



FOR LEASE | **23,371 SF**

4601D W GREENFIELD AVE | **WEST MILWAUKEE, WI**



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY DETAILS

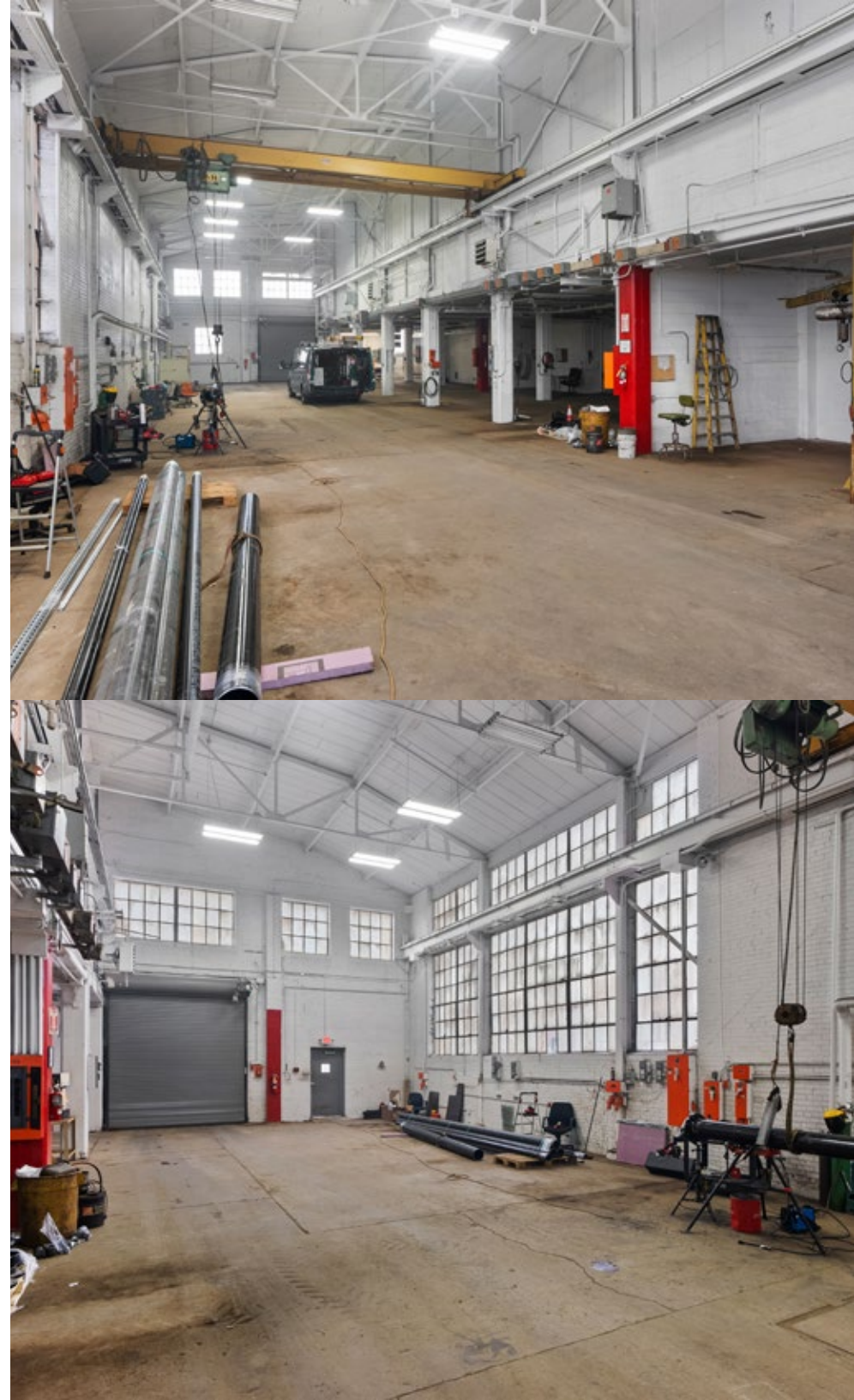
4601D W GREENFIELD AVE | WEST MILWAUKEE, WI

AVAILABLE SPACE	23,371 SF
WAREHOUSE SPACE	16,890 SF
OFFICE SPACE	6,481 SF
CLEAR HEIGHT	11' 8" - 18' 8"
GRADE-LEVEL DRIVE-IN DOORS	2
WALLS	Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1920 - 1973
CRANES	One, 3-Ton
FIRE SUPPRESSION	Wet
LIGHTING	LED
POWER	480V 3 Phase
PARKING	Ample Trailer & Car Parking Available
ZONING	M-2: General Manufacturing District
PARCEL ID	436-1117-013

