



FOR LEASE | 275,621 SF

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4

WEST MILWAUKEE, WI



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



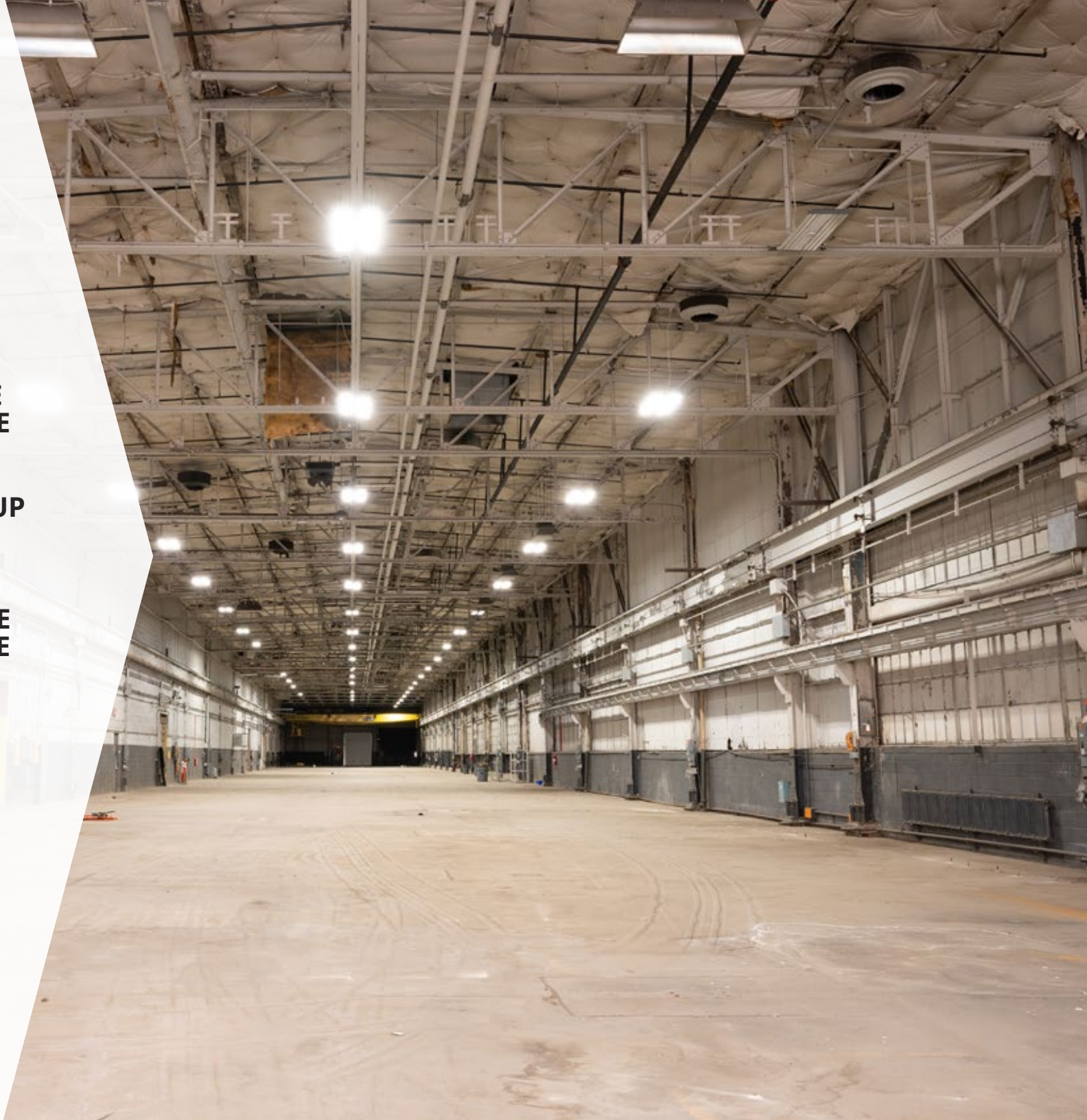
**HIGH BAY CRANE
SPACE AVAILABLE**



**CLEAR HEIGHTS UP
TO 47' 10"**



**30,000+ SF OFFICE
SPACE AVAILABLE**



PROPERTY DETAILS

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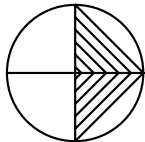
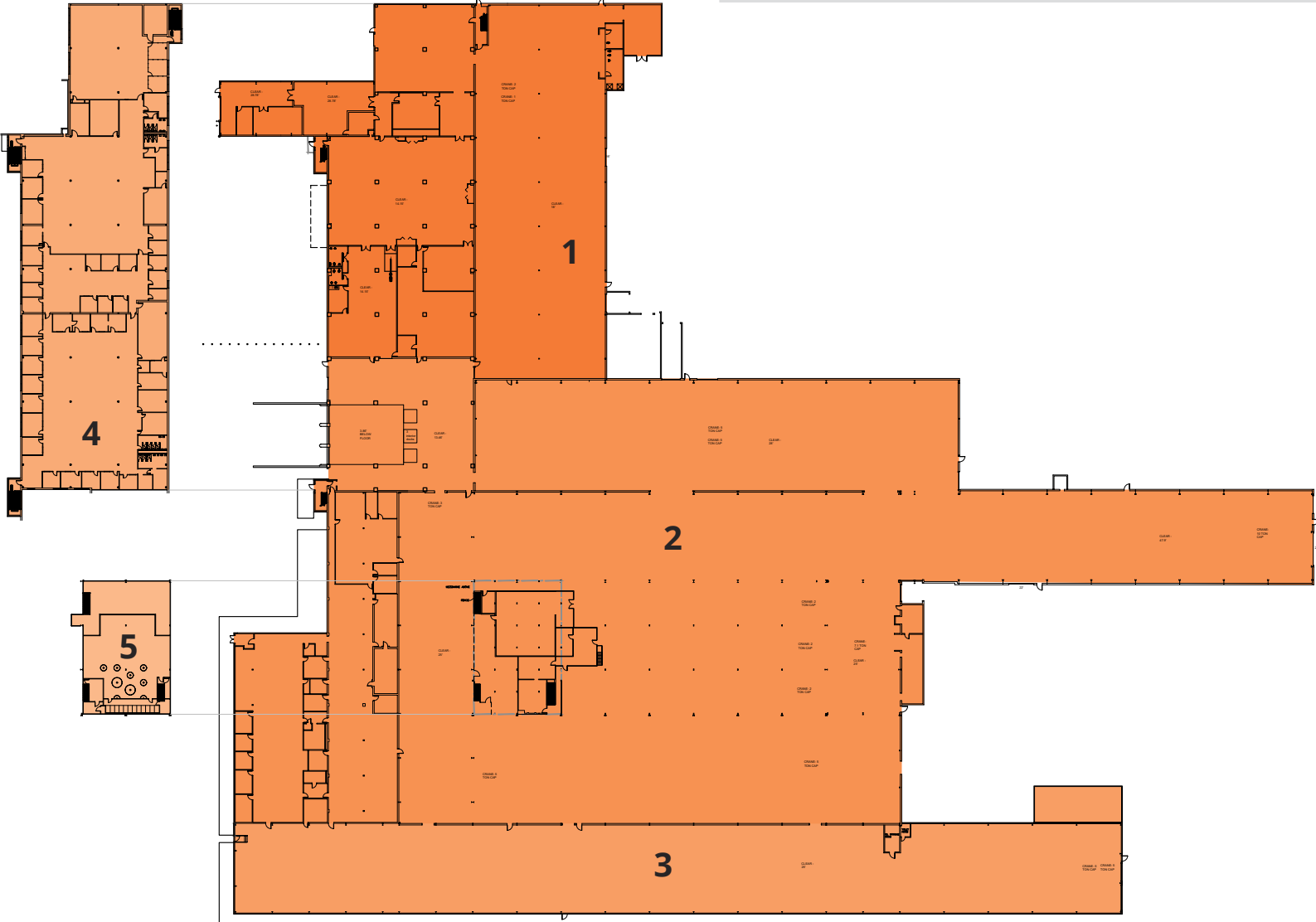
AVAILABLE SPACE	275,621 SF
MINIMUM DIVISIBLE	100,000 SF
WAREHOUSE SPACE	239,080 SF
OFFICE SPACE	36,541 SF
DOCK DOORS	3
GRADE-LEVEL DRIVE-IN DOORS	9
CLEAR HEIGHT	13' 7" - 47' 10"
WALLS	Metal Paneling & Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1920 - 1973
CRANES	14
FIRE SUPPRESSION	Wet
LIGHTING	Mix of LED & Fluorescent
POWER	480V 3 Phase
PARKING	Ample Trailer & Car Parking Available
ZONING	M-2 - General Manufacturing District
PARCEL ID	436-1117-013



