



FOR LEASE
4051 S IOWA AVE

62,998 SF
ST. FRANCIS, WI

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



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INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**DIRECT ACCESS
TO I-794**



**LESS THAN 2
MILES TO I-43**



**15 MINUTES TO MITCHELL
INTERNATIONAL AIRPORT**



**LOCATED ON
MILWAUKEE COUNTY
TRANSIT SYSTEM**



PROPERTY DETAILS

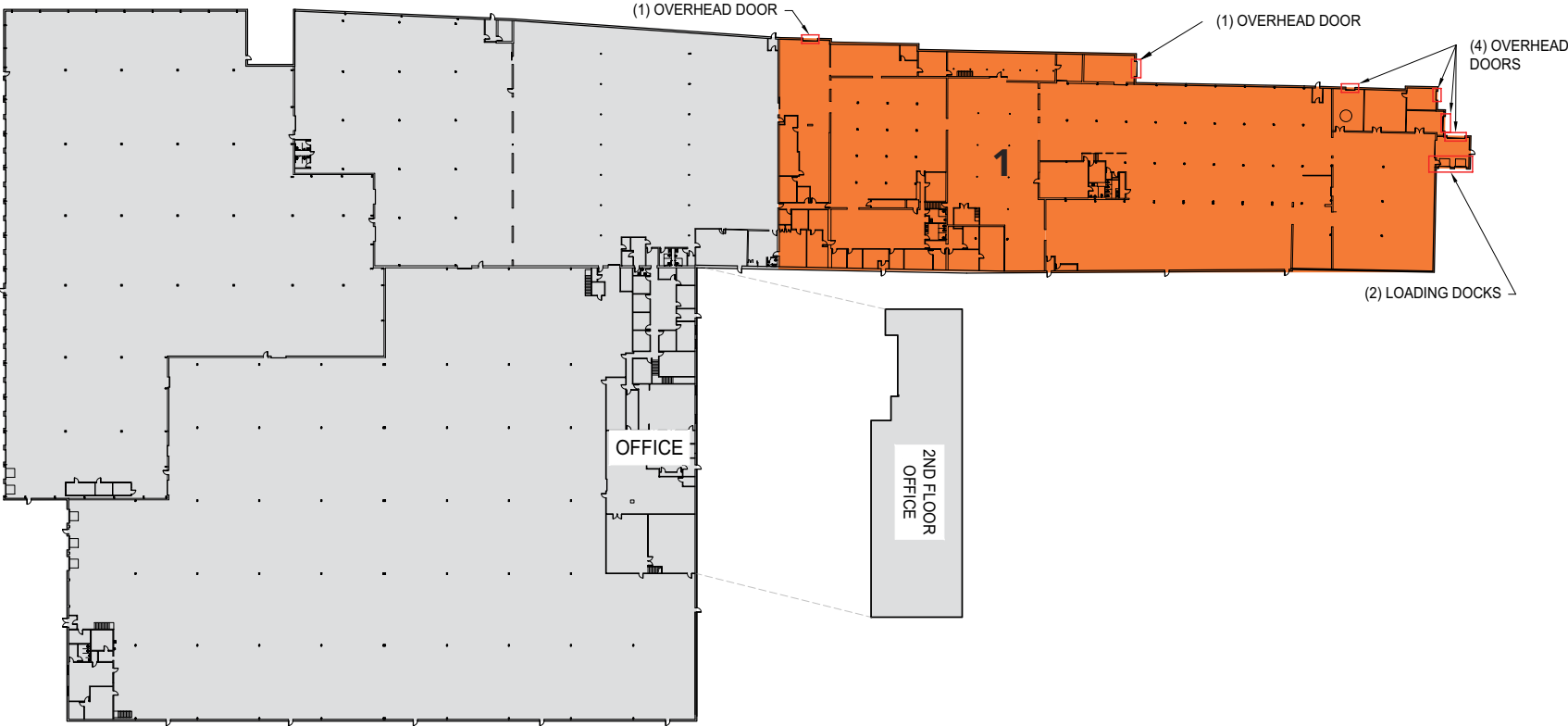
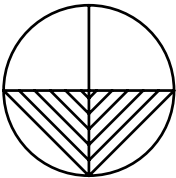
4051 S IOWA AVENUE | ST. FRANCIS, WI

AVAILABLE SPACE	62,998 SF
DOCK DOORS	2
DRIVE-IN DOORS	6
CLEAR HEIGHT	9' 8" - 14'
COLUMN WIDTH/DEPTH	Varies
ROOF	EDPM
WALLS	Masonry & Steel
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1940 - 1992
YEAR RENOVATED	2018
FIRE SUPPRESSION	100% Wet
LIGHTING	T5
POWER	2000 Amps, 1725 kVA
PARKING	283 Surface Spaces 65 Trailer Spaces
LAND AREA	9.73 Acres
ZONING	M1: Limited Industrial
PARCEL ID	5831011001
OPEX ESTIMATE	\$2.12/SF



