



FOR LEASE | **38,234 SF**
4200 N HOLTON ST | **MILWAUKEE, WI**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



MOVE-IN READY



NEW ROOF



NEW MECHANICALS



**15,339-SF DAYCARE/
LEARNING CENTER
SPACE AVAILABLE**



PROPERTY DETAILS

4200 N HOLTON ST | MILWAUKEE, WI

AVAILABLE SPACE	38,234 SF
FLEX SPACE	8,415 SF
DRIVE-IN DOORS	2
CLEAR HEIGHT	15'
COLUMN WIDTH/DEPTH	40' x 20'
ROOF	Rubber Membrane (New 2013)
WALLS	Concrete Block
FLOORS	6" Reinforced Concrete
YEAR BUILT	1960
YEAR RENOVATED	2015
FIRE SUPPRESSION	100% Wet
LIGHTING	High Efficiency T8
POWER	480v 3 Phase
PARKING	280+ Surface Spaces
LAND AREA	14.40 Acres
ZONING	IL2: Industrial Light District
PARCEL ID	241-0012-000-X
OPEX ESTIMATE	\$1.20/SF

[VIEW A VIDEO OF THIS PROPERTY](#)

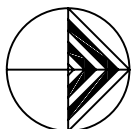
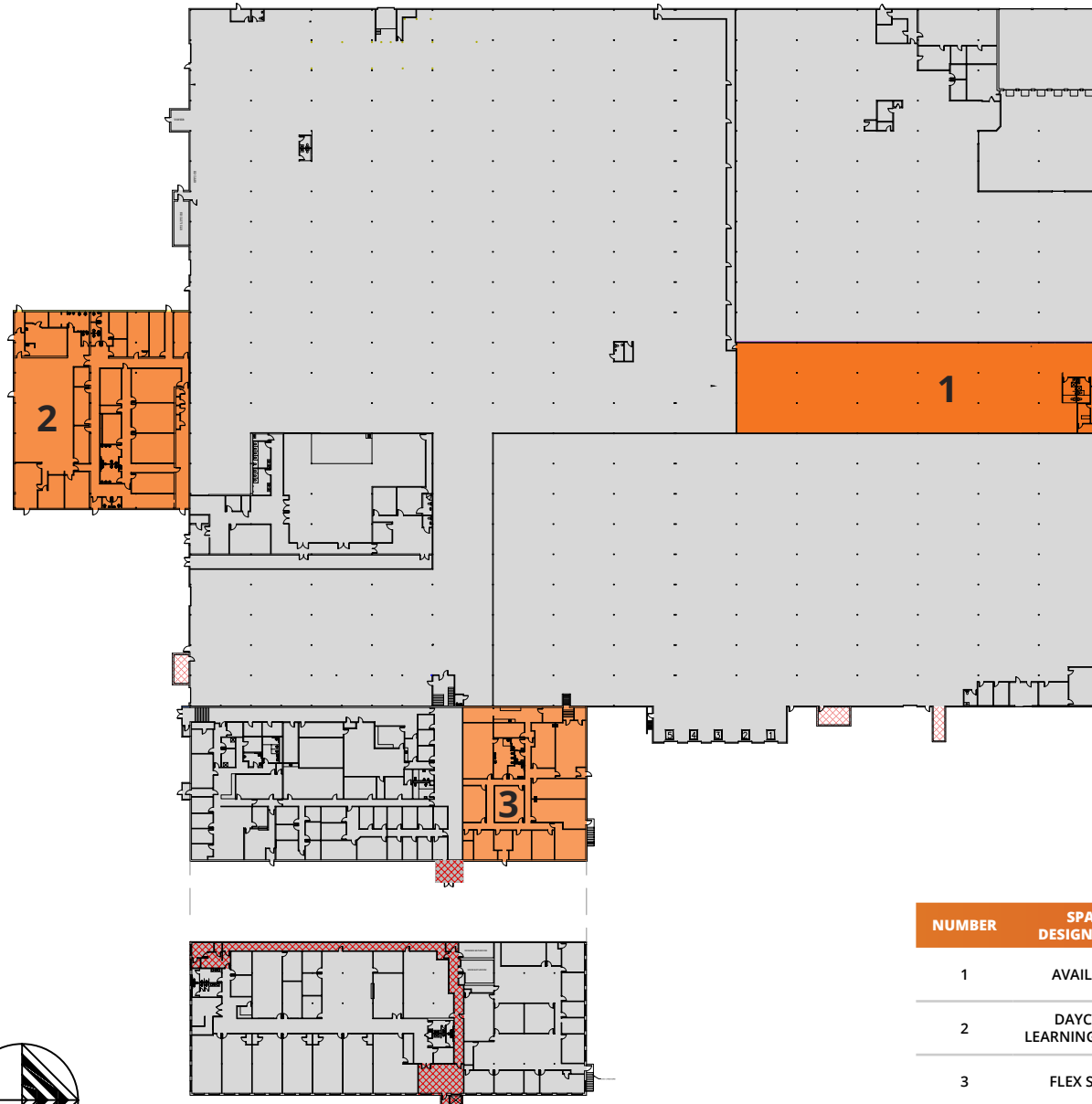
[VIEW A VIDEO OF THE DAYCARE CENTER](#)



