



**FOR LEASE** | **743,961 SF**  
**4701 W GREENFIELD AVE** | **WEST MILWAUKEE, WI**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

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## PROPERTY HIGHLIGHTS



**EXPANSIVE CRANE BAYS IDEAL FOR MANUFACTURING & DISTRIBUTION**



**LARGE CONTIGUOUS SPACE AVAILABLE**



**IDEALLY LOCATED WITHIN 1 MILE OF I-94**



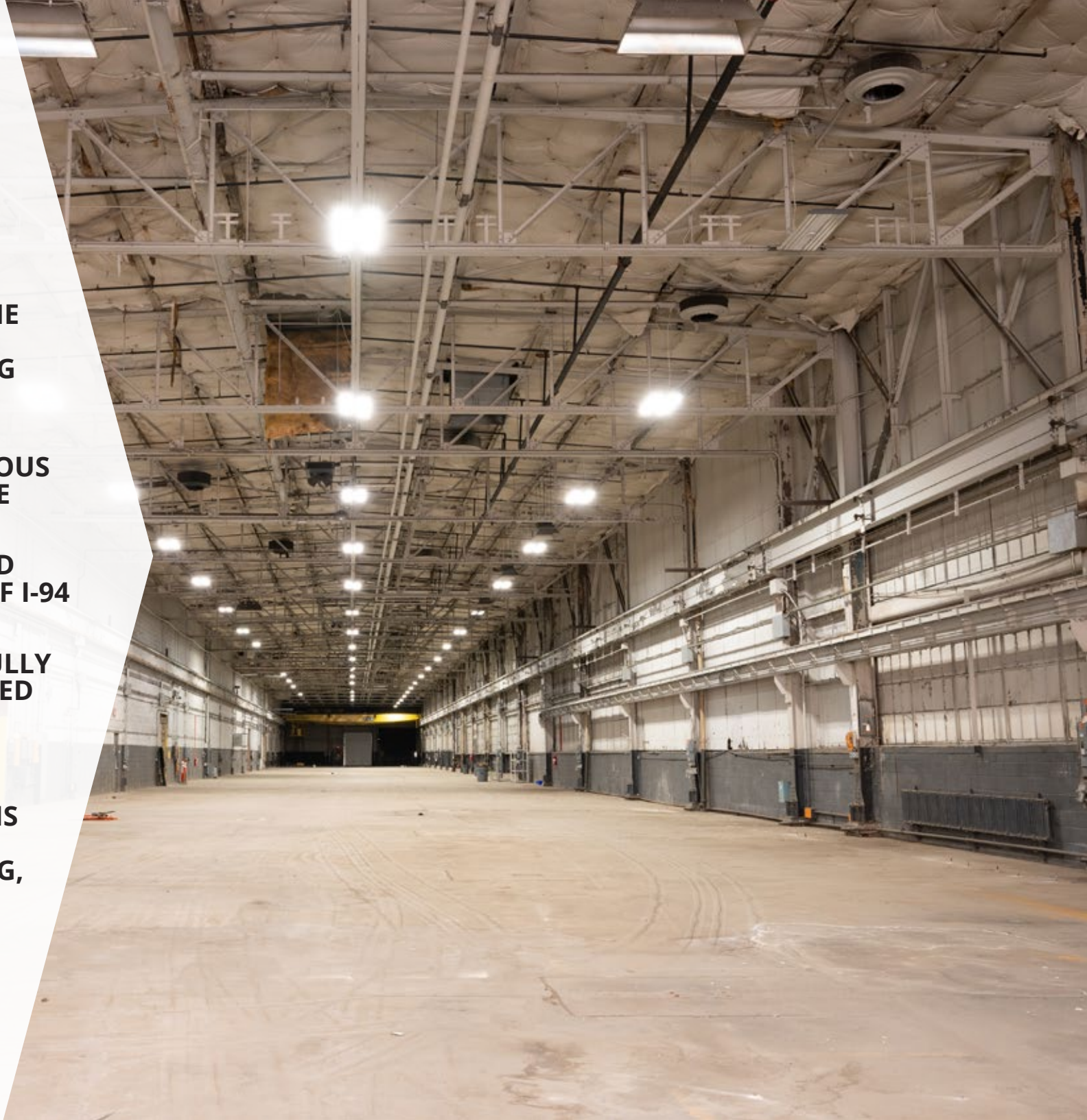
**ENTIRE SITE IS FULLY FENCED & SECURED**