FLOOR PLAN

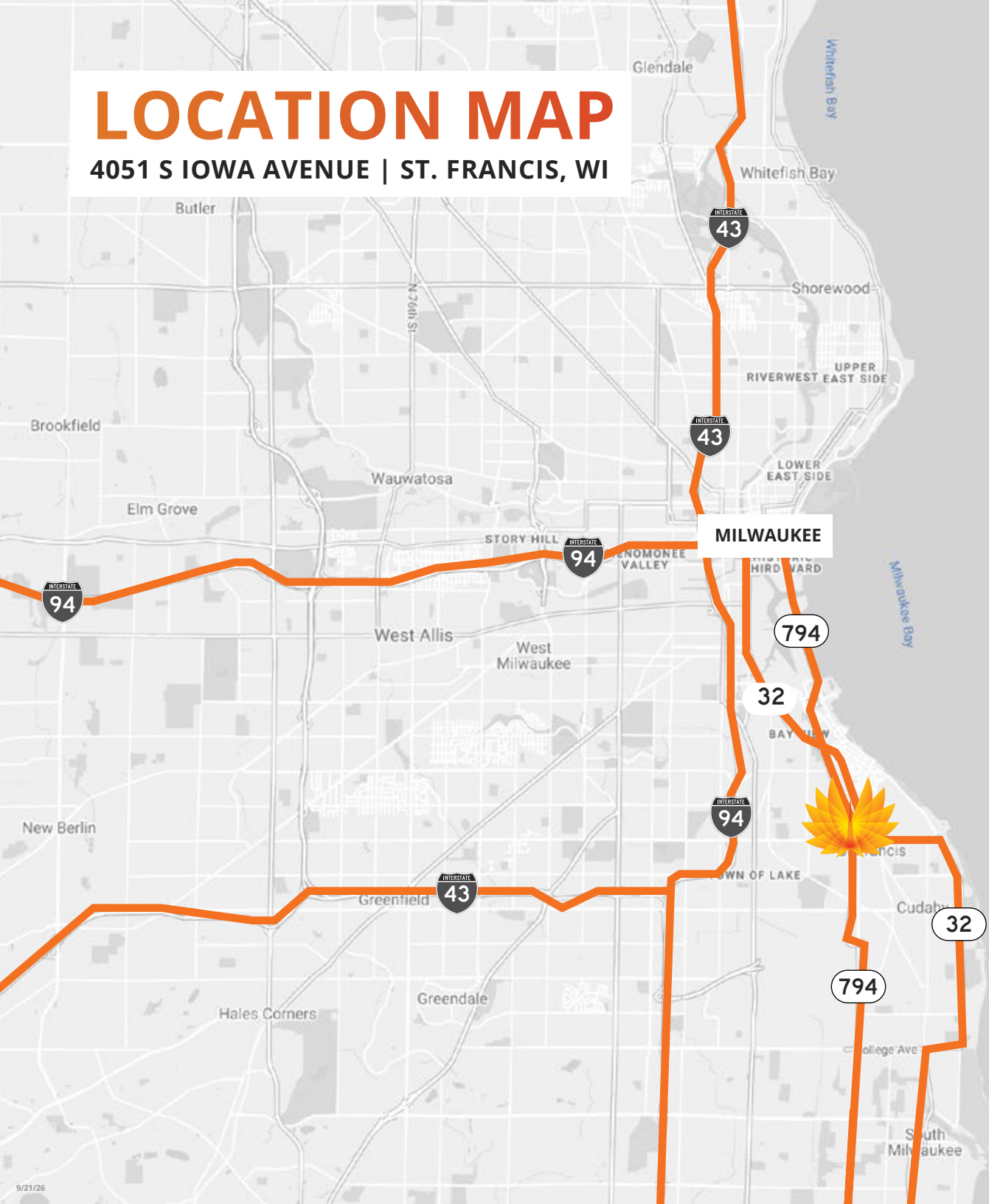
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NUMBER	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	9' 8" - 14'	2	62,998 SF
TOTAL			62,998 SF

LOCATION MAP

4051 S IOWA AVENUE | ST. FRANCIS, WI



I-794	DIRECT ACCESS
I-43	1.5 MILES
MILWAUKEE	5 MILES
CHICAGO	88 MILES
MITCHELL INT'L AIRPORT	3 MILES