



FOR LEASE
3866 N FRATNEY ST

17,109 SF
MILWAUKEE, WI

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



CENTRALLY LOCATED IN
RIVERWORKS BUSINESS
IMPROVEMENT DISTRICT



ONE MILE
FROM I-43



PROPERTY DETAILS

3866 N FRATNEY ST | MILWAUKEE, WI

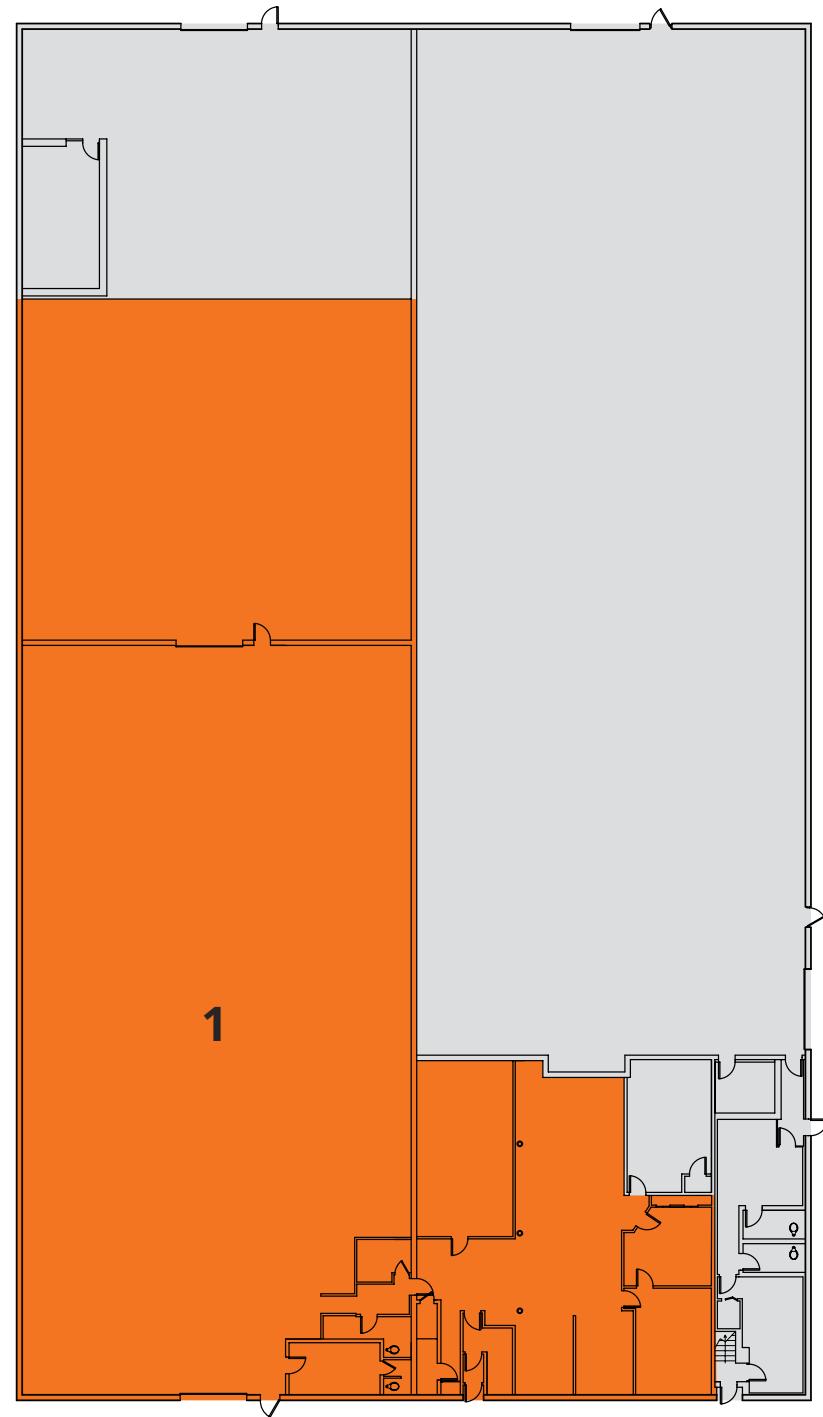
AVAILABLE SPACE	17,109 SF
OFFICE SPACE	2,898 SF
FLOORS	1
DRIVE-IN DOORS	2
CLEAR HEIGHT	14' - 16'
ROOF	TPO
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1957
YEAR RENOVATED	2015
LIGHTING	Fluorescent
POWER	480v, 3-Phase
PARKING	Surface Lot and Street Parking Available
LAND AREA	1.458 Acres
ZONING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



