



FOR LEASE | 408,875 SF
1220 MOUND AVE | RACINE, WI



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



MOVE-IN READY



**COMPETITIVE
LEASE RATES**



**GREAT ECONOMICAL
SPACE FOR SMALL
BUSINESSES & START-UPS**



**UP TO 24'
CLEAR HEIGHT**



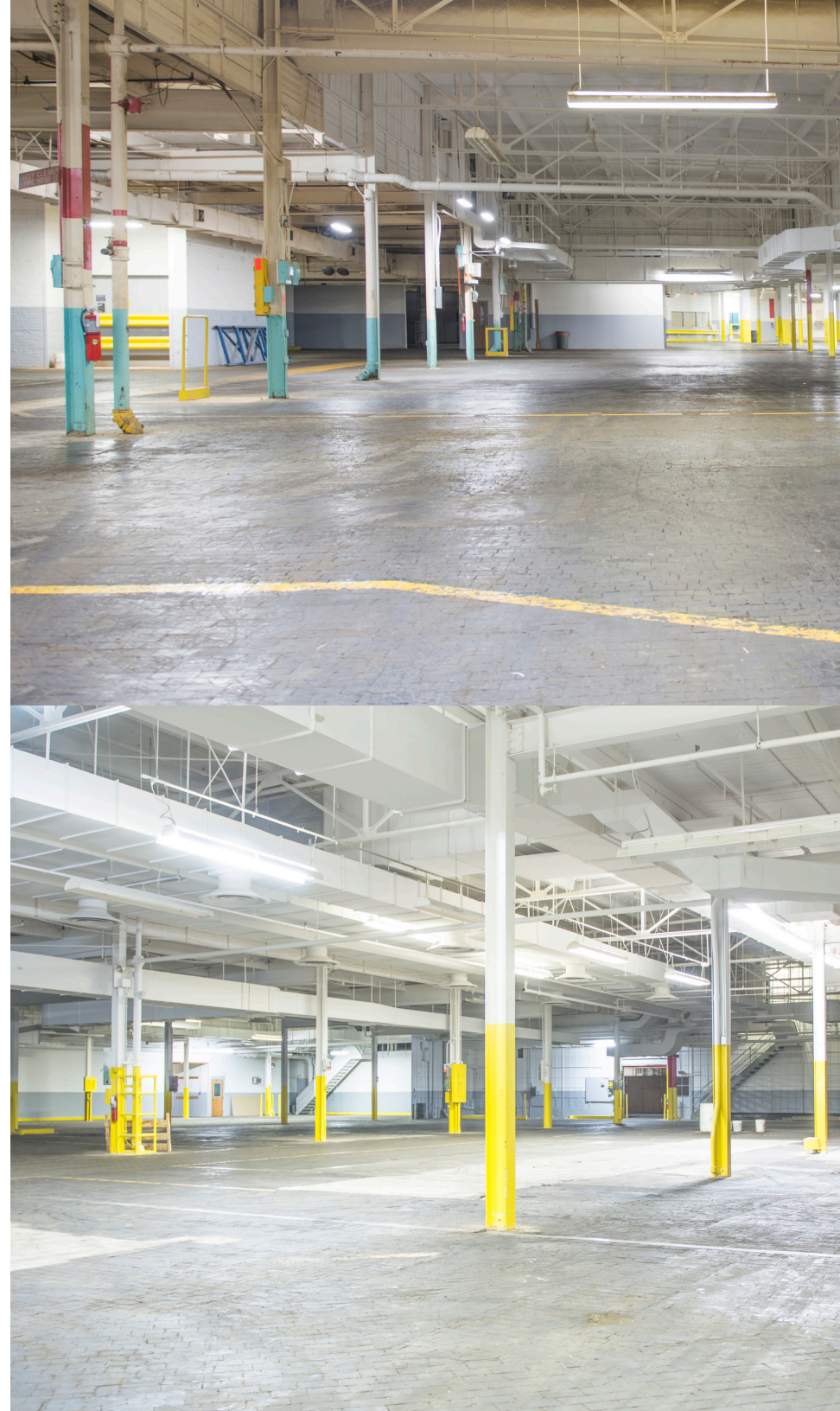
**PROFESSIONALLY
MANAGED**



PROPERTY DETAILS

1220 MOUND AVE | RACINE, WI

| | |
|---------------------------|---|
| AVAILABLE SPACE | 408,875 SF |
| MINIMUM DIVISIBLE | 10,000 SF |
| DOCK DOORS | 10 Exterior |
| DRIVE-IN DOORS | 8 |
| CLEAR HEIGHT | Up to 24' |
| COLUMN WIDTH/DEPTH | Varies |
| ROOF | Rubber |
| WALLS | Brick and Poured Concrete |
| FLOORS | 6" Reinforced Concrete with Some Wood Block |
| YEAR BUILT | 1937 Renovated 2017-2018 |
| FIRE SUPPRESSION | 100% Wet |
| LIGHTING | T-8 Energy Efficient |
| POWER | Provided by WE Energies |
| PARKING | 377 Standard Spaces, 10 Handicap, 8 Semi |
| LAND AREA | 13.99 Acres |
| ZONING | 1-2 Industrial |
| PARCEL ID | 03056001 |
| WATER & SEWER | Municipal |
| HEAT | Gas Fired Unit Heaters |
| OPEX ESTIMATE 2021 | \$0.75 |