**FLEXIBLE FLOOR PLAN CONFIGURATIONS SUITABLE FOR MANUFACTURING, STORAGE, OR DISTRIBUTION**



**41 CRANES AVAILABLE FOR IMMEDIATE USE**





# PROPERTY DETAILS

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI

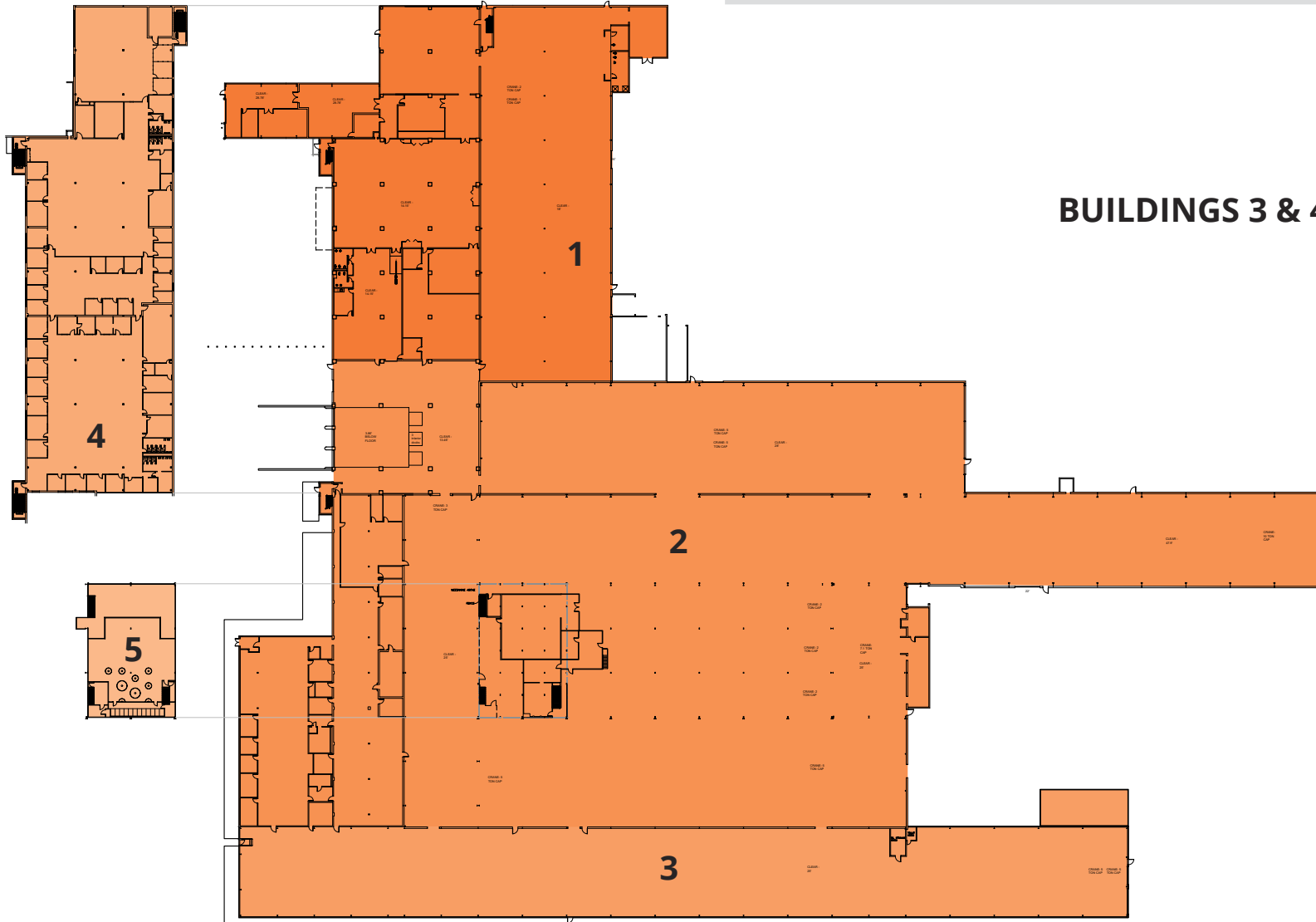
AVAILABLE SPACE	743,961 SF
MINIMUM DIVISIBLE	14,143 SF
DOCK DOORS	13
GRADE-LEVEL DRIVE-IN DOORS	21
CLEAR HEIGHT	11' 8" - 47' 10"
ROOF	Rubber Membrane, Metal
WALLS	Concrete Block, Brick, Steel
FLOORS	Reinforced Concrete, Wood Block
YEAR BUILT	1920 - 1973
CRANES	41
FIRE SUPPRESSION	Wet & Dry System - 80% Covered
LIGHTING	Mix of LED & Fluorescent
POWER	Customer-Owned Primary Substation 26.4kV Delta Primary Service; Substation Feeder of 5 MVA
PARKING	Ample Trailer & Car Parking Available
LAND AREA	56.02 Acres
ZONING	Varies: M-2, B-2, B-3, RD-1
PARCEL ID	436-1117-013
OPEX ESTIMATE	\$0.62/SF



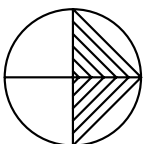
# FLOOR PLAN

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI

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
<b>TOTAL</b>					<b>275,621 SF</b>



