



AVAILABLE 2/1/2025
6048 W BELOIT ROAD

14,783 SF
WEST ALLIS, WI



PHOENIX
INVESTORS

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



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE 2/1/2025	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