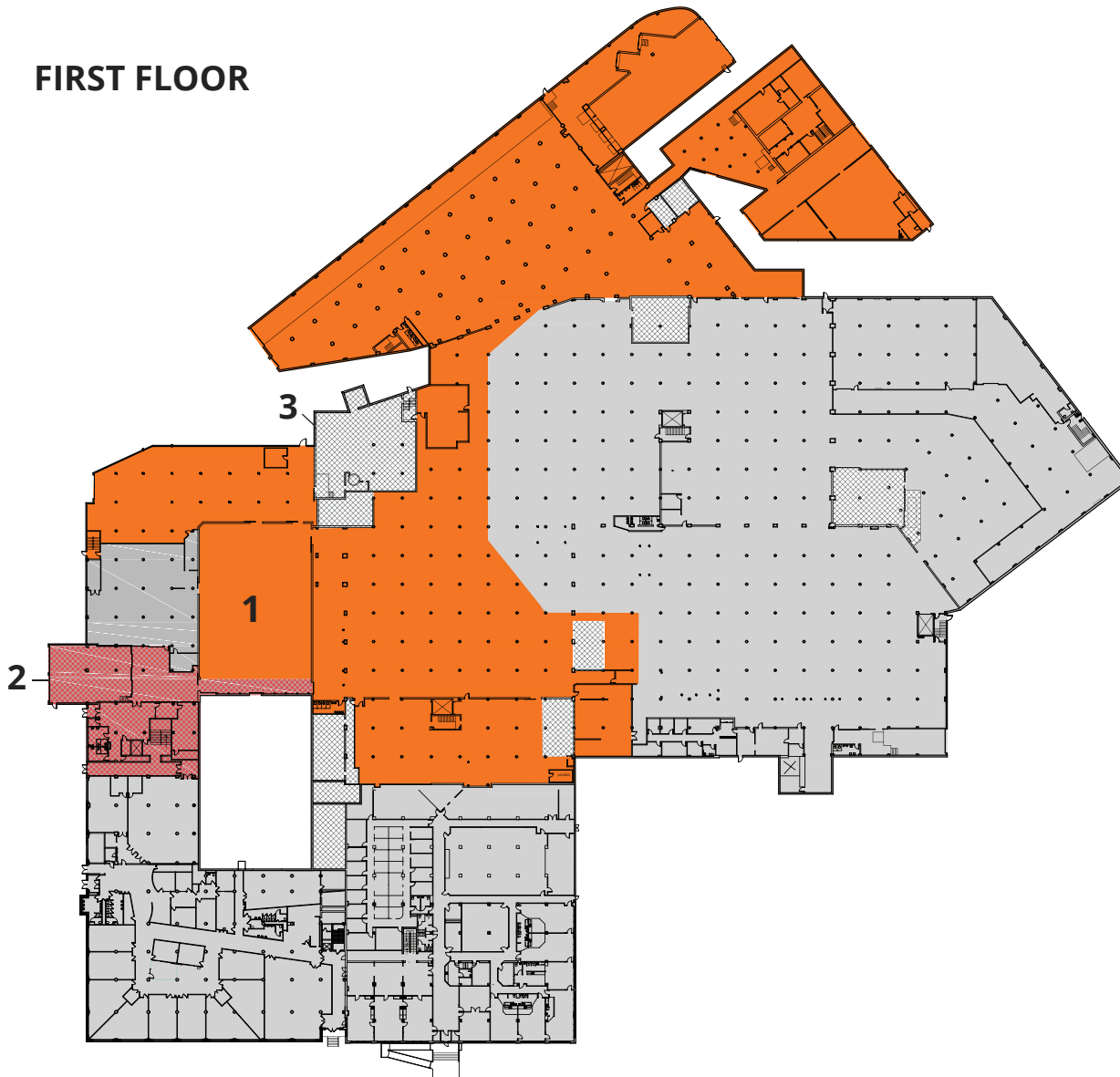


FLOOR PLAN

1220 MOUND AVE | RACINE, WI

| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------|-------------------|-------------|
| 1 | AVAILABLE | 109,097 SF |
| 2 | COMMON SPACE | 8,829 SF |
| 3 | MECHANICAL | 14,070 SF |

