



FOR LEASE/SALE | **264,567 SF**
403 DEGNER AVENUE | **MAYVILLE, WI**

JEFF KILBORN 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM
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PROPERTY HIGHLIGHTS



**8 CRANES OF
VARYING
CAPACITIES**



**RECENTLY
REMODELED**



**POSSIBLE
RAIL SPUR**



**LARGE
PAVED LOT**



PROPERTY DETAILS

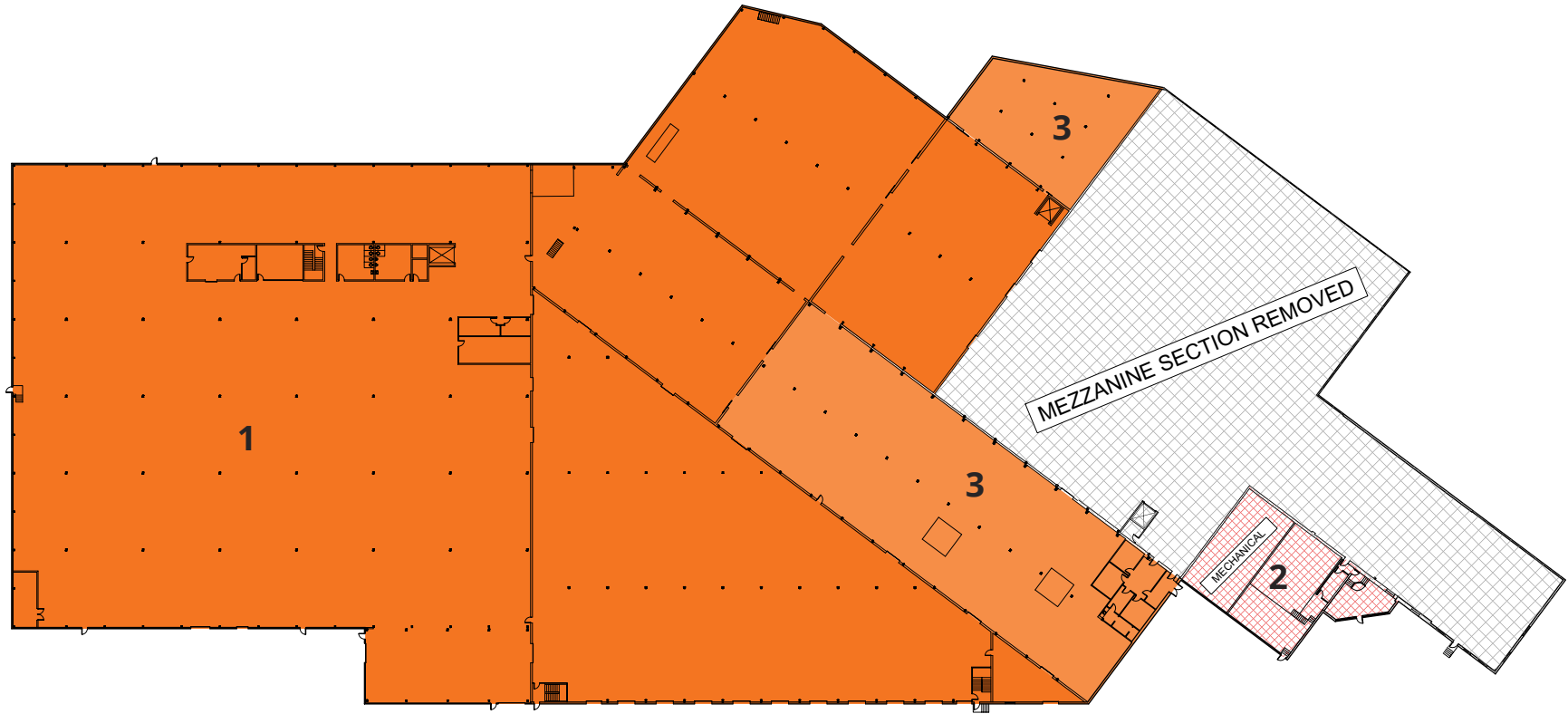
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AVAILABLE SPACE	264,567 SF
MINIMUM DIVISIBLE	20,000 SF
ELEVATORS	One ADA Compliant Passenger & One Freight
DOCK DOORS	12
DRIVE-IN DOORS	5
CROSS DOCKS	Yes
CEILING HEIGHT	Up to 24'
CLEAR HEIGHT	8' - 24'
ROOF	Standing Seam Metal Panels
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1951 Renovated 1979/2019
FIRE SUPPRESSION	100% Wet
LIGHTING	High-efficiency T8
POWER	Heavy
PARKING	Ample Surface Passenger and Trailer Spaces
LAND AREA	19.1 Acres
ZONING	M2: General Manufacturing
PARCEL ID	251-1216-2334-000 251-1216-2334-004
RAIL	Yes
OPEX ESTIMATE	\$0.45/SF



