



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

FOR IMMEDIATE RELEASE

February 3, 2025

FOR MORE INFORMATION

Anthony Crivello

Phoenix Investors, a limited liability company

(414) 982-4810

anthony@phoenixinvestors.com

PHOENIX INVESTORS ACQUIRES FORMER REGAL REXNORD CAMPUS IN WEST MILWAUKEE, WISCONSIN

WEST MILWAUKEE, WI (February 3, 2025) – An affiliate of Milwaukee-based commercial real estate firm Phoenix Investors (“Phoenix”), a national leader in the revitalization of former manufacturing facilities, announced the acquisition of a 56-acre multi-building industrial campus in West Milwaukee, Wisconsin. The property, located at 4701 West Greenfield Avenue, was previously owned by industrial giant Regal Rexnord, a global leader in highly engineered power transmission components and subsystems; in automation solutions that include controllers, drives, precision motors, and actuators; and in premium efficiency electric motors and air moving subsystems. This strategic acquisition adds approximately 750,000 square feet to Phoenix’s portfolio, which now exceeds 80 million square feet nationwide.

The 750,000-square-foot campus is available for lease and features numerous dock doors, clear heights up to 47 feet, heavy power infrastructure, and ample trailer and car parking. Its nine buildings were constructed between 1920 and 1973 and feature a large, contiguous space with expansive crane bays ideal for manufacturing and distribution, a fully fenced and secured site, and flexible floor plan configurations that can support industrial users as small as approximately 15,000 square feet. It is in a prime location, situated just one mile from I-94, which makes it an excellent opportunity for large-scale manufacturing and distribution operations.

In addition, the site campus has surplus land suitable for new residential and commercial development. Phoenix and West Milwaukee have had preliminary discussions regarding possible new developments on the campus.

“Phoenix is committed to revitalizing the Regal Rexnord property in a holistic manner to honor the industrial legacy of the site while incorporating other potential uses for portions of the property that will benefit the community of West Milwaukee,” said Frank P. Crivello, Founder & Chairman of Phoenix Investors. “The property is in a prime location and is suitable for mixed-use redevelopment. We’re confident its revitalization will bring positive progress to West Milwaukee.”

Jeff Cartwright, Senior Vice President & Regional Manager of First Financial Bank, provided the senior financing.

Anyone with leasing inquiries is encouraged to reach out to Phoenix’s Leasing Department at leasing@phoenixinvestors.com.

About Phoenix Investors

Phoenix Investors is the leading expert in the acquisition, renovation, and release of former manufacturing facilities in the United States. The revitalization of facilities throughout the continental United States positively transforms communities and restarts the economic engine in the communities we serve. Phoenix’s affiliate companies hold equity interests in a portfolio of industrial properties totaling approximately 80 million square feet and spanning 27 states, delivering corporations with a cost-effective national footprint to dynamically supply creative solutions to meet their leasing needs.

For more information, please visit <https://phoenixinvestors.com>.