



FOR LEASE | **190,814 SF**
4041 N RICHARDS ST | **MILWAUKEE, WI**

PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM

KURT JENSEN | SENIOR VP, ACQUISITION & LEASING | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**LARGE CONTIGUOUS
OFFICE SPACE WITH EASY
ACCESS TO DOWNTOWN
MILWAUKEE**



TWO PARKING LOTS



**LANDLORD WILL
RENOVATE TO
SUIT TENANT
SPECIFICATIONS**



**POTENTIAL
USES INCLUDE:
OFFICE, MEDICAL,
GOVERNMENTAL,
EDUCATIONAL, &
MORE**



**NEW LOADING
DOCKS RECENTLY
INSTALLED**



PROPERTY DETAILS

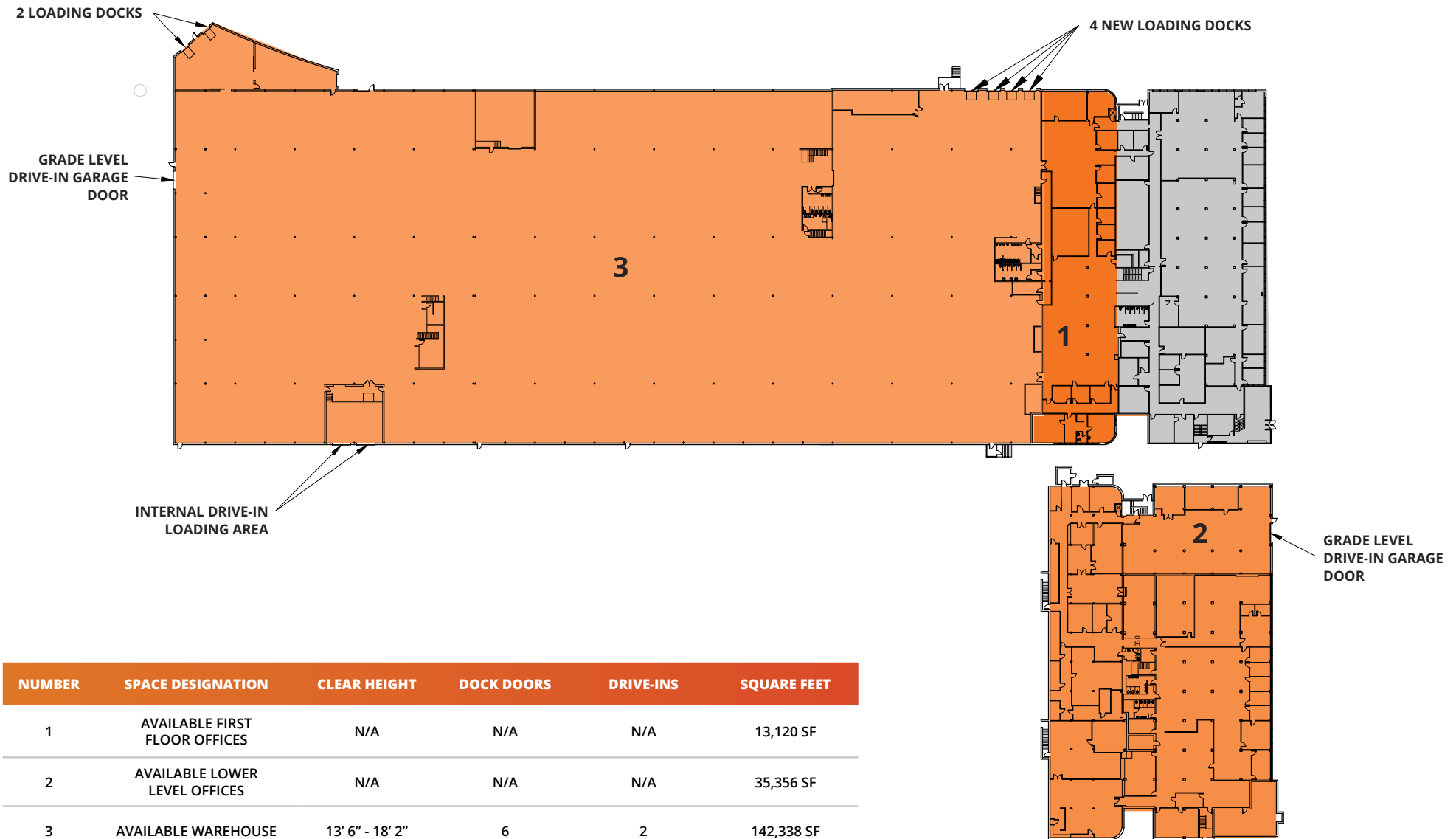
4041 N RICHARDS ST | MILWAUKEE, WI

AVAILABLE SPACE	190,814 SF
MINIMUM DIVISIBLE	15,000 SF
WAREHOUSE SPACE	142,338 SF
OFFICE SPACE	48,476 SF
ELEVATORS	1 Passenger
DOCK DOORS	8
DRIVE-IN DOORS	2
CLEAR HEIGHT	13' - 18'
COLUMN WIDTH/DEPTH	40' x 40'
ROOF	Rubber Membrane
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1945
YEAR RENOVATED	2017
FIRE SUPPRESSION	100% Wet
LIGHTING	High Efficiency T5
POWER	Heavy Power Throughout
PARKING	80+ Surface & 20+ Trailer Spaces
LAND AREA	8.05 Acres
ZONING	IL2: Light Industrial
PARCEL ID	242-0431-000-5
OPEX ESTIMATE	\$0.89/SF