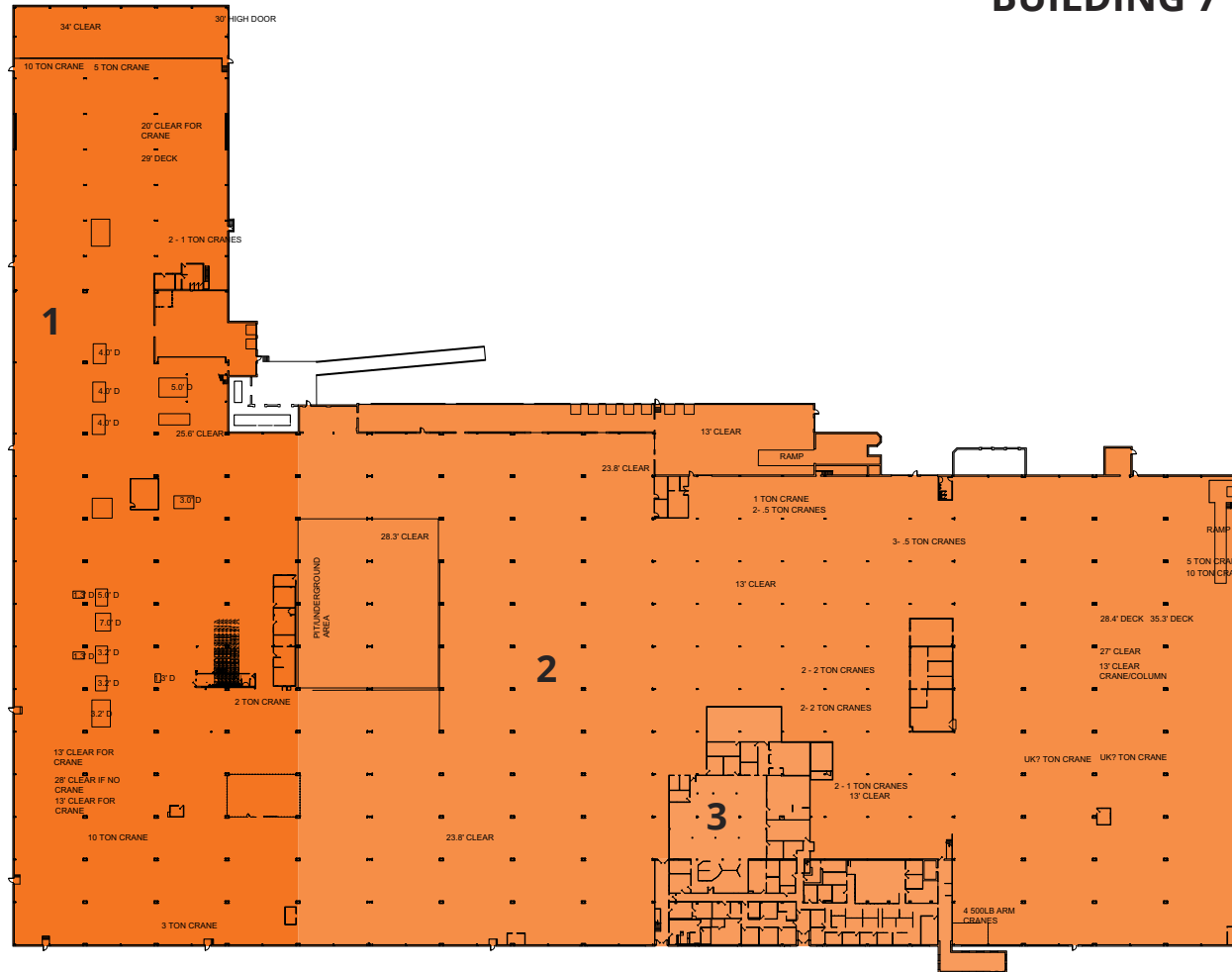
**BUILDINGS 3 & 4**



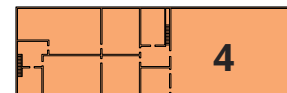
# FLOOR PLAN

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI

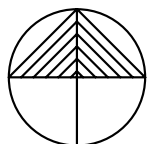
## BUILDING 7



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	CRANES	SQUARE FEET
1	WAREHOUSE	30' x 50'   30' x 30'	13' - 34'	2	7	119,288 SF
2	WAREHOUSE	30' x 50'	13' - 28' 5"	8	16	217,488 SF
3	FIRST FLOOR OFFICE	N/A	DROP	0	N/A	23,032 SF
4	SECOND FLOOR OFFICE	N/A	DROP	0	N/A	12,262 SF
<b>TOTAL</b>						<b>372,070 SF</b>

