



AVAILABLE 3/1/2026 | **22,278 SF**
3866 N FRATNEY ST | **MILWAUKEE, WI**

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PROPERTY HIGHLIGHTS



**CENTRALLY LOCATED IN
RIVERWORKS BUSINESS
IMPROVEMENT DISTRICT**



**ONE MILE
FROM I-43**



2 DRIVE-IN DOORS



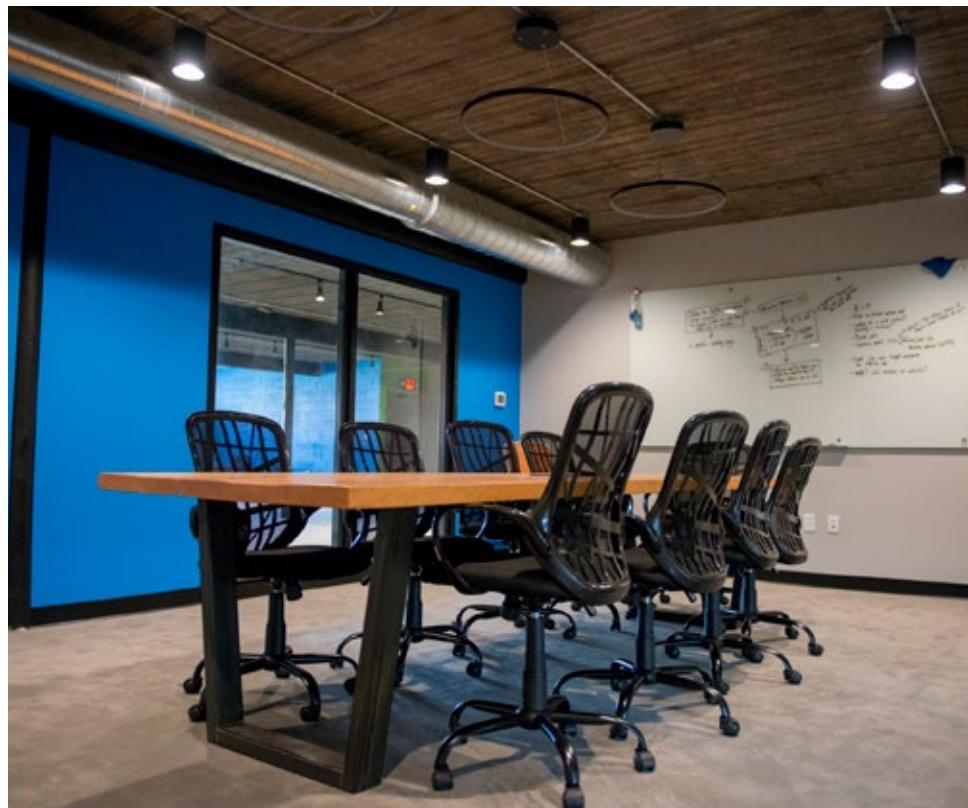
1 DOCK DOOR



PROPERTY DETAILS

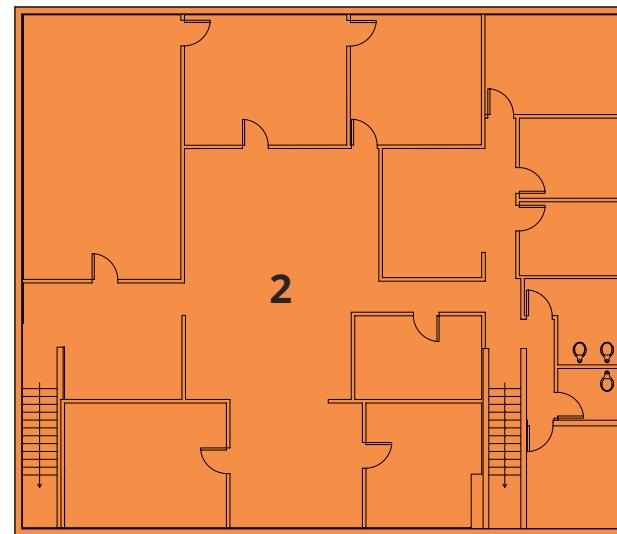