FIRST FLOOR

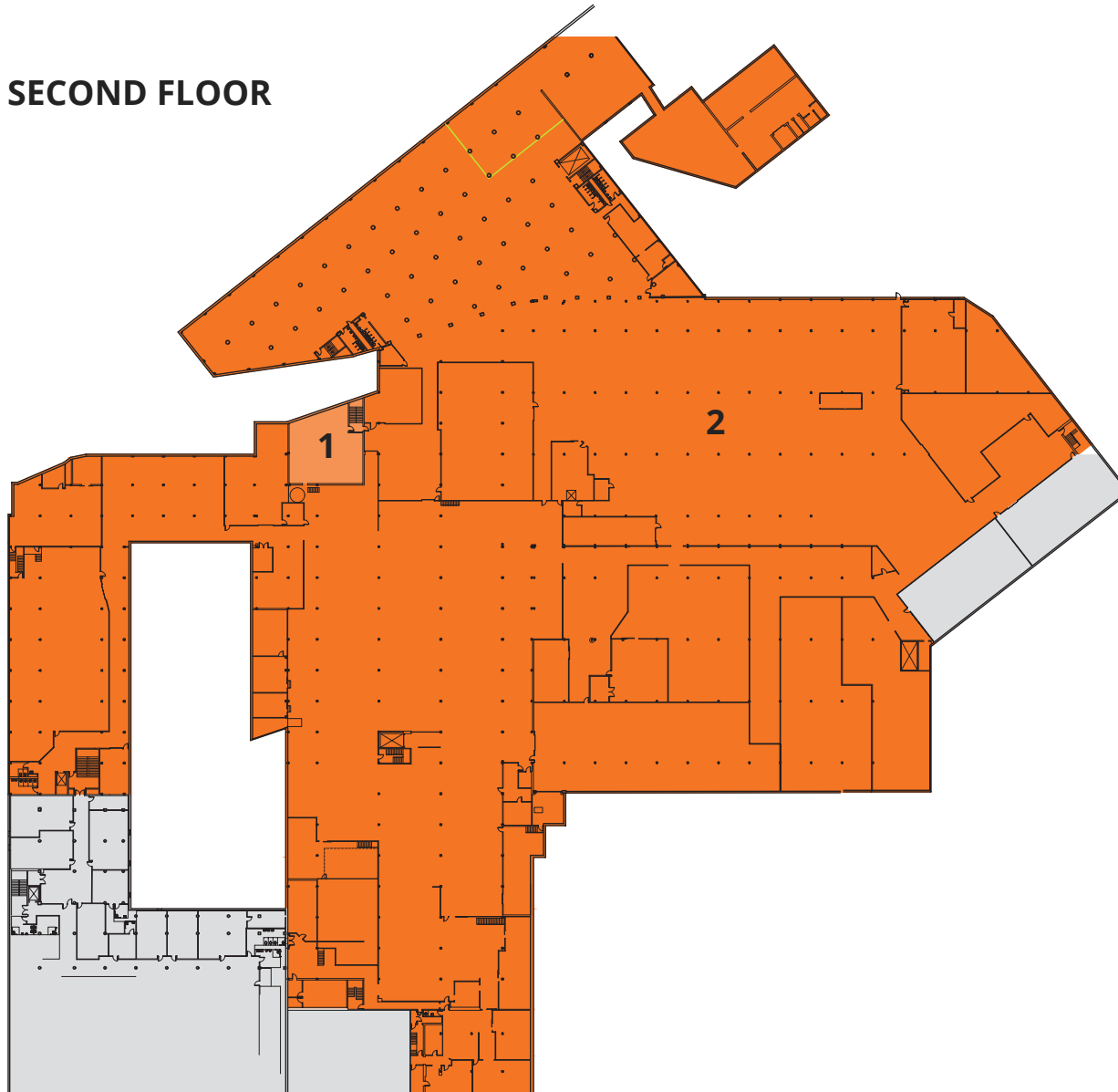


FLOOR PLAN

1220 MOUND AVE | RACINE, WI

| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------|-------------------|-------------|
| 1 | MECHANICAL | 2,388 SF |
| 2 | AVAILABLE | 231,291 SF |