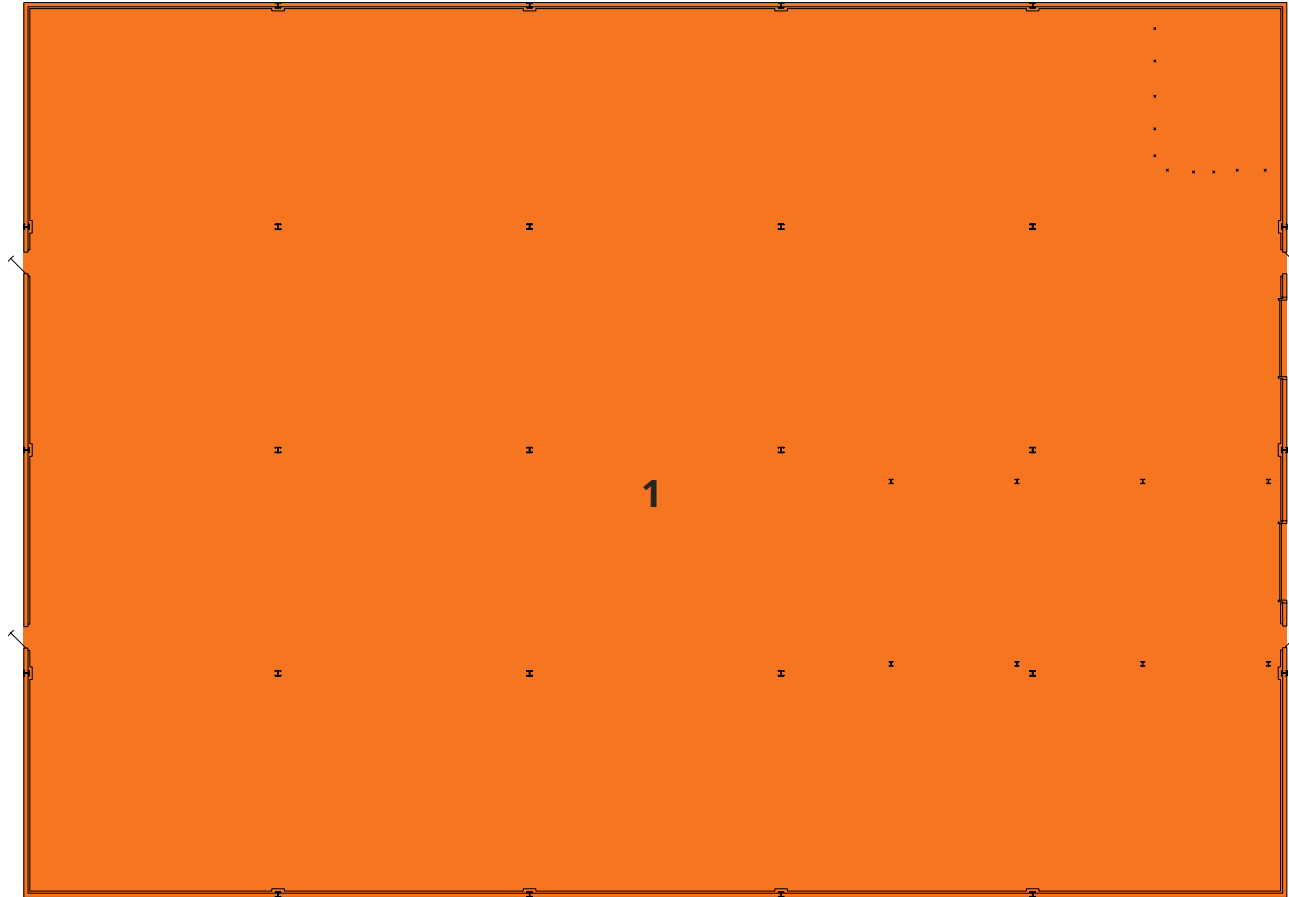


2ND FLOOR OFFICE



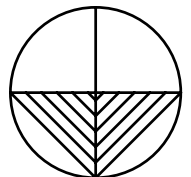
# FLOOR PLAN

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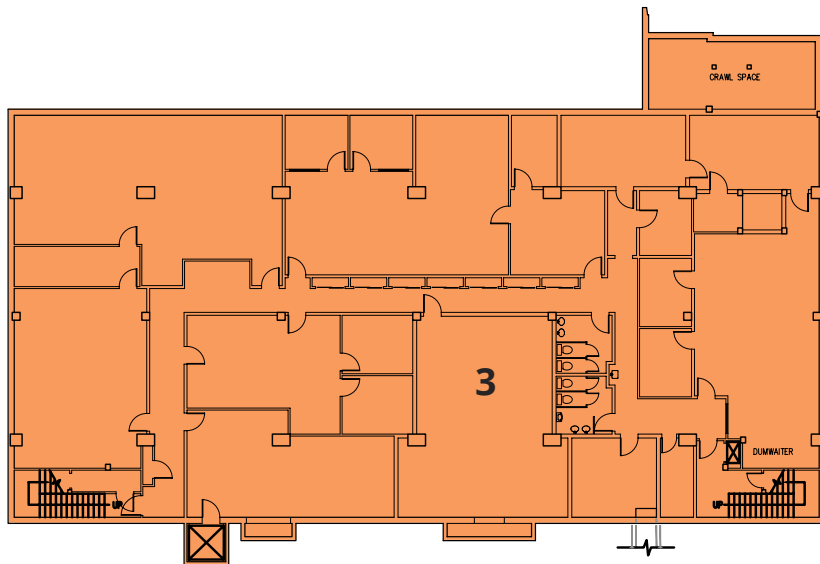
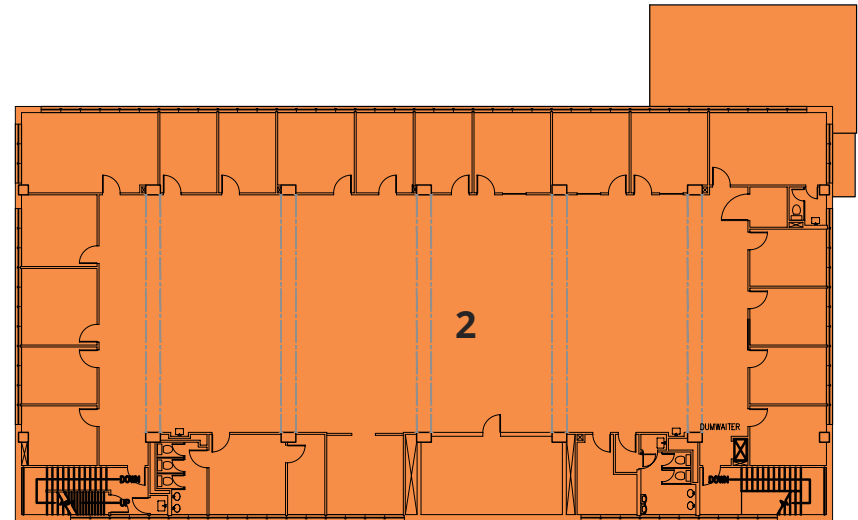
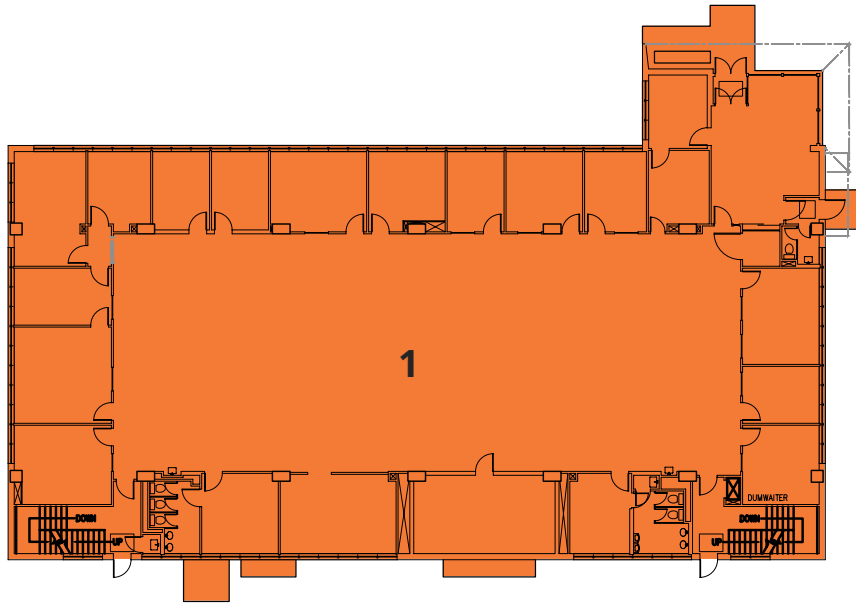