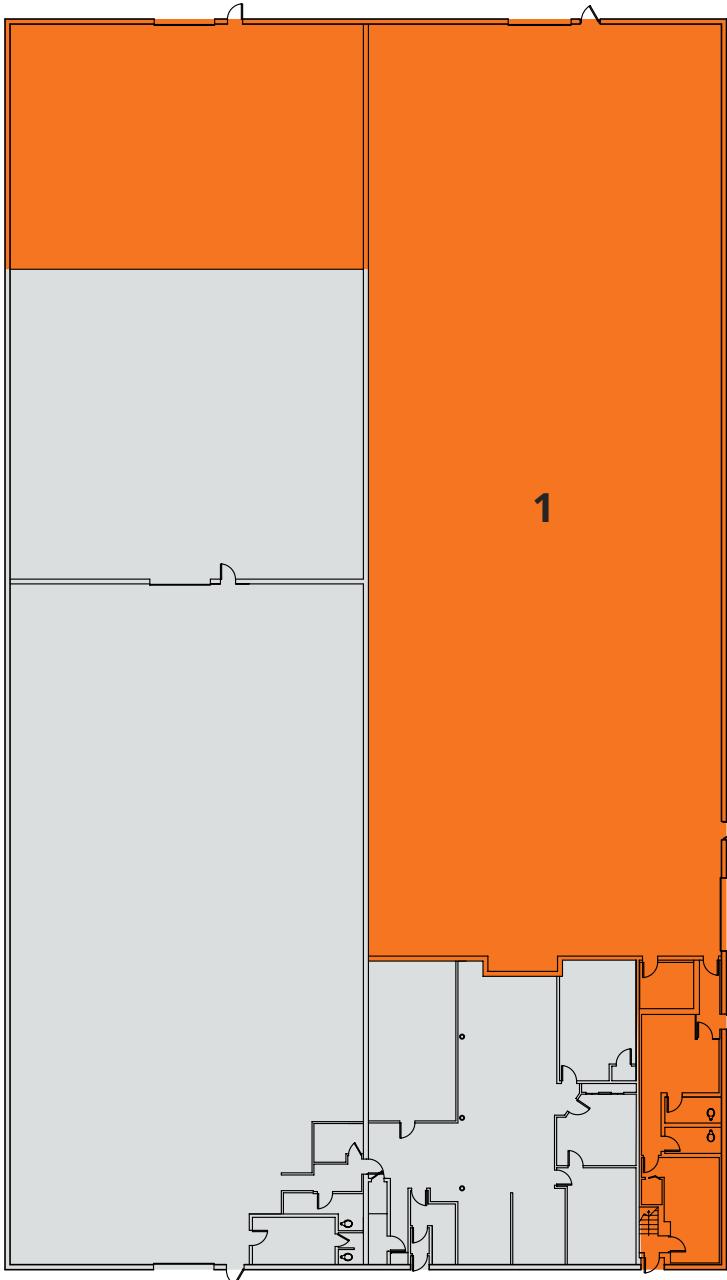
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AVAILABLE SPACE	22,278 SF
WAREHOUSE SPACE	17,814 SF
OFFICE SPACE	4,464 SF
FLOORS	2
DRIVE-IN DOORS	2
DOCK DOORS	1
CLEAR HEIGHT	14' - 16'
ROOF	TPO
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1957
YEAR RENOVATED	2015
LIGHTING	Fluorescent
POWER	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