PROPERTY HIGHLIGHTS

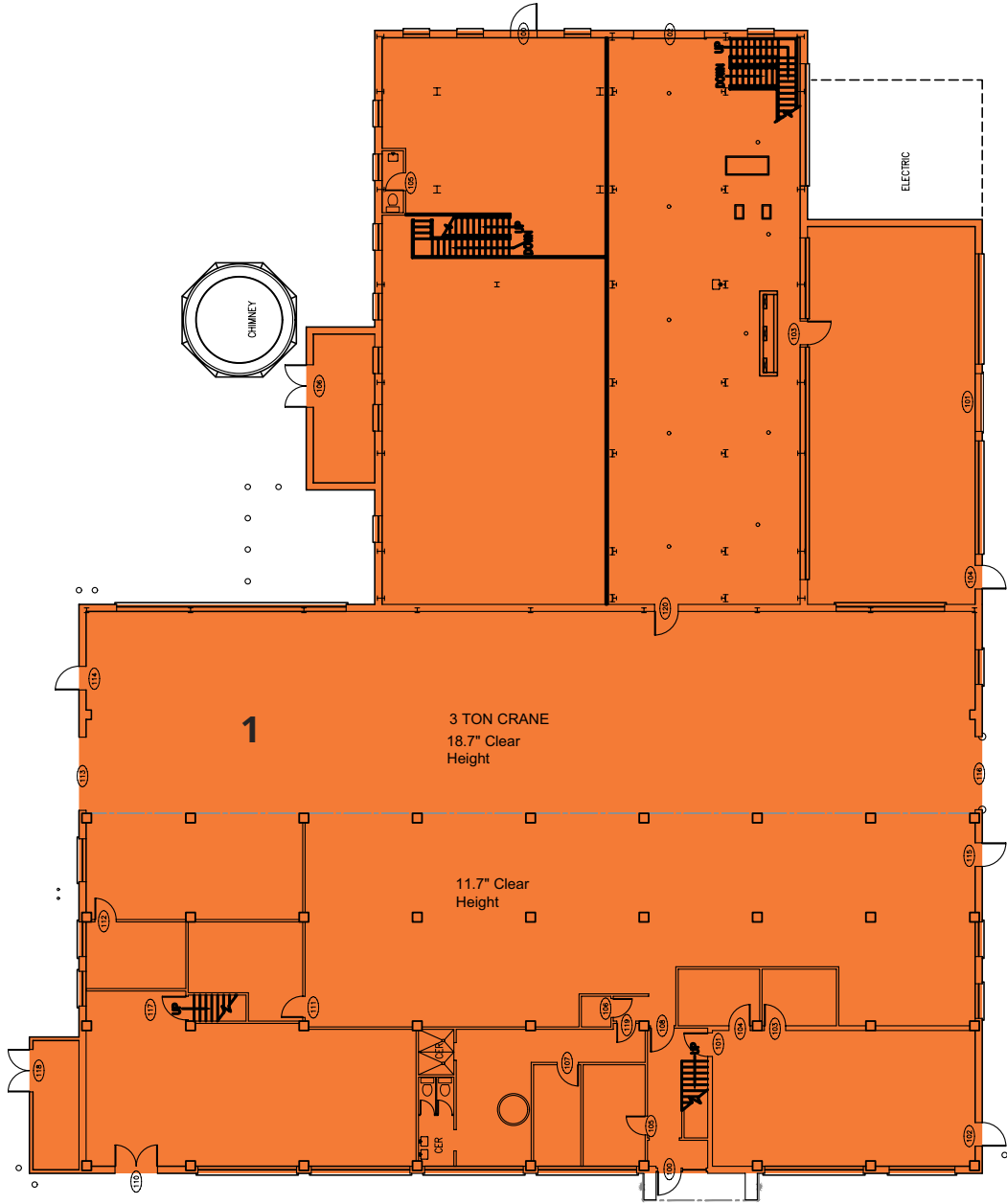


**HIGH BAY SPACE WITH 3-TON
CRANE AVAILABLE**

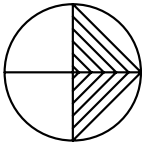


FLOOR PLAN

4601D W GREENFIELD AVE | WEST MILWAUKEE, WI

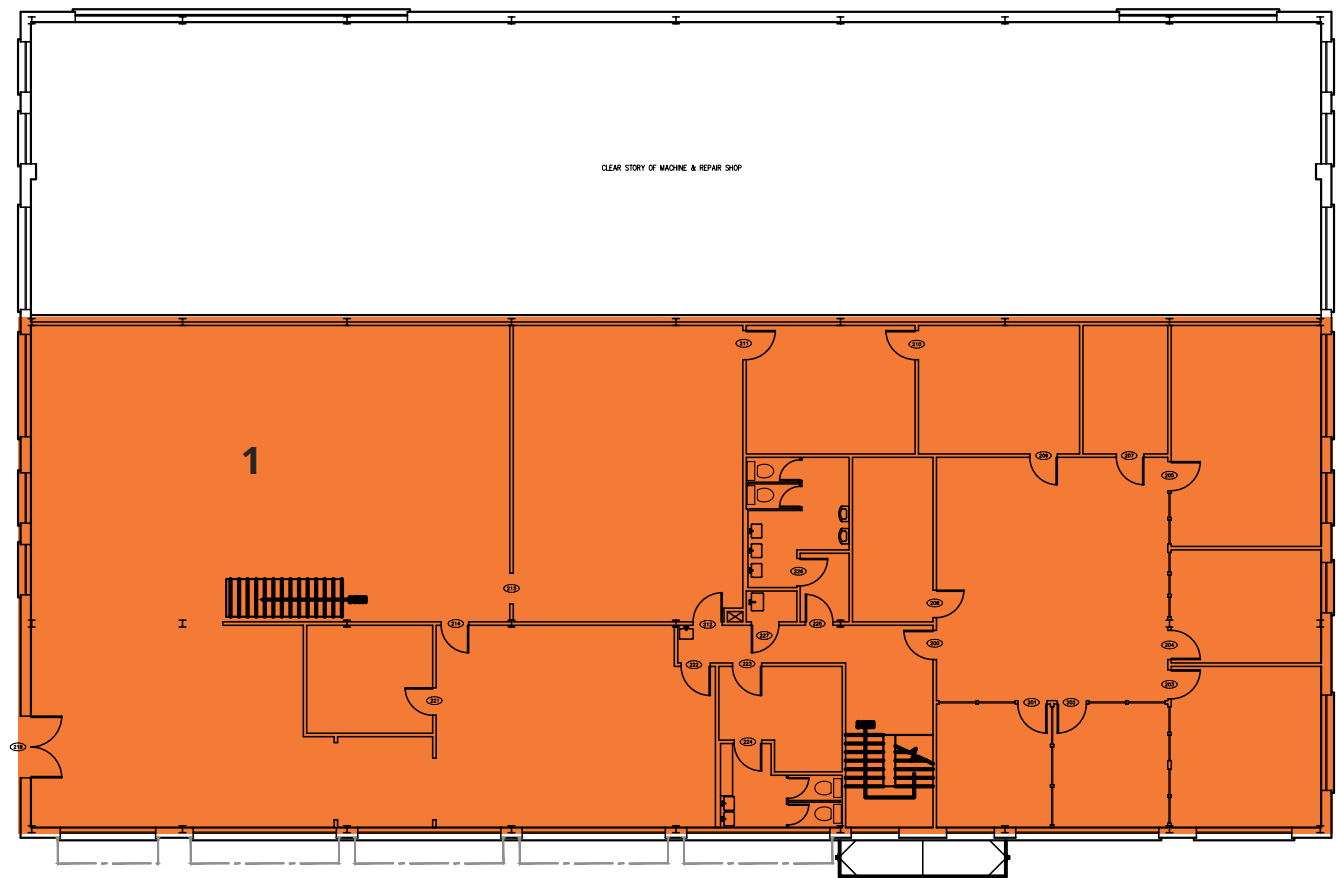


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	FIRST FLOOR	11' 8" - 18' 8"	3	16,890 SF
TOTAL				16,890 SF

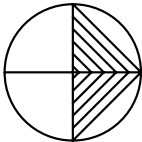


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	SECOND FLOOR	DROP	4	6,481 SF
TOTAL				6,481 SF



LOCATION MAP

4601D W GREENFIELD AVE | WEST MILWAUKEE, WI



I-94	1 MILE
PORT OF MILWAUKEE	8 MILES
MITCHELL INT'L AIRPORT	9 MILES
CHICAGO, IL	91 MILES
INDIANAPOLIS, IN	278 MILES
MINNEAPOLIS, MN	334 MILES