**BUILDING H**

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING H	28,582 SF
<b>TOTAL</b>		<b>28,582 SF</b>



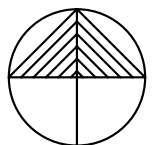
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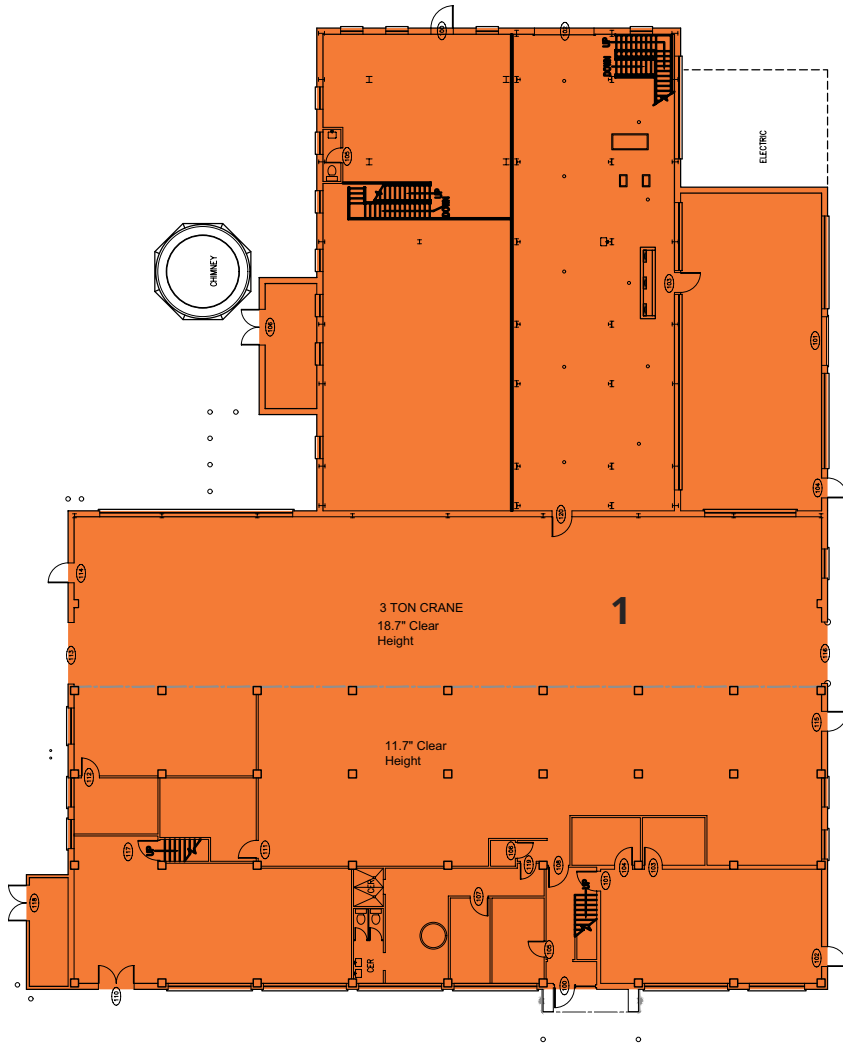
## BUILDING G

