



**FOR SALE OR LEASE** | **204,476 SF**  
**3122 14TH AVENUE** | **KENOSHA, WI**

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## **PROPERTY HIGHLIGHTS**



**45 MINUTES TO  
DOWNTOWN  
MILWAUKEE OR  
CHICAGO**



**OUTDOOR STORAGE  
AVAILABLE**



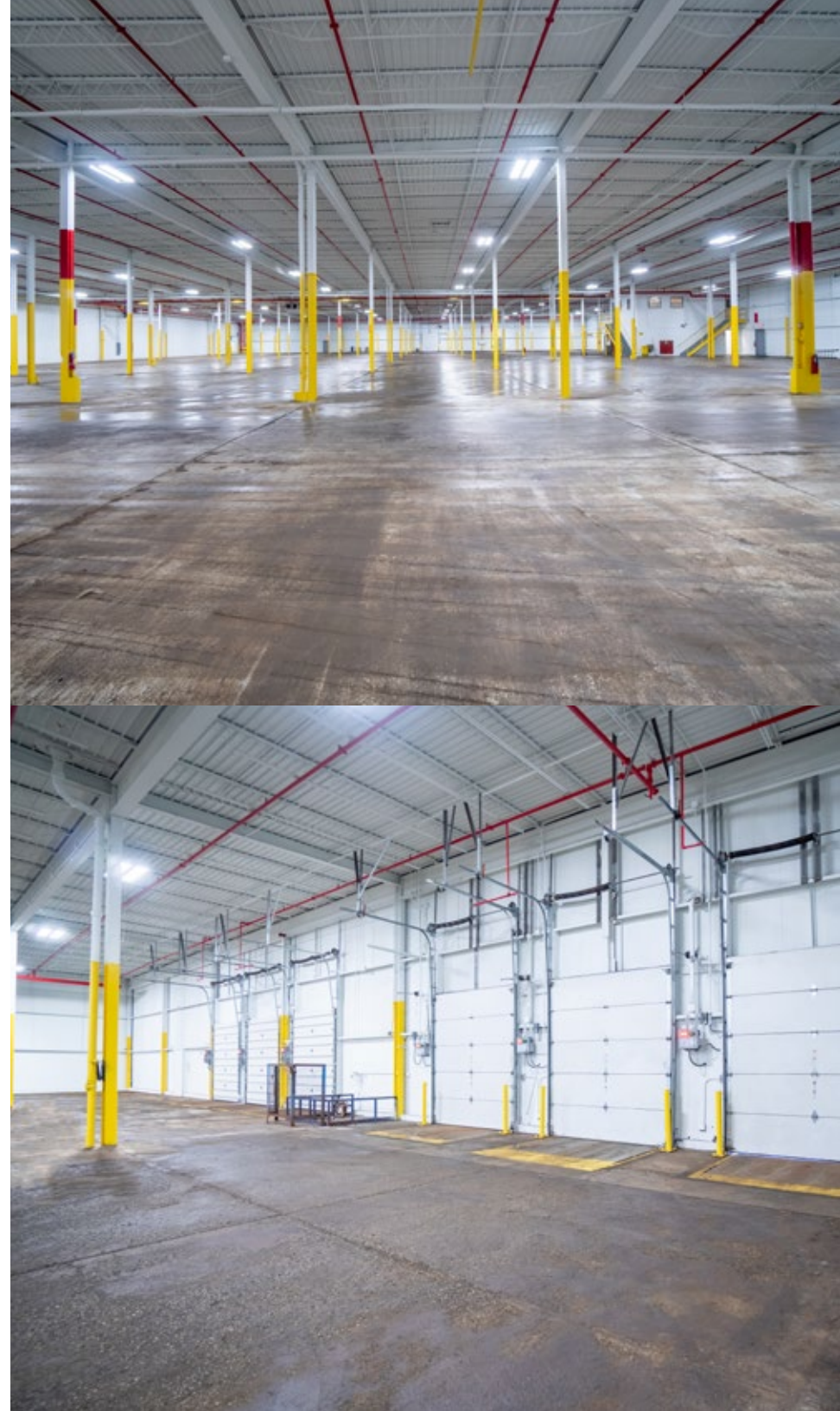
**ONLY 7 MILES  
FROM I-94**



# PROPERTY DETAILS

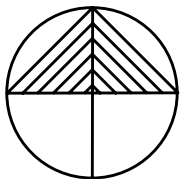
3122 14TH AVENUE | KENOSHA, WI

AVAILABLE SPACE	204,476 SF
MINIMUM DIVISIBLE	25,000 SF
DOCK DOORS	4
DRIVE-IN DOORS	5
CLEAR HEIGHT	Up to 25' 7"
COLUMN WIDTH/DEPTH	Varies
ROOF	EPDM
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1949 - 1970   Renovated 2017
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	3-Phase 480V
LAND AREA	13.3 Acres
ZONING	M2: Heavy Manufacturing District
PARCEL ID	11-223-30-202-003
<b>OPEX ESTIMATE</b>	<b>\$0.68/SF</b>