FLOOR PLAN

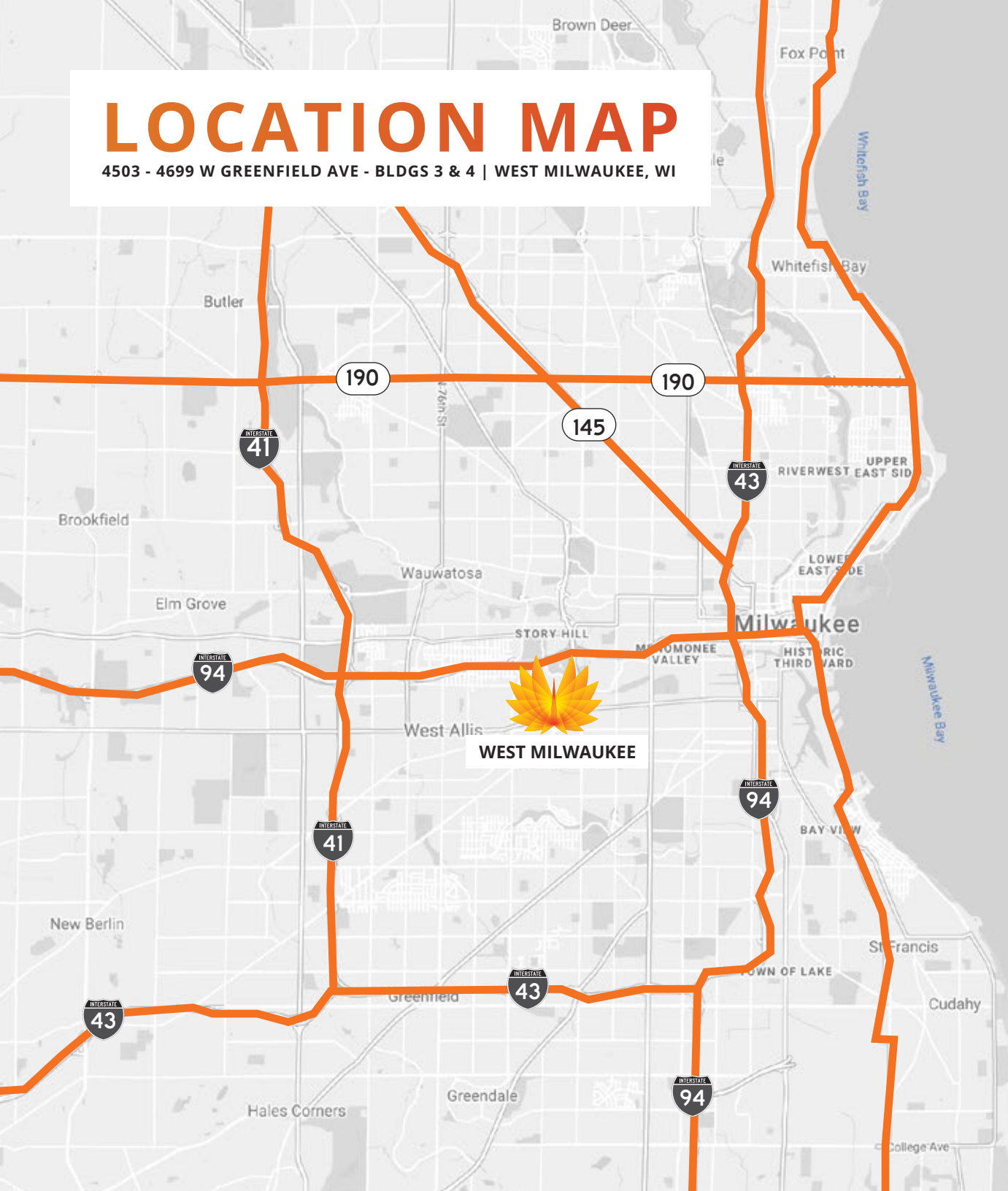
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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	CRANES	DOCKS	SQUARE FEET
1	WAREHOUSE	14' 3" - 28' 9"	(2) 1 TON TO 2 TON	0	49,942 SF
2	WAREHOUSE	13" 7' - 47' 10"	(10) 3 TON TO 10 TON	3	150,565 SF
3	WAREHOUSE	25'	(2) 5 TON	0	38,573 SF
4	SECOND FLOOR OFFICE	DROP CEILING	N/A	N/A	31,079 SF
5	SECOND FLOOR OFFICE	N/A	N/A	N/A	5,462 SF
TOTAL					275,621 SF



LOCATION MAP

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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