NUMBER	SPACE DESIGNATION	RESTROOMS	SQUARE FEET
1	FIRST FLOOR OFFICE	3	10,140 SF
2	SECOND FLOOR OFFICE	3	9,759 SF
3	BASEMENT OFFICE	2	10,275 SF
<b>TOTAL</b>		<b>8</b>	<b>30,174 SF</b>

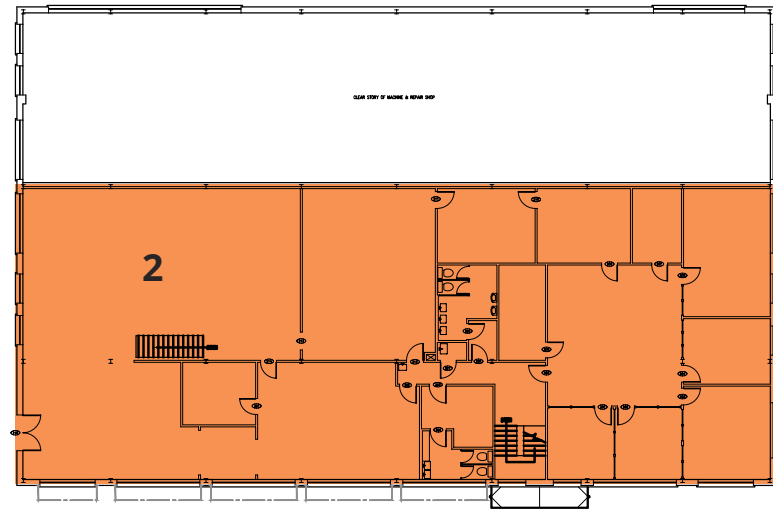


# FLOOR PLAN

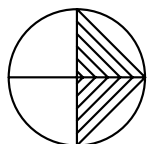
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## BUILDINGS D & F



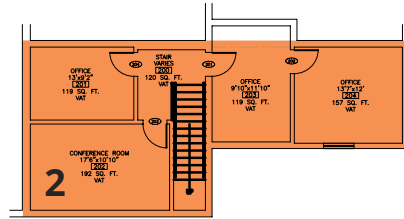
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	FIRST FLOOR	11' 8" - 18' 8"	3	16,890 SF
2	SECOND FLOOR	DROP	4	6,481 SF
<b>TOTAL</b>				<b>23,371 SF</b>