FLOOR PLAN

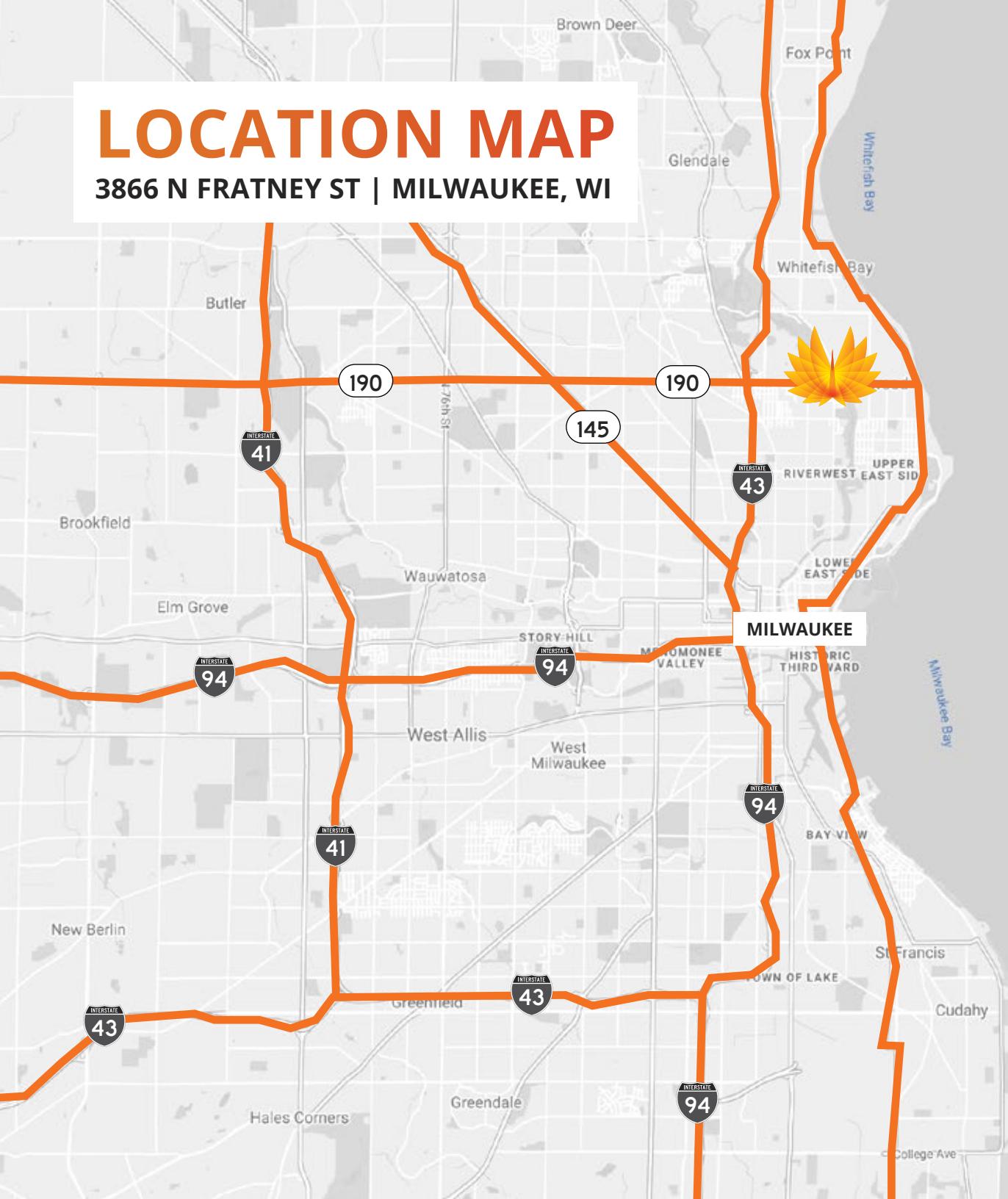
3866 N FRATNEY ST | MILWAUKEE, WI

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