



FOR LEASE | **91,610 SF**
4200 N HOLTON ST | **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



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	91,610 SF
WAREHOUSE SPACE	67,856 SF
DAYCARE SPACE	15,339 SF
FLEX SPACE	8,415 SF
DRIVE-IN DOORS	2
DOCKS	6
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

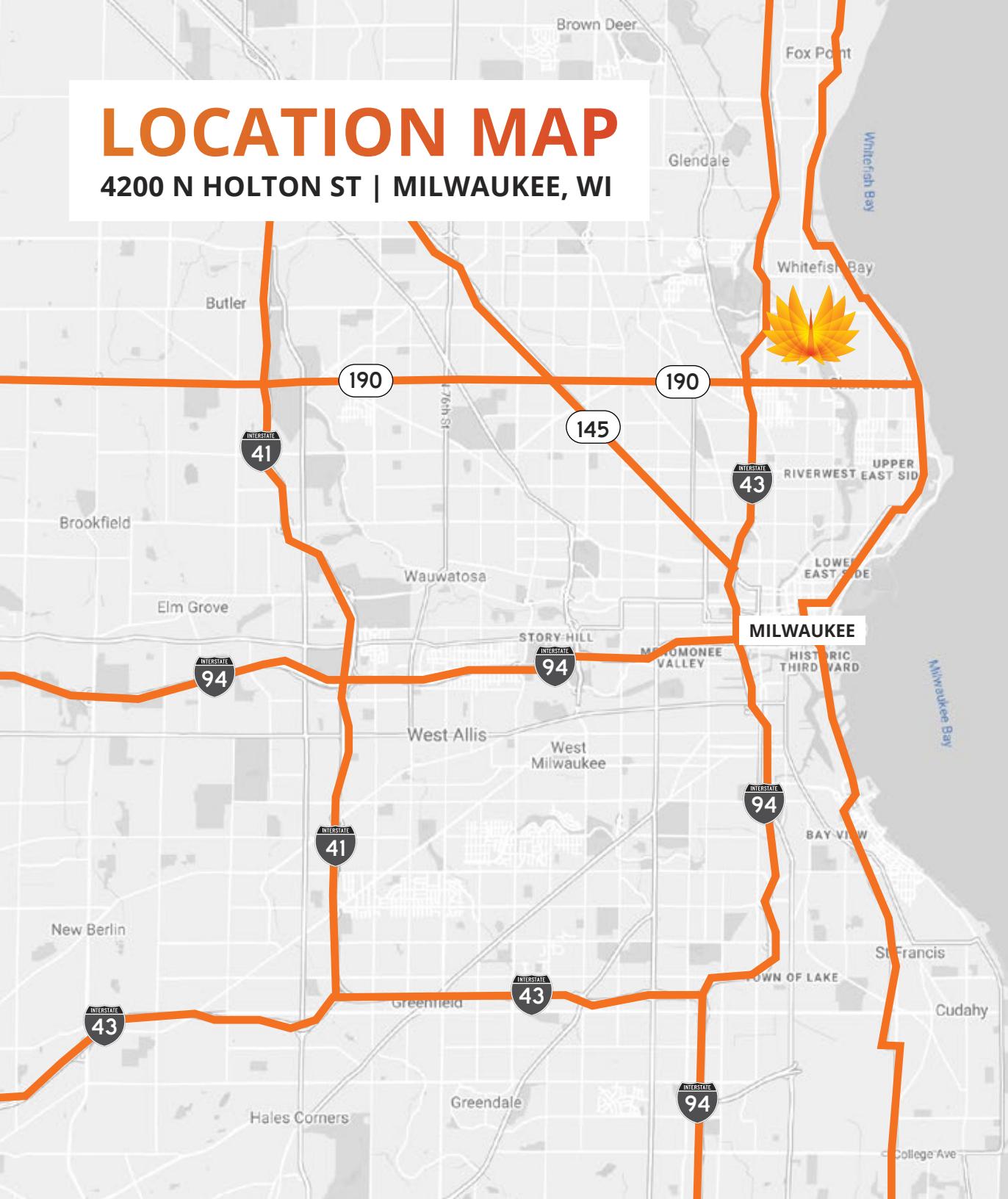
4200 N HOLTON ST | MILWAUKEE, WI

VIEW A WALK-THROUGH OF THE DAYCARE CENTER



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