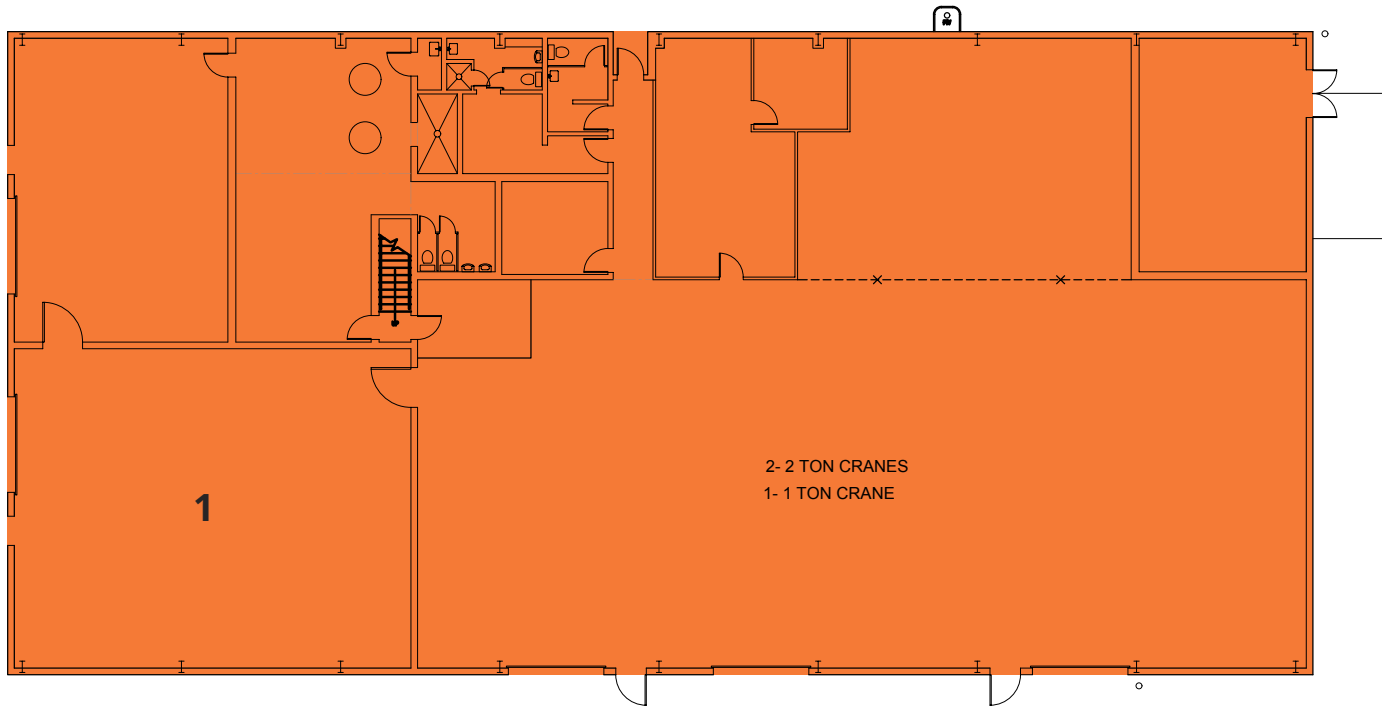


# FLOOR PLAN

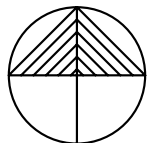
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## BUILDING J



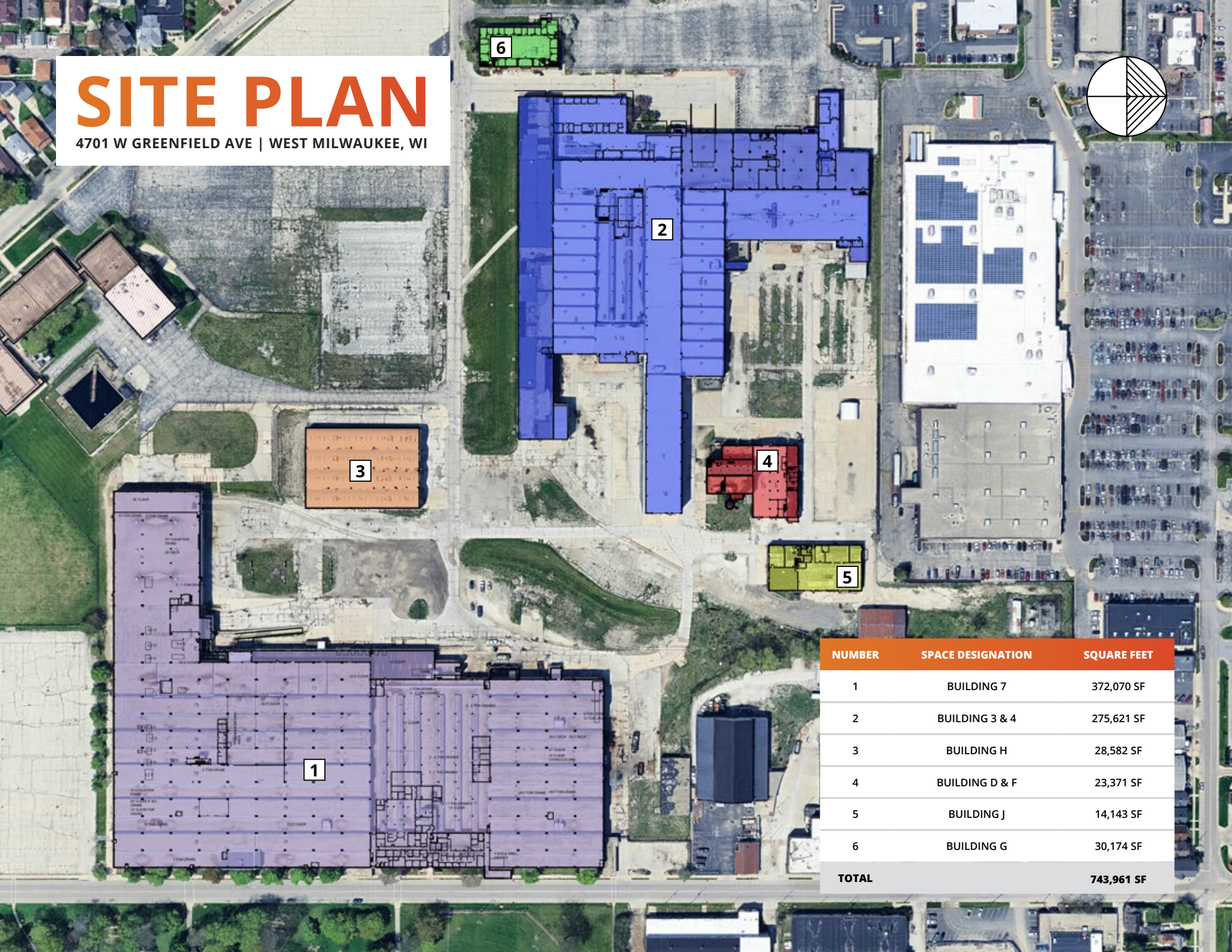
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	FIRST FLOOR	16'	13,250 SF
2	SECOND FLOOR OFFICE	DROP	893 SF
<b>TOTAL</b>			<b>14,143 SF</b>





