

FOR LEASE/SALE | **997,176 SF**
3300 N 124TH ST | **WAUWATOSA, WI**

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

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

LUKE HERDER | ASSISTANT VP, ACQUISITION & LEASING | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**IMMEDIATE ACCESS TO
I-41 AND LESS THAN 5
MILES NORTH OF I-94**



**ADDITIONAL DOCKS
TO BE ADDED**



**NEW LED LIGHTS &
INTERIOR PAINT**



RECENTLY RENOVATED



**HEAVY POWER
INFRASTRUCTURE**



**TRAILER PARKING &
LAYDOWN YARD**



**FLEXIBLE LAYOUT
OPTIONS**



PROPERTY DETAILS

3300 N 124TH ST | WAUWATOSA, WI

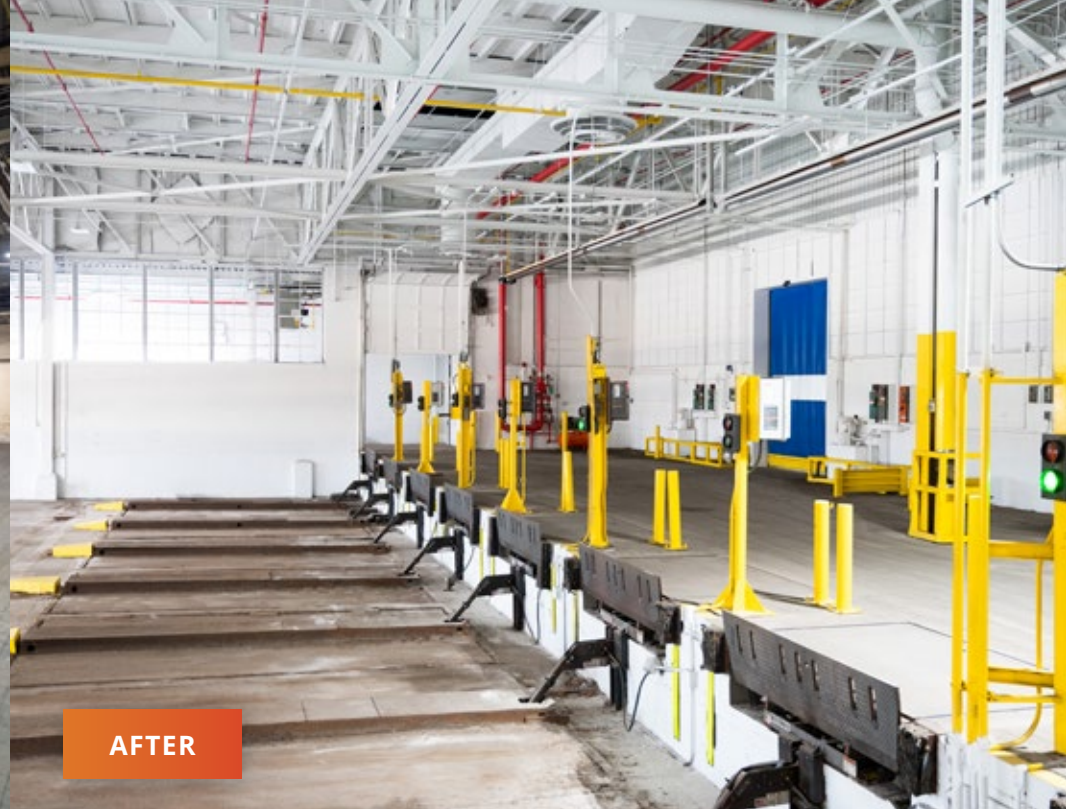
AVAILABLE SPACE	997,176 SF
	50,493 SF
	60' x 101' Column Spacing
AVAILABLE HIGH BAY WAREHOUSE	33' Clear Height
	1 Loading Dock
	1 Large OH Grade Level Drive-in Door
	333,376 SF
	40' x 60' Column Spacing
	16' Clear Height
AVAILABLE WAREHOUSE 1	9 Interior Loading Docks with Levelers
	Exterior Ramp & Loading Platform
	Men's & Women's Restrooms
	Trucker Entrance & Lounge
	157,673 SF
	40' x 60' Column Spacing
	16' Clear Height
AVAILABLE WAREHOUSE 2	1 Interior Loading Dock
	4 OH Doors
	Restrooms
	353,365 SF
	40' x 60' Column Spacing
	16' - 20' Clear Height
AVAILABLE WAREHOUSE 3	8 Interior Loading Docks
	4 OH Doors
	Men's & Women's Restrooms

