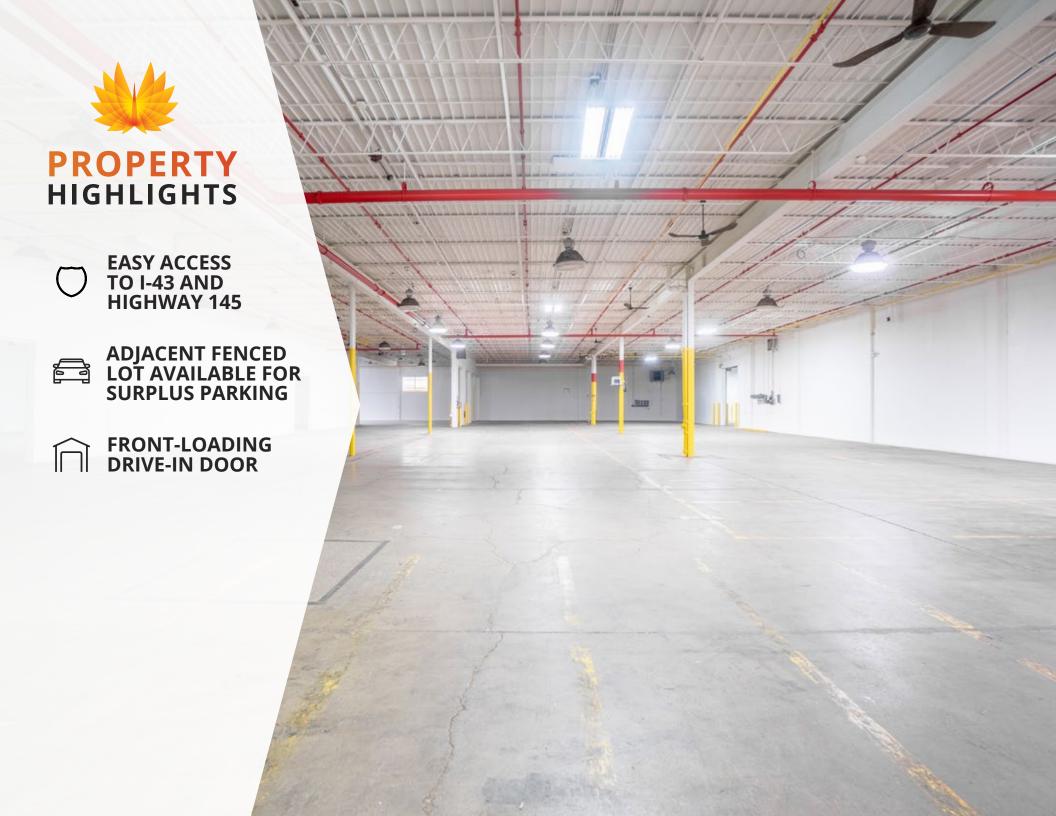


## AVAILABLE 1/1/2025 | 52,085 SF 4801 W WOOLWORTH AVE | MILWAUKEE, WI



KURT JENSEN | SENIOR VP ACQUISITION & LEASING | 262-308-0008 | KURT@PHOENIXINVESTORS.COM PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM LUKE HERDER | ASSISTANT VP, ACQUISITION & LEASING | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

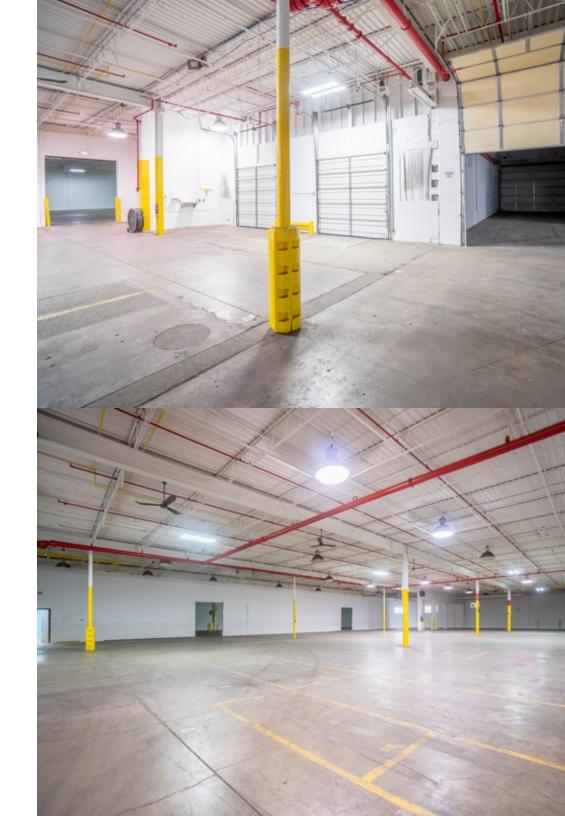
This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



## **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		
OPEX ESTIMATE	\$0.90/SF		





## **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
TOTAL				52,085 SF



