



**AVAILABLE 1/1/2025** | **52,085 SF**  
**4801 W WOOLWORTH AVE** | **MILWAUKEE, WI**



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

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# PROPERTY HIGHLIGHTS



**EASY ACCESS  
TO I-43 AND  
HIGHWAY 145**



**ADJACENT FENCED  
LOT AVAILABLE FOR  
SURPLUS PARKING**



**FRONT-LOADING  
DRIVE-IN DOOR**



# PROPERTY DETAILS

4801 W WOOLWORTH AVE | MILWAUKEE, WI

AVAILABLE SPACE	52,085 SF (Available 1/1/2025)
WAREHOUSE SPACE	52,085 SF
SERVICE TYPE	NNN (Triple Net)
DOCK DOORS	2
DRIVE-IN DOORS	2
CLEAR HEIGHT	17' - 19'
ROOF	Sealed Membrane
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1957   Renovated 2017
FIRE SUPPRESSION	100% Wet
LIGHTING	T5
POWER	Heavy Power Throughout
PARKING	10+ Surface Spaces
LAND AREA	6.06 Acres
ZONING	IL1: Industrial Light District
PARCEL ID	157-9968-211   157-9968-111
<b>OPEX ESTIMATE</b>	<b>\$0.90/SF</b>



# FLOOR PLAN

4801 W WOOLWORTH AVE | MILWAUKEE, WI

[VIEW A MATTERPORT WALK-THROUGH](#)



NUMBER	CURRENT USE	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE 1/1/2025	17' - 19'	2 Dock Doors 2 Drive-In Doors	52,085 SF
<b>TOTAL</b>				<b>52,085 SF</b>



# LOCATION MAP

4801 W WOOLWORTH AVE | MILWAUKEE, WI

MILWAUKEE	11 MILES
CHICAGO	101 MILES
MITCHELL INT'L AIRPORT	19 MILES
O'HARE AIRPORT	88 MILES

