



**FOR LEASE** | **372,070 SF**

**4800 W MITCHELL ST - BLDG 7** | **WEST MILWAUKEE, WI**

**KURT JENSEN** | 262-308-0008 | [KURT@PHOENIXINVESTORS.COM](mailto:KURT@PHOENIXINVESTORS.COM)

**PATRICK DEDERING** | 414-376-6933 | [PATRICK@PHOENIXINVESTORS.COM](mailto:PATRICK@PHOENIXINVESTORS.COM)

**LUKE HERDER** | 414-244-9575 | [LHERDER@PHOENIXINVESTORS.COM](mailto:LHERDER@PHOENIXINVESTORS.COM)



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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.



# PROPERTY HIGHLIGHTS



**UP TO 34'  
CLEAR HEIGHTS**



**FLEXIBLE LAYOUT  
OPTIONS**



**23 CRANES AVAILABLE  
FOR IMMEDIATE USE**



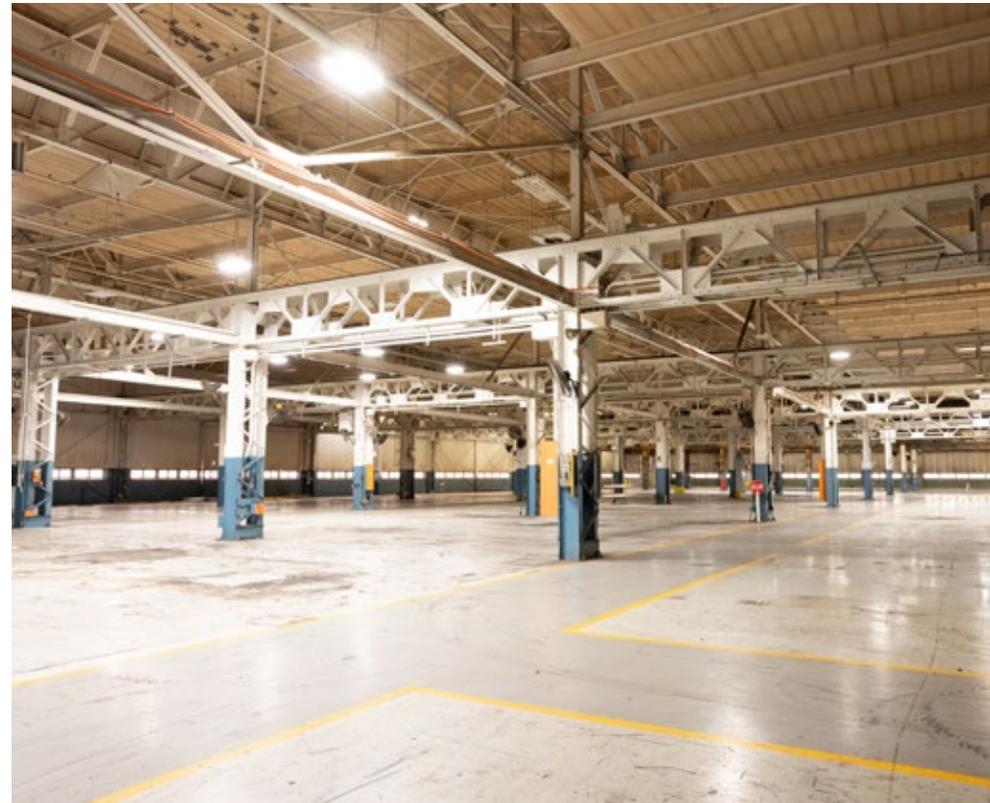
**RENOVATED IN 2025**



# PROPERTY DETAILS

4800 W MITCHELL ST - BLDG 7 | WEST MILWAUKEE, WI

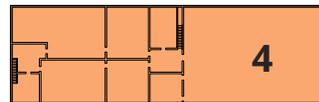
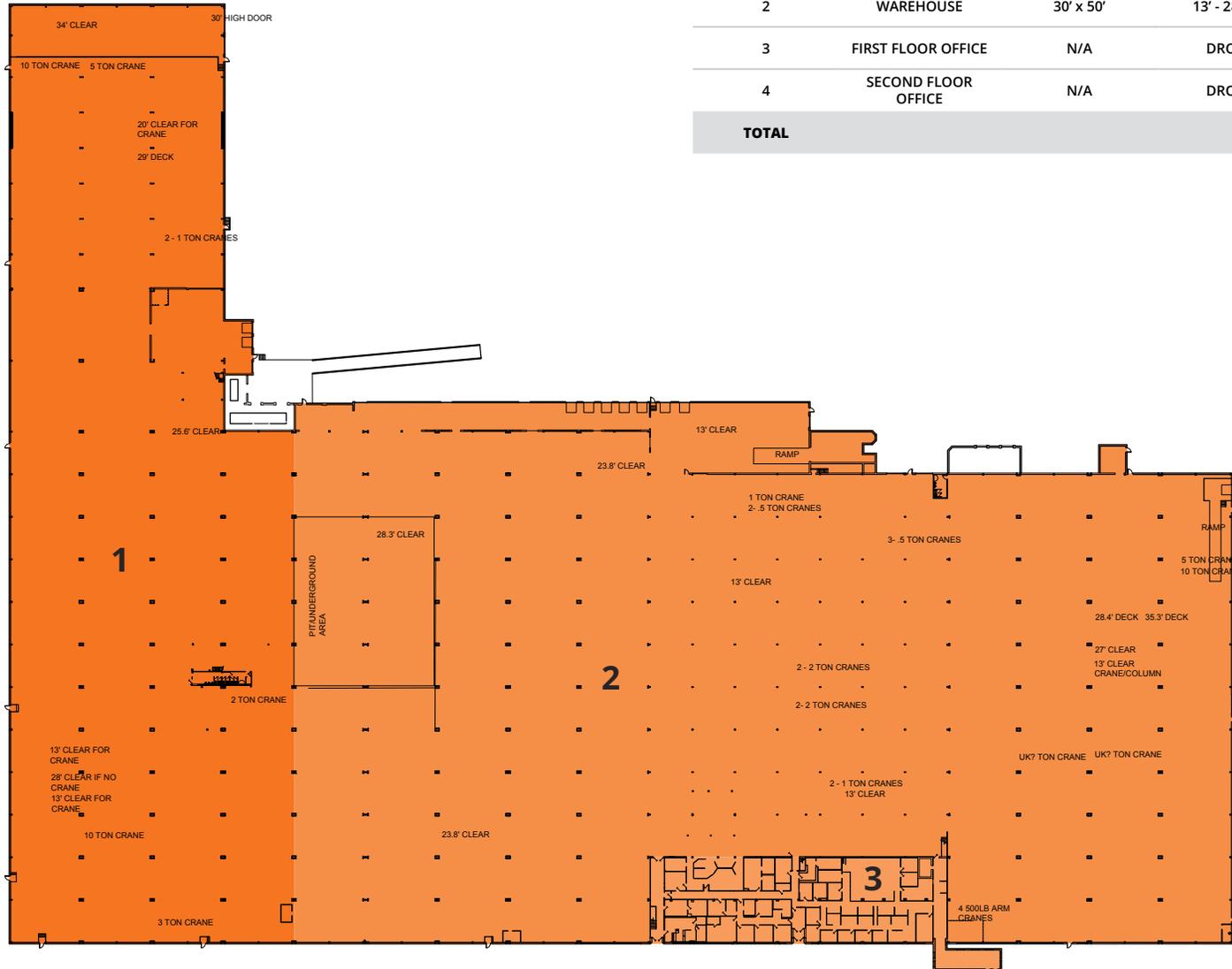
AVAILABLE SPACE	372,070 SF
MINIMUM DIVISIBLE	12,262 SF
WAREHOUSE SPACE	346,139 SF