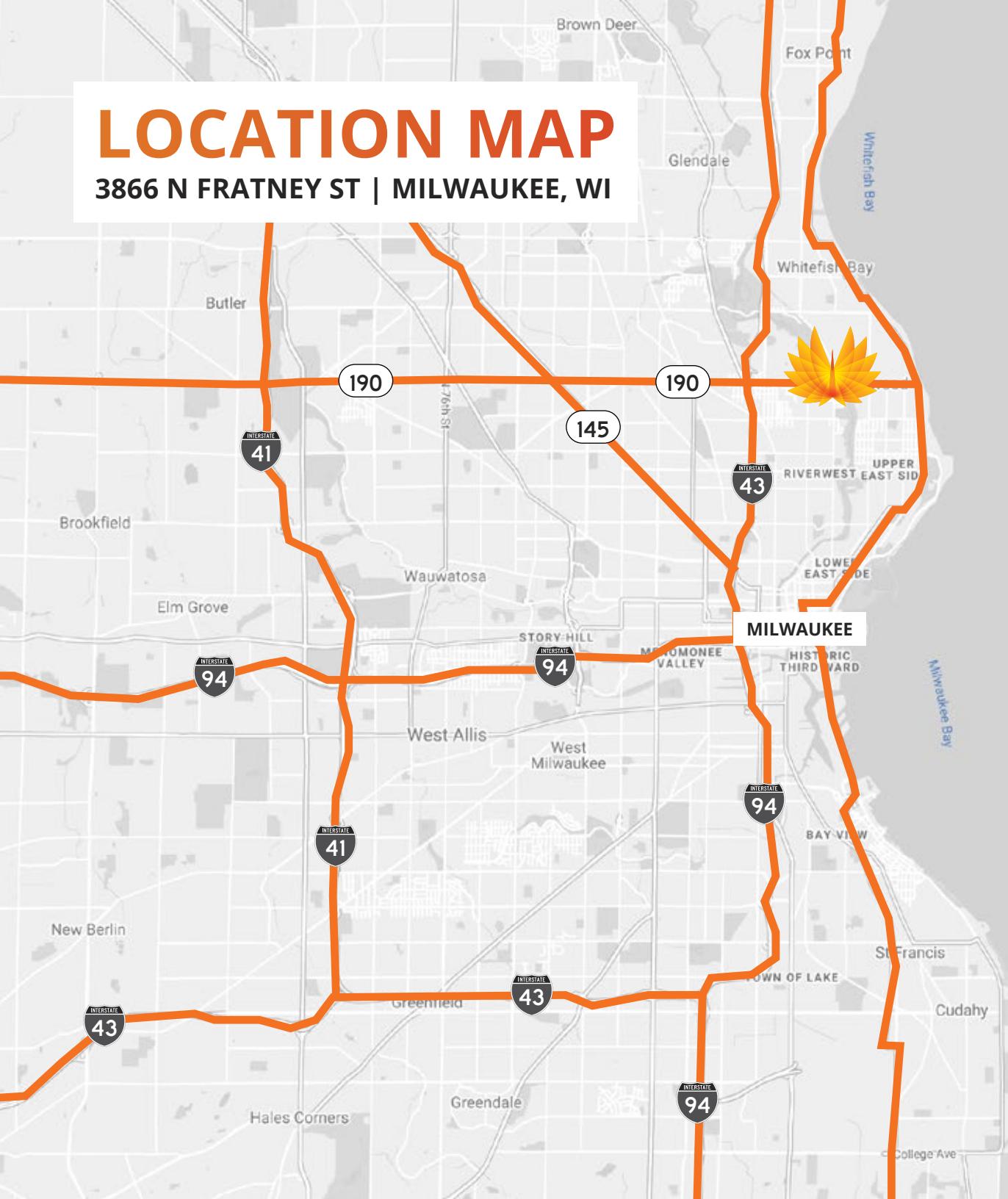
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NUMBER	SPACE DESIGNATION	DRIVE-IN DOORS	DOCKS	SQUARE FEET
1	WAREHOUSE	2	1	17,814 SF
2	OFFICE	N/A	N/A	4,464 SF
TOTAL				22,278 SF

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