FLOOR PLAN

4200 N HOLTON ST | MILWAUKEE, WI

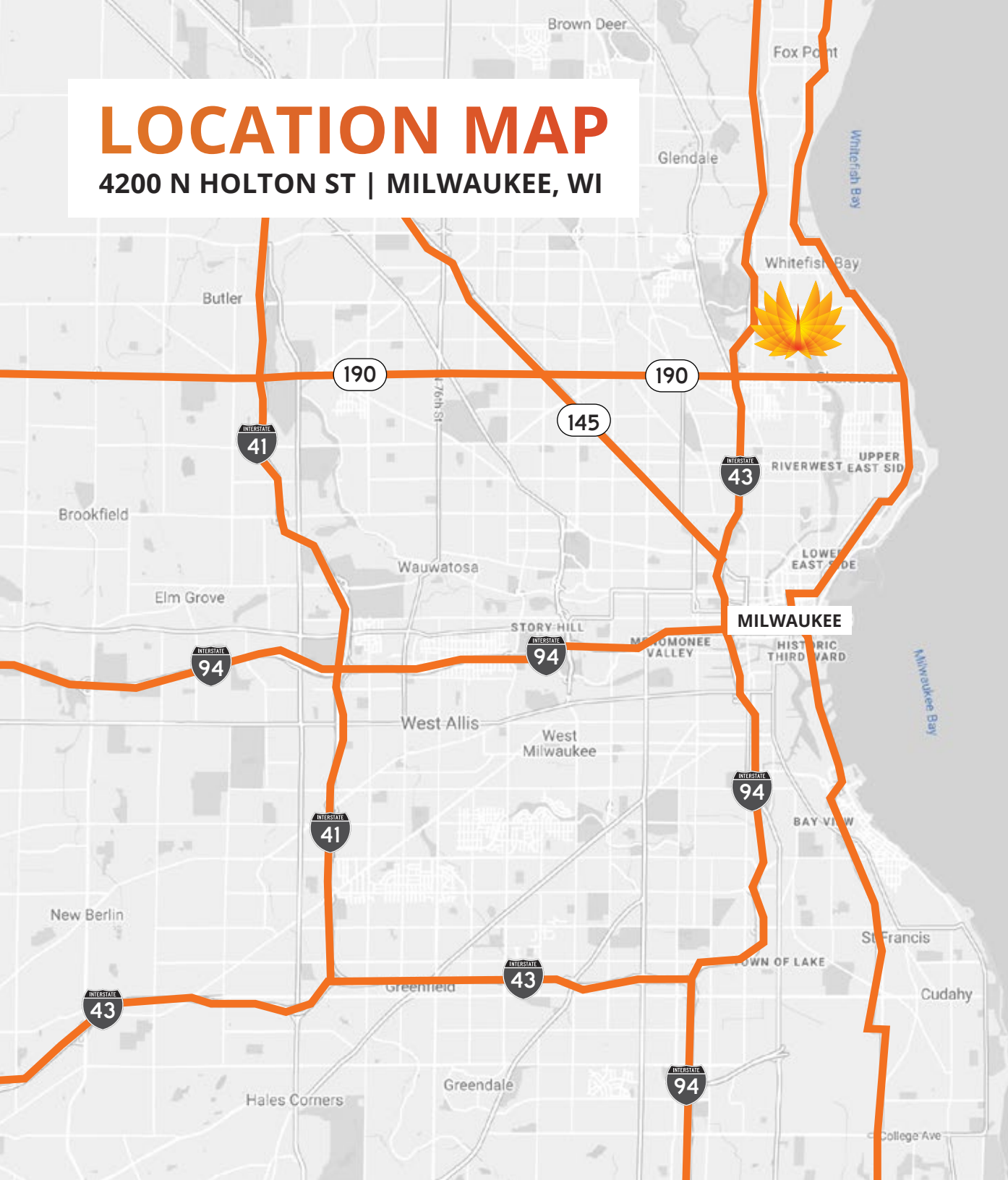
[VIEW A WALK-THROUGH OF THE DAYCARE CENTER](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DRIVE-IN OH DOORS	DOCKS	SQUARE FEET
1	AVAILABLE	+/- 15'	40' x 20'	2	N/A	14,480 SF
2	DAYCARE/ LEARNING CENTER	+/- 15'	N/A	N/A	N/A	15,339 SF
3	FLEX SPACE	N/A	N/A	N/A	N/A	8,415 SF
TOTAL						38,234 SF

LOCATION MAP

4200 N HOLTON 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