# SITE PLAN

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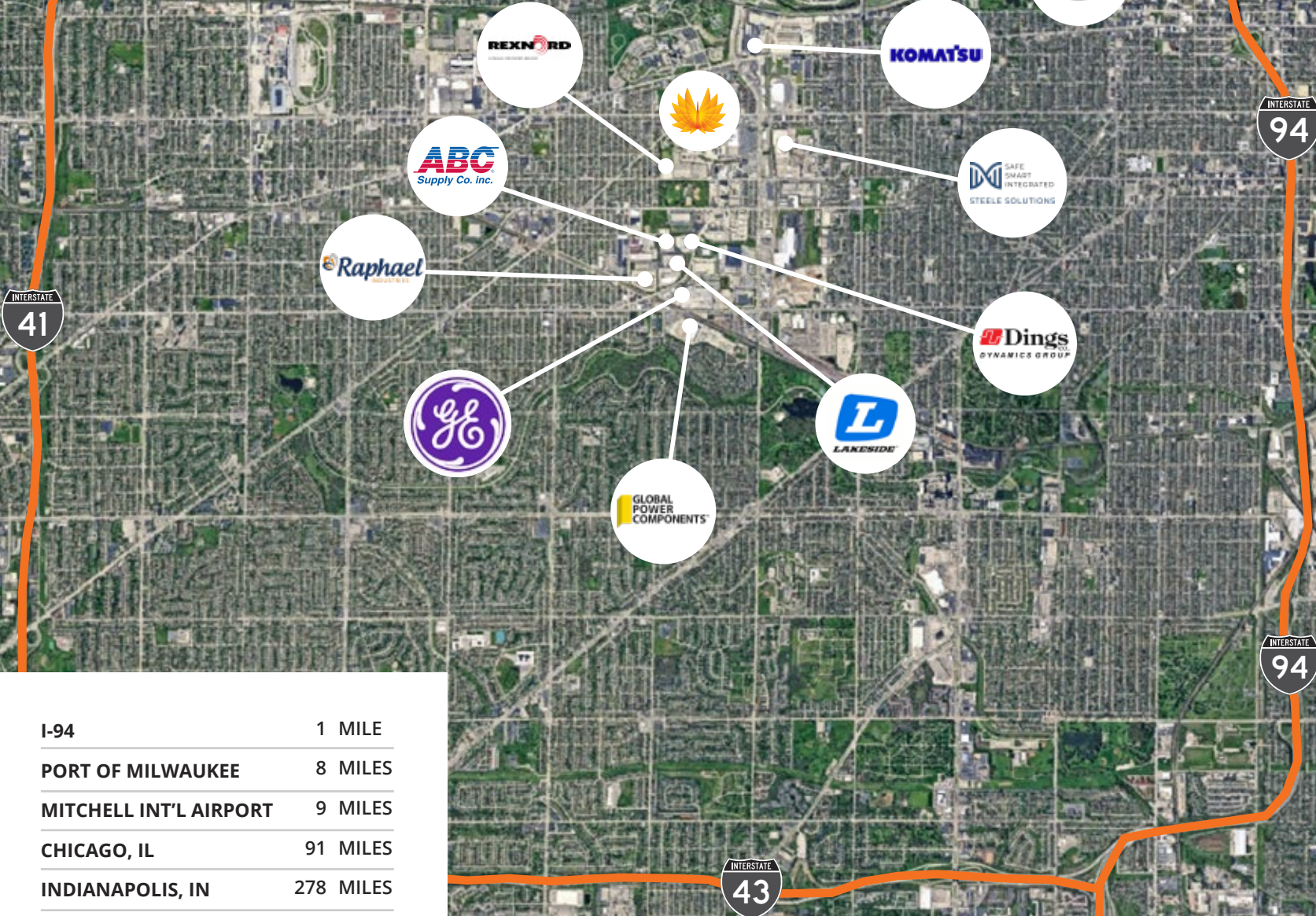


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING 7	372,070 SF
2	BUILDING 3 & 4	275,621 SF
3	BUILDING H	28,582 SF
4	BUILDING D & F	23,371 SF
5	BUILDING J	14,143 SF
6	BUILDING G	30,174 SF
<b>TOTAL</b>		<b>743,961 SF</b>



# LOCATION MAP

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI



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





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