



FOR LEASE | **17,109 SF**
3866 N FRATNEY ST | **MILWAUKEE, WI**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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

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PROPERTY HIGHLIGHTS



**CENTRALLY LOCATED IN
RIVERWORKS BUSINESS
IMPROVEMENT DISTRICT**



**ONE MILE
FROM I-43**



PROPERTY DETAILS

3866 N FRATNEY ST | MILWAUKEE, WI

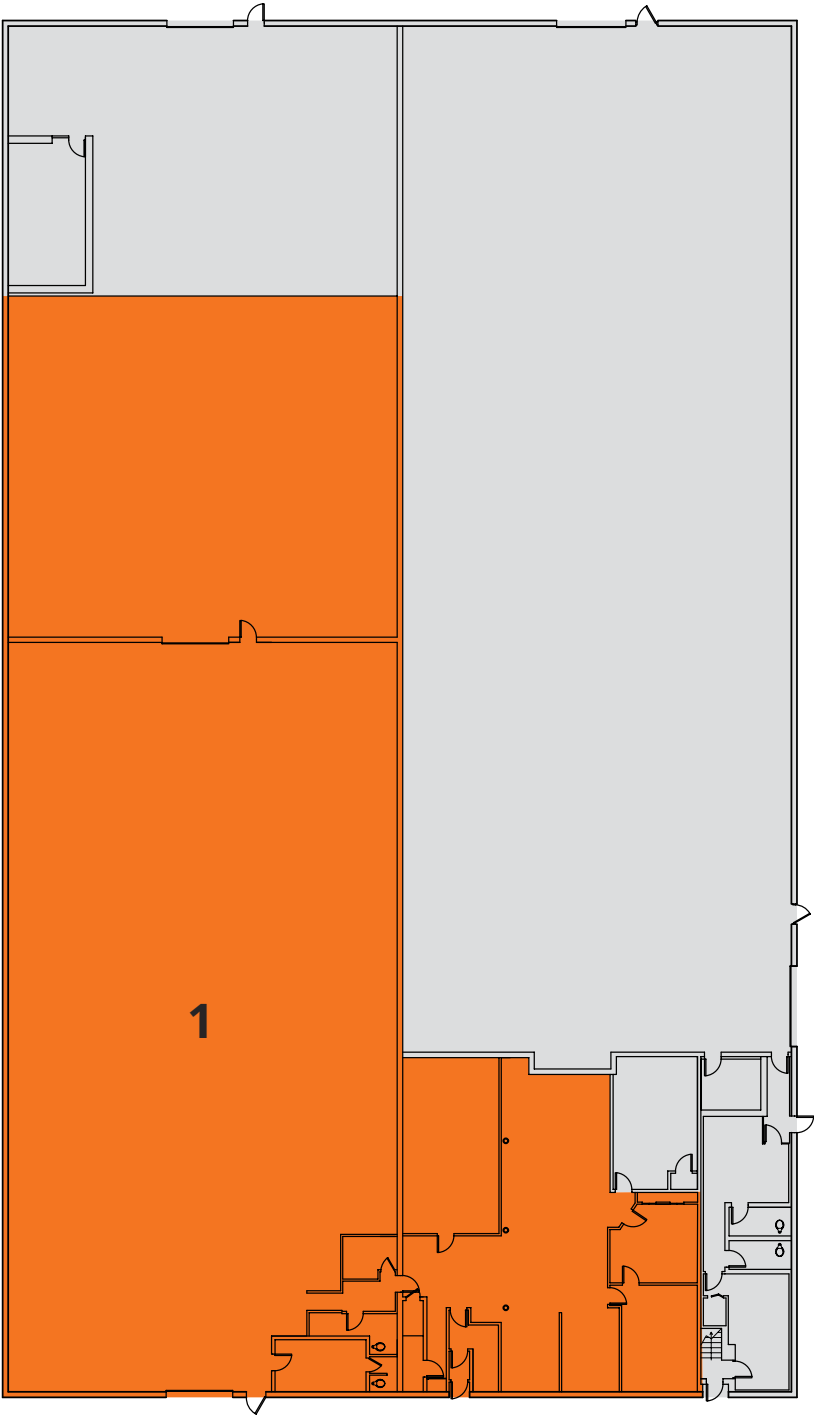
AVAILABLE SPACE	17,109 SF
OFFICE SPACE	2,898 SF
FLOORS	1
DRIVE-IN DOORS	2
CLEAR HEIGHT	14' - 16'
ROOF	TPO
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1957
YEAR RENOVATED	2015
LIGHTING	Fluorescent
POWER	480v, 3-Phase
PARKING	Surface Lot and Street Parking Available
LAND AREA	1.458 Acres
ZONING	IL-2: Industrial Light
PARCEL ID	274-9975-111



