



**FOR LEASE**  
4505 W WOOLWORTH AVE

**29,946 SF**  
MILWAUKEE, WI



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**NEWLY  
RENOVATED**



**22,023 SF  
AVAILABLE 3/1/2025**



**7,923 SF  
AVAILABLE 9/1/2025**



# PROPERTY DETAILS

4505 W WOOLWORTH AVE | MILWAUKEE, WI

|                      |                       |
|----------------------|-----------------------|
| AVAILABLE SPACE      | 29,946 SF             |
| DOCK DOORS           | 2                     |
| GRADE LEVEL OH DOORS | 4                     |
| CLEAR HEIGHT         | 17' - 19'             |
| FIRE SUPPRESSION     | 100% Sprinklered      |
| LIGHTING             | T-8                   |
| POWER                | TBV                   |
| LAND AREA            | 9.5 Acres             |
| ZONING               | IL-1 Light Industrial |
| <b>OPEX ESTIMATE</b> | <b>\$1.20/SF</b>      |



# FLOOR PLAN

4505 W WOOLWORTH AVE | MILWAUKEE, WI



| NUMBER       | SPACE DESIGNATION                      | CLEAR HEIGHT | DOCKS | GRADE LEVEL OH DOORS | SQUARE FEET      |
|--------------|--|--------------|-------|----------------------|------------------|
| 1            | WAREHOUSE<br>AVAILABLE 3/1/2025        | 17' - 19'    | 2     | 4                    | 22,023 SF        |
| 2            | OFFICE/WAREHOUSE<br>AVAILABLE 9/1/2025 | 17' - 19'    | N/A   | N/A                  | 7,923 SF         |
| <b>TOTAL</b> |  |              |       |                      | <b>29,946 SF</b> |