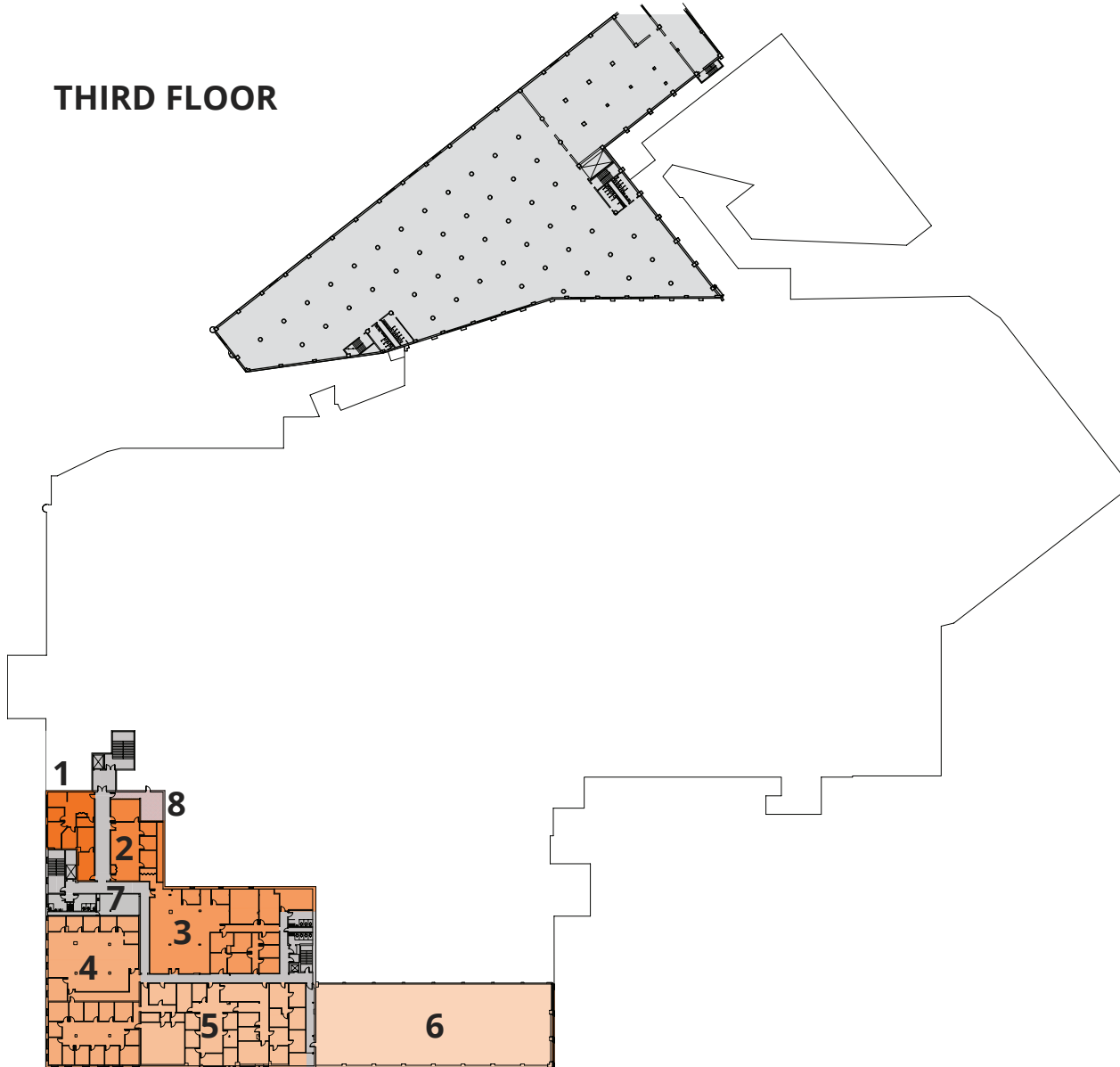
SECOND FLOOR



FLOOR PLAN

1220 MOUND AVE | RACINE, WI

THIRD FLOOR



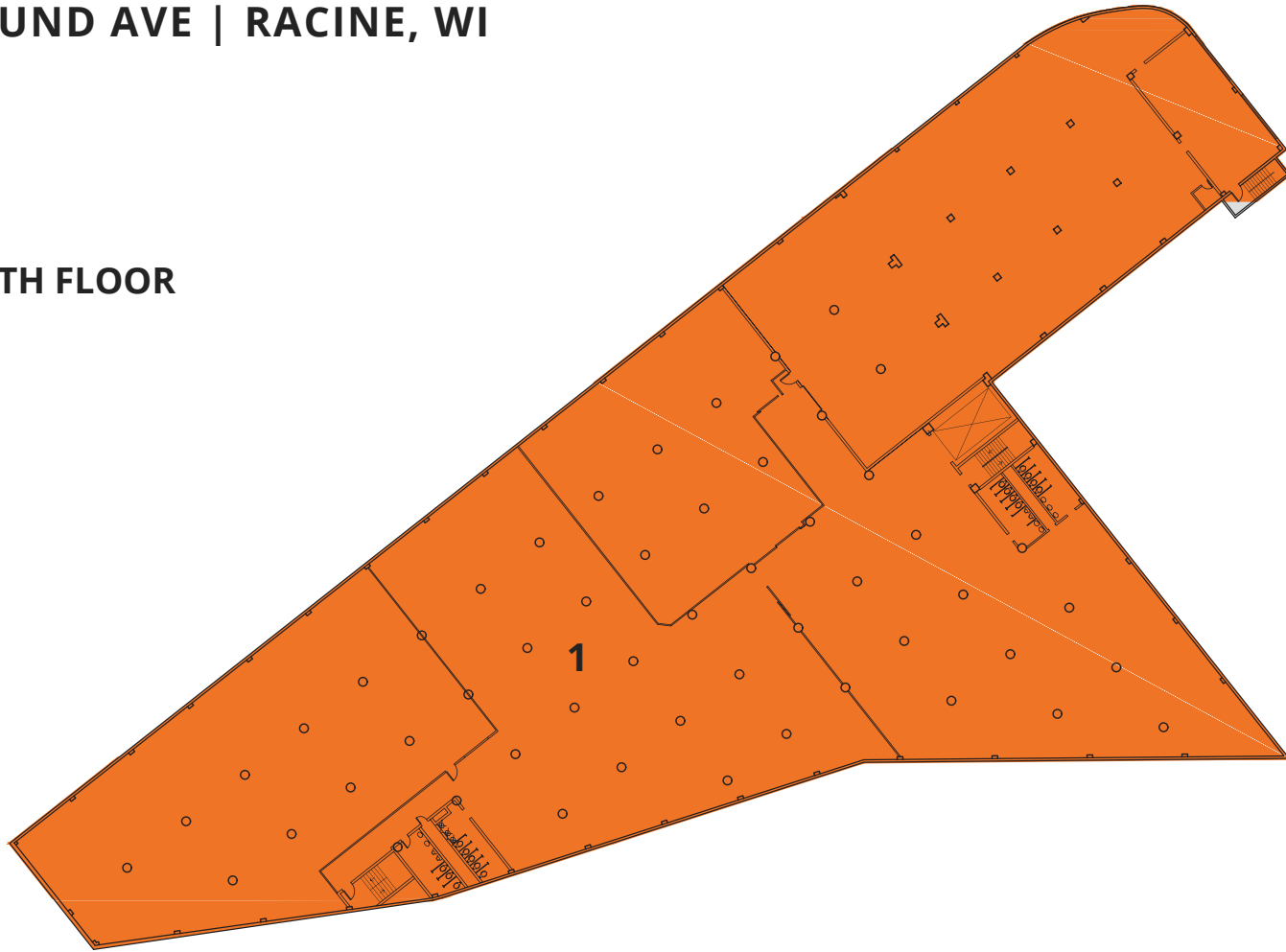
| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------|-------------------|-------------|
| 1 | AVAILABLE | 1,554 SF |
| 2 | AVAILABLE | 1,680 SF |
| 3 | AVAILABLE | 5,652 SF |
| 4 | AVAILABLE | 6,434 SF |
| 5 | AVAILABLE | 6,703 SF |
| 6 | AVAILABLE | 9,041 SF |
| 7 | COMMON SPACE | 5,901 SF |
| 8 | MECHANICAL | 458 SF |