FLOOR PLAN

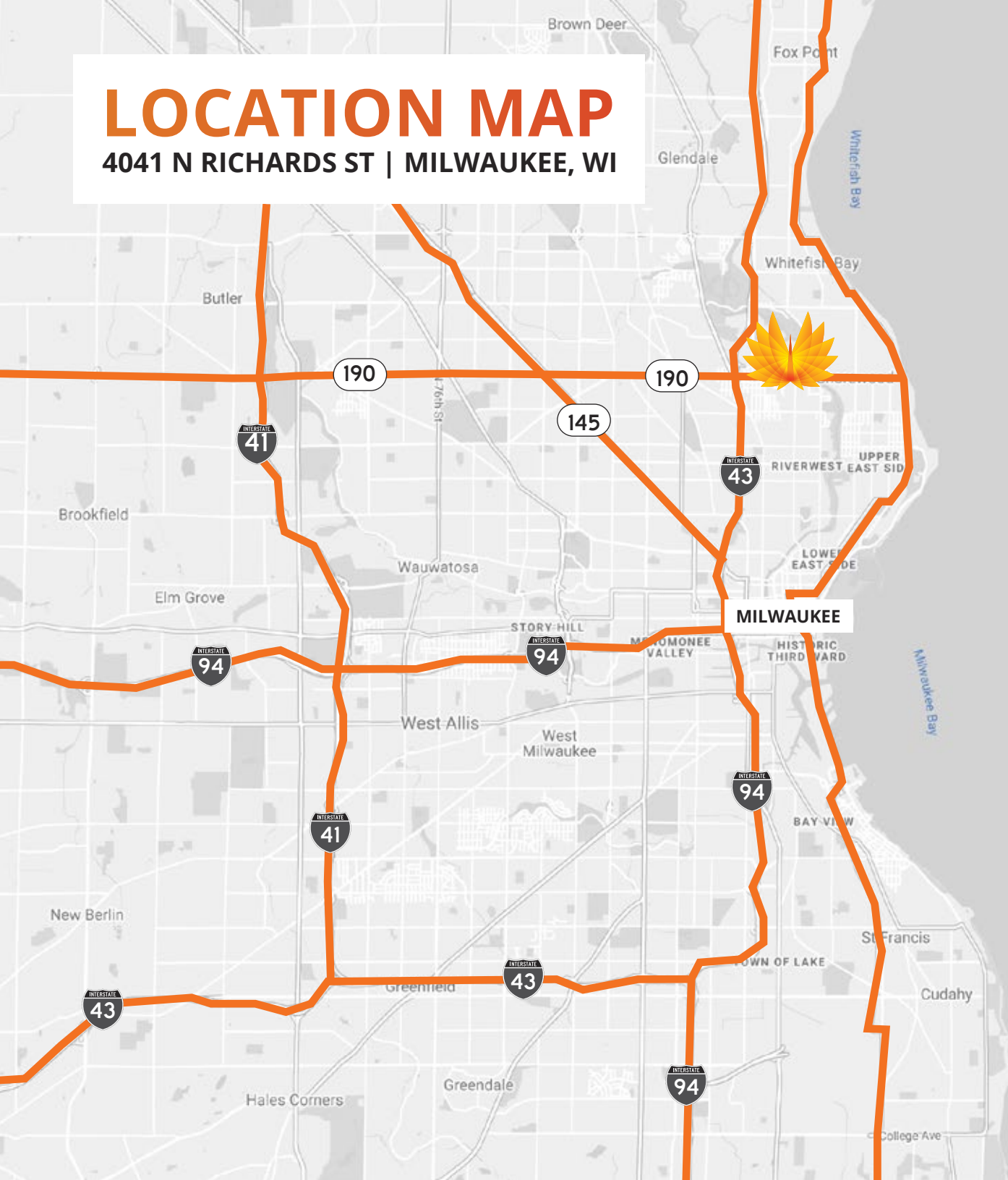
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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	AVAILABLE FIRST FLOOR OFFICES	N/A	N/A	N/A	13,120 SF
2	AVAILABLE LOWER LEVEL OFFICES	N/A	N/A	N/A	35,356 SF
3	AVAILABLE WAREHOUSE	13' 6" - 18' 2"	6	2	142,338 SF
TOTAL					190,814 SF

LOCATION MAP

4041 N RICHARDS ST | MILWAUKEE, WI



I-43	1 MILE
PORT OF MILWAUKEE	8 MILES
MITCHELL INT'L AIRPORT	14 MILES
CHICAGO	95 MILES
INDIANAPOLIS	283 MILES
MINNEAPOLIS	340 MILES