OFFICE SPACE	25,931 SF
DOCK DOORS	10
GRADE-LEVEL DRIVE-IN DOORS	5
CLEAR HEIGHT	13' - 34'
WALLS	Metal Paneling & Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1920 - 1973
CRANES	23
FIRE SUPPRESSION	Wet
LIGHTING	Mix of LED & Fluorescent
POWER	480V 3 Phase
PARKING	Ample Trailer & Car Parking Available
ZONING	Varies: M-2 - General Manufacturing District
PARCEL ID	436-1117-013



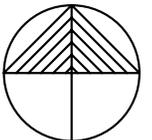
# FLOOR PLAN

4800 W MITCHELL ST - BLDG 7 | WEST MILWAUKEE, WI

NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	CRANES	SQUARE FEET
1	WAREHOUSE	30' x 50'   30' x 30'	13' - 34'	2	7	119,288 SF
2	WAREHOUSE	30' x 50'	13' - 28' 5"	8	16	226,851 SF
3	FIRST FLOOR OFFICE	N/A	DROP	0	N/A	13,669 SF
4	SECOND FLOOR OFFICE	N/A	DROP	0	N/A	12,262 SF
<b>TOTAL</b>						<b>372,070 SF</b>



2ND FLOOR OFFICE



# LOCATION MAP

4800 W MITCHELL ST - BLDG 7 | 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