID	436-1117-013



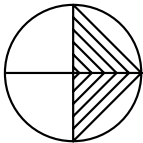
FLOOR PLAN

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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



VIEW A MATTERPORT WALK-THROUGH



LOCATION MAP

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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