# FLOOR PLAN

3122 14TH AVENUE | KENOSHA, WI

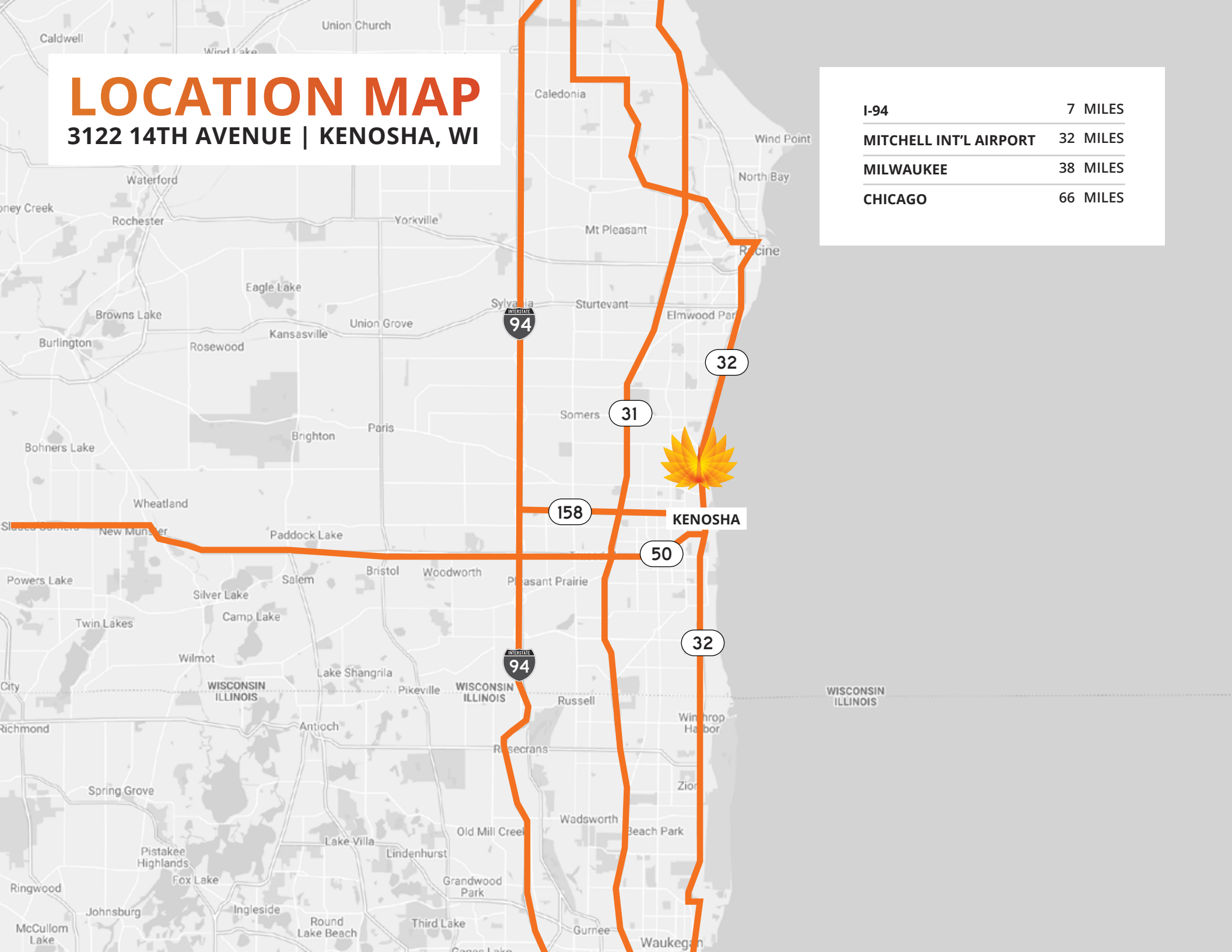


NUMBER	COLUMN SPACING	CLEAR HEIGHT	DRIVE-IN DOORS	LOADING DOCKS	SQUARE FEET
1	20' X 40'	16' - 20' 6"	1	2	73,381 SF
2	20' X 40'	16' - 20' 6"	0	2	63,679 SF
3	20' X 40' / 20' X 60'	17' 10" - 25' 7"	2	0	32,746 SF
4	20' X 40'	22' 6"	0	0	11,108 SF
5	N/A	12' 10"	1	0	6,899 SF
6	N/A	16' 2"	0	0	9,651 SF
7	38' X 40'	17' 10"	1	0	7,012 SF
<b>TOTAL</b>			<b>5</b>	<b>4</b>	<b>204,476 SF</b>

# LOCATION MAP

3122 14TH AVENUE | KENOSHA, WI

I-94	7 MILES
MITCHELL INT'L AIRPORT	32 MILES
MILWAUKEE	38 MILES
CHICAGO	66 MILES





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