FLOOR PLAN

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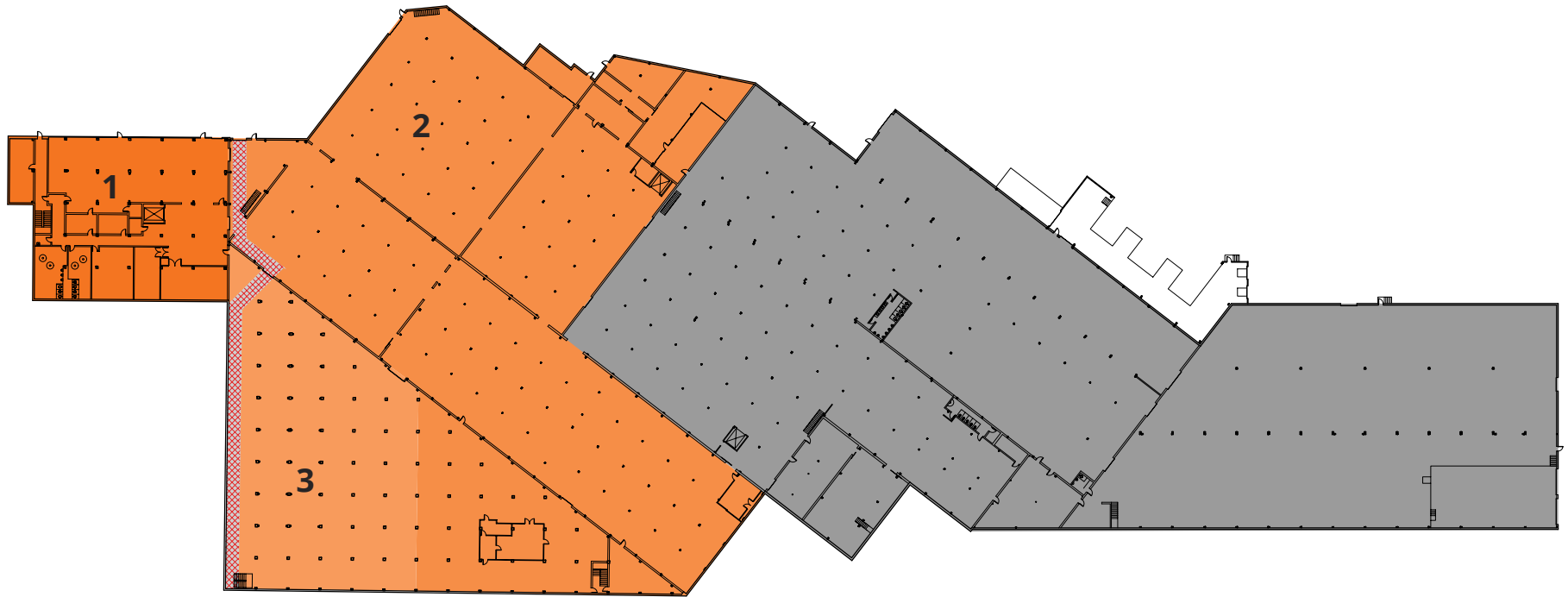


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	135,289 SF
2	MECHANICAL	4,805 SF
3	AVAILABLE	24,472 SF
TOTAL		164,566 SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	14,260 SF
2	AVAILABLE	69,898 SF
3	AVAILABLE	20,648 SF
TOTAL		104,806 SF