FLOOR PLAN

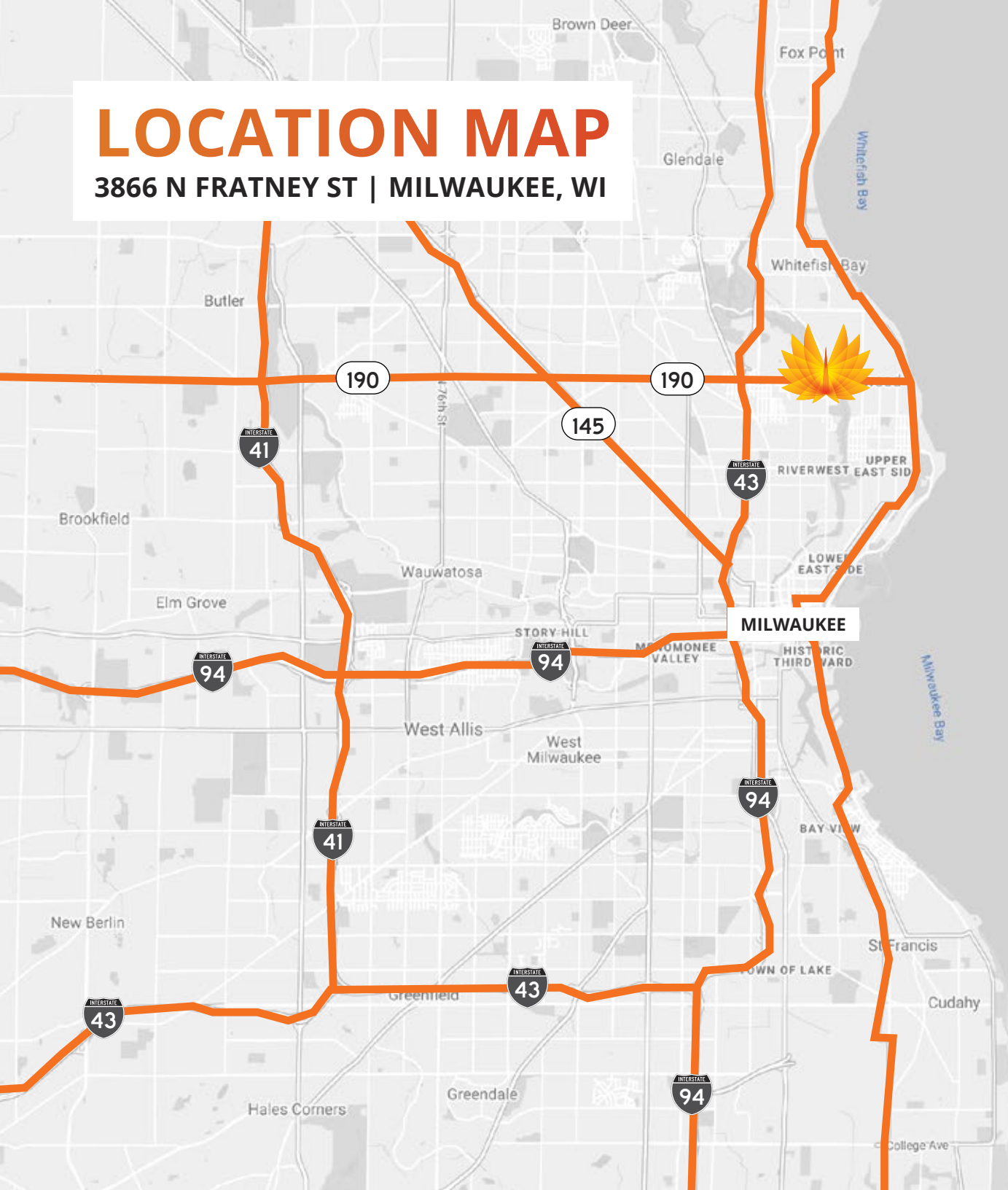
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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DRIVE-IN OH DOORS	DOCKS	SQUARE FEET
1	AVAILABLE	16'	2	N/A	17,109 SF
TOTAL					17,109 SF



LOCATION MAP

3866 N FRATNEY ST | MILWAUKEE, WI



I-43	1 MILE
PORT OF MILWAUKEE	8 MILES
MITCHELL INT'L AIRPORT	14 MILES
CHICAGO	95 MILES
INDIANAPOLIS	283 MILES
MINNEAPOLIS	340 MILES