



**FOR LEASE**

**6048 W BELOIT ROAD**

**14,783 SF**

**WEST ALLIS, WI**

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*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**LOCATED IN  
OPPORTUNITY  
ZONE**



**RECENTLY  
RENOVATED 2022**



**FULLY FENCED**





# PROPERTY DETAILS

6048 W BELOIT ROAD | WEST ALLIS, WI

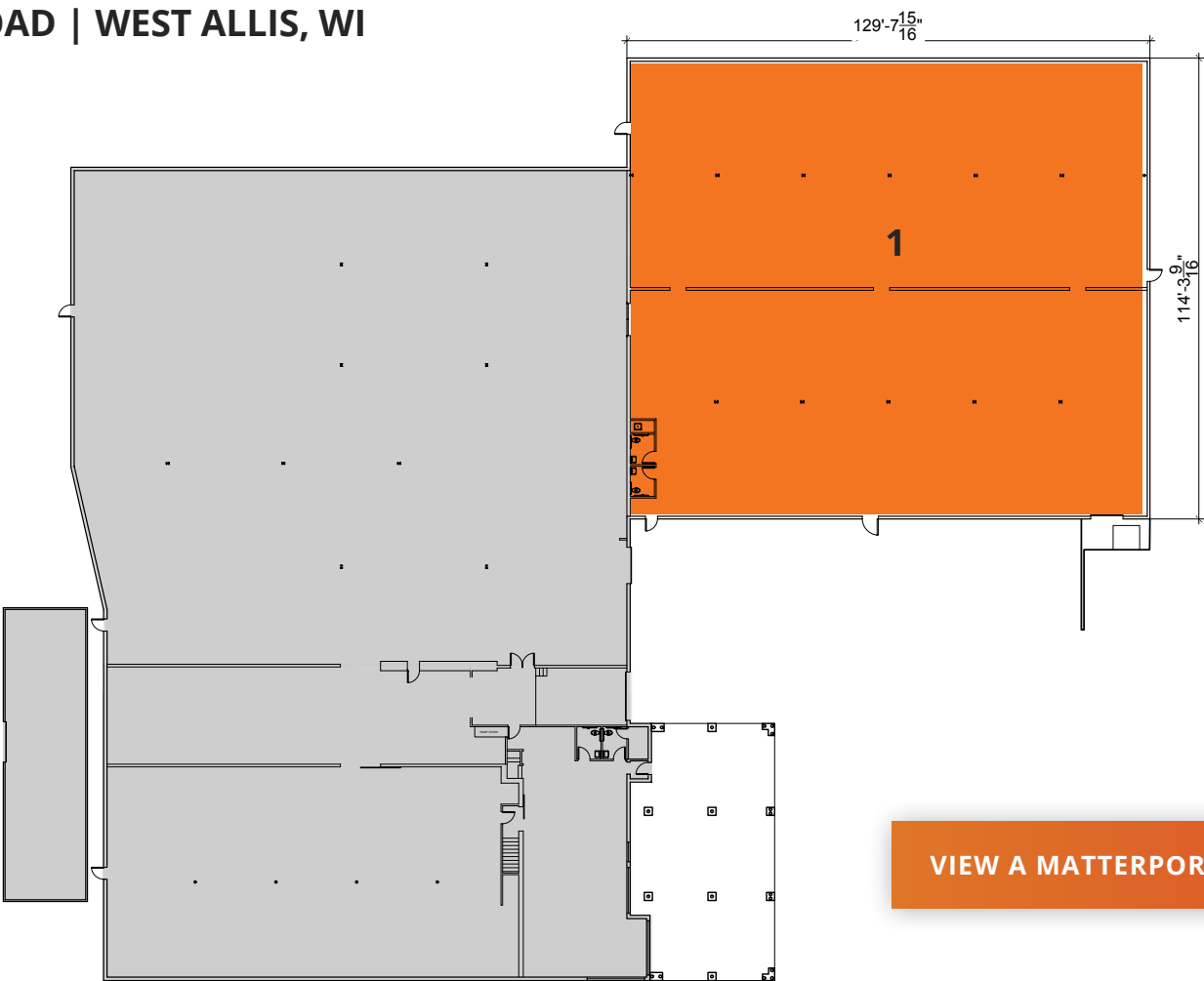
AVAILABLE SPACE	14,783 SF
DOCK DOORS	1
CLEAR HEIGHT	21' 4"
COLUMN SPACING	21' x 56'
WALLS	Masonry
YEAR BUILT	1928 - 1966
YEAR RENOVATED	2022
LIGHTING	LED
POWER	200 Amp, 120/240 Single Phase
PARKING	50 Surface Spots
LAND AREA	2.01 Acres
ZONING	M1: Manufacturing District
PARCEL ID	475-0038-002
OPEX ESTIMATE	\$1.62/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

6048 W BELOIT ROAD | WEST ALLIS, WI



[VIEW A MATTERPORT WALK-THROUGH](#)

NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	21' x 56'	21' 4"	14,783 SF
TOTAL				14,783 SF



# LOCATION MAP

6048 W BELOIT ROAD | WEST ALLIS, WI

I-94	2.5 MILES
MILWAUKEE	6 MILES
MITCHELL INT'L AIRPORT	10 MILES
WAUKESHA AIRPORT	17 MILES
MADISON	75 MILES
CHICAGO	94 MILES