	66,418 SF & 35,851 SF
AVAILABLE OFFICE SPACE	Multiple Private Offices
	Cafe Area
YEAR BUILT	1955 - 1974
POWER	Two (2) Primary 26.4kV Overhead Feeders from Separate Utility Substations & Full Redundancy; 44.83 MW
PARKING	1,117 Spaces
LAND AREA	56.59 Acres
ZONING	M1: Light Industrial
PARCEL ID	258-0003-04
OPEX ESTIMATE	\$0.65/SF

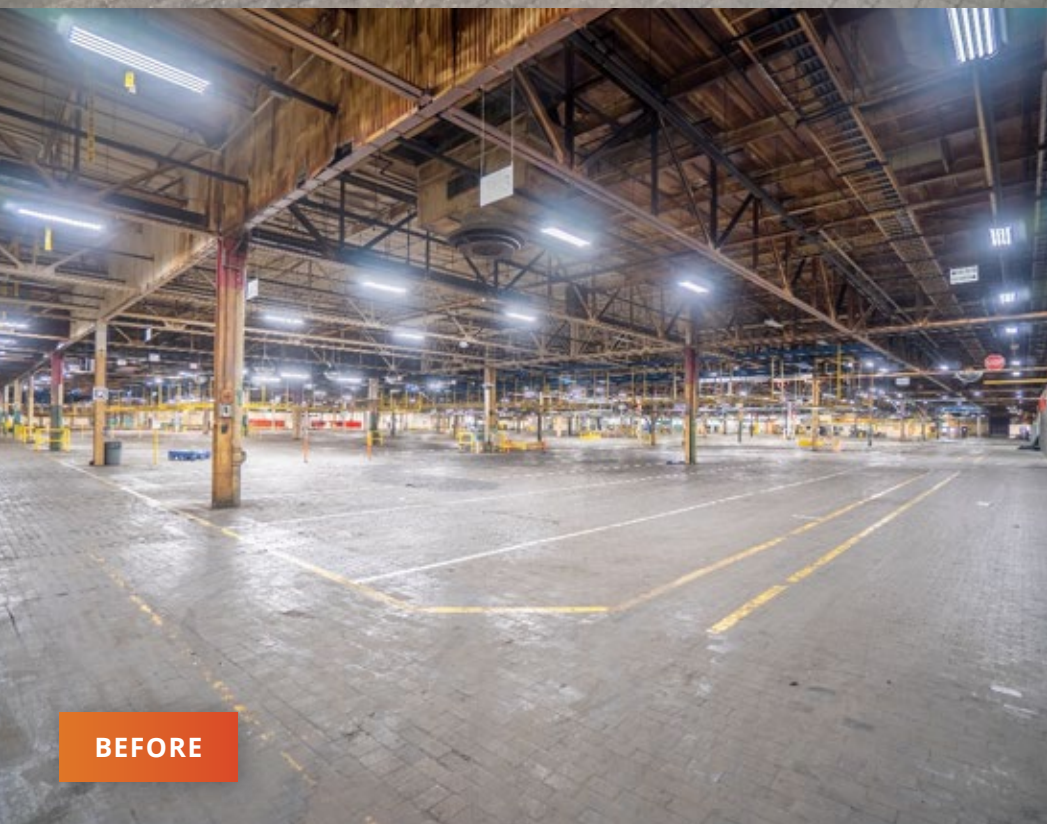




BEFORE



AFTER



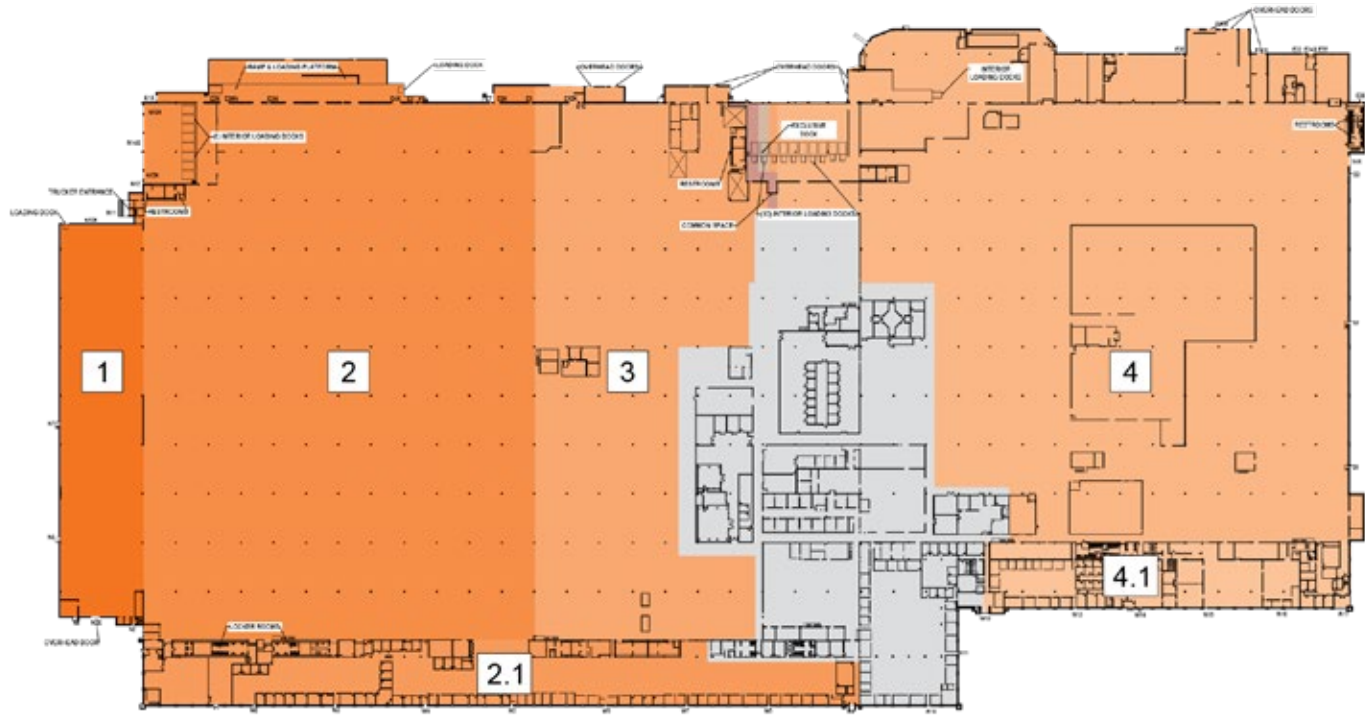
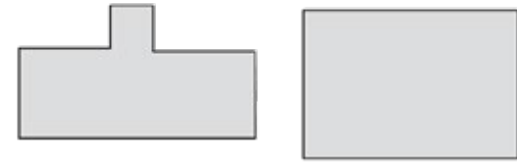
BEFORE



AFTER

FLOOR PLAN

3300 N 124TH ST | WAUWATOSA, WI



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	OH DOORS	LOADING DOCKS	SQUARE FEET
1	AVAILABLE HIGH BAY WAREHOUSE	60' x 101'	33'	1	1	50,493 SF
2	AVAILABLE WAREHOUSE 1	40' x 60'	16'	2	9	333,376 SF
2.1	AVAILABLE OFFICE 1	N/A	DROP CEILING	N/A	N/A	66,418 SF
3	AVAILABLE WAREHOUSE 2	40' x 60'	16'	4	N/A	157,673 SF
4	AVAILABLE WAREHOUSE 3	40' x 60'	16' - 20'	4	8	353,365 SF
4.1	AVAILABLE OFFICE 2	N/A	DROP CEILING	N/A	N/A	35,851 SF
TOTAL						997,176 SF

[VIEW A VIDEO OF THIS PROPERTY](#)

LOCATION MAP

3300 N 124TH ST | WAUWATOSA, WI

I-41	.5 MILES
MILWAUKEE	11 MILES
MITCHELL INT'L AIRPORT	18 MILES
MADISON	77 MILES
CHICAGO	99 MILES