FLOOR PLAN

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FOURTH FLOOR

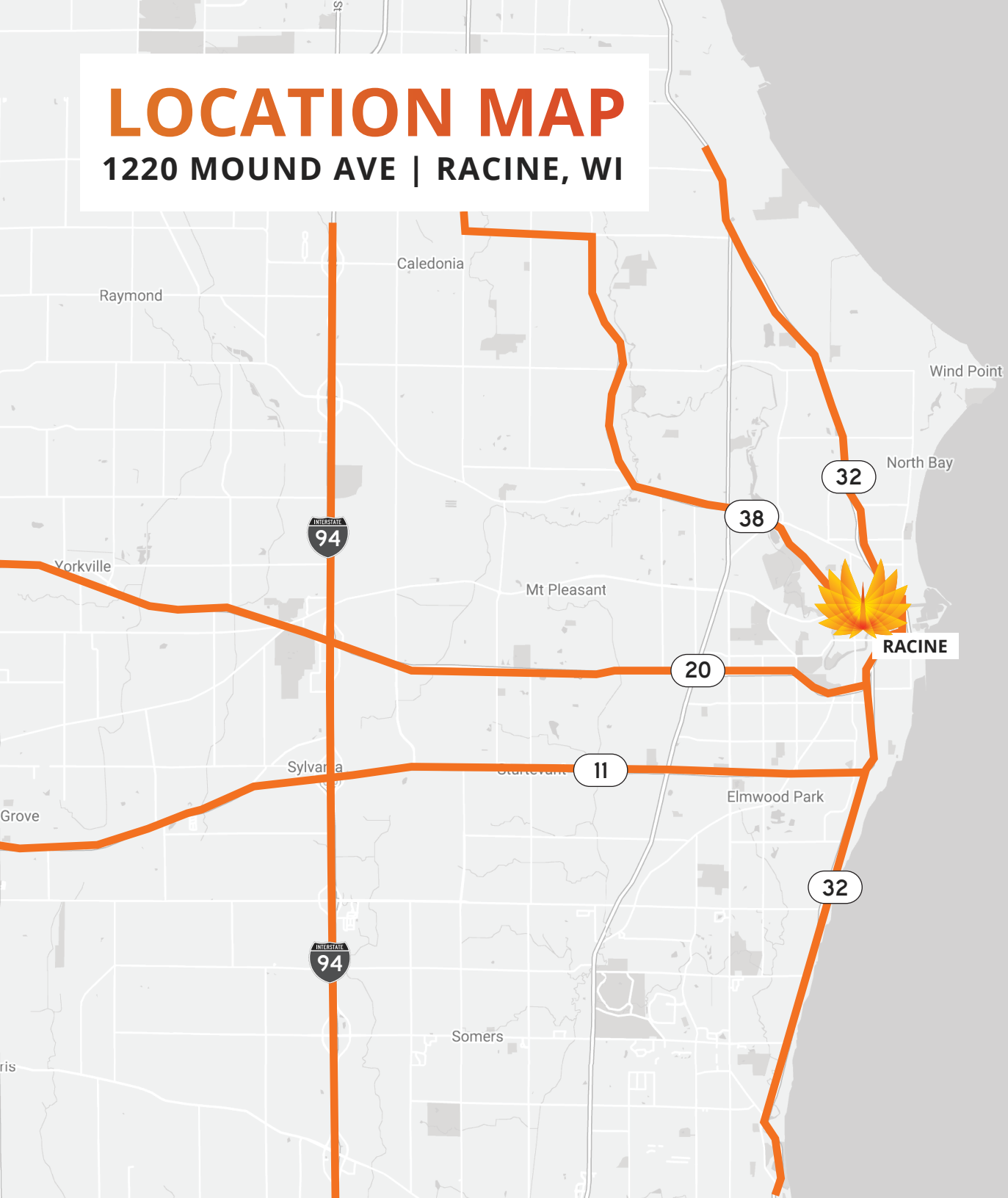


| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------|-------------------|-------------|
| 1 | AVAILABLE | 36,882 SF |



LOCATION MAP

1220 MOUND AVE | RACINE, WI



| | |
|-------------------------------|-----------|
| WI-38 | 0.5 MILES |
| I-94 | 10 MILES |
| MITCHELL INT'L AIRPORT | 22 MILES |
| MILWAUKEE | 25 MILES |
| CHICAGO | 75 MILES |
| MINNEAPOLIS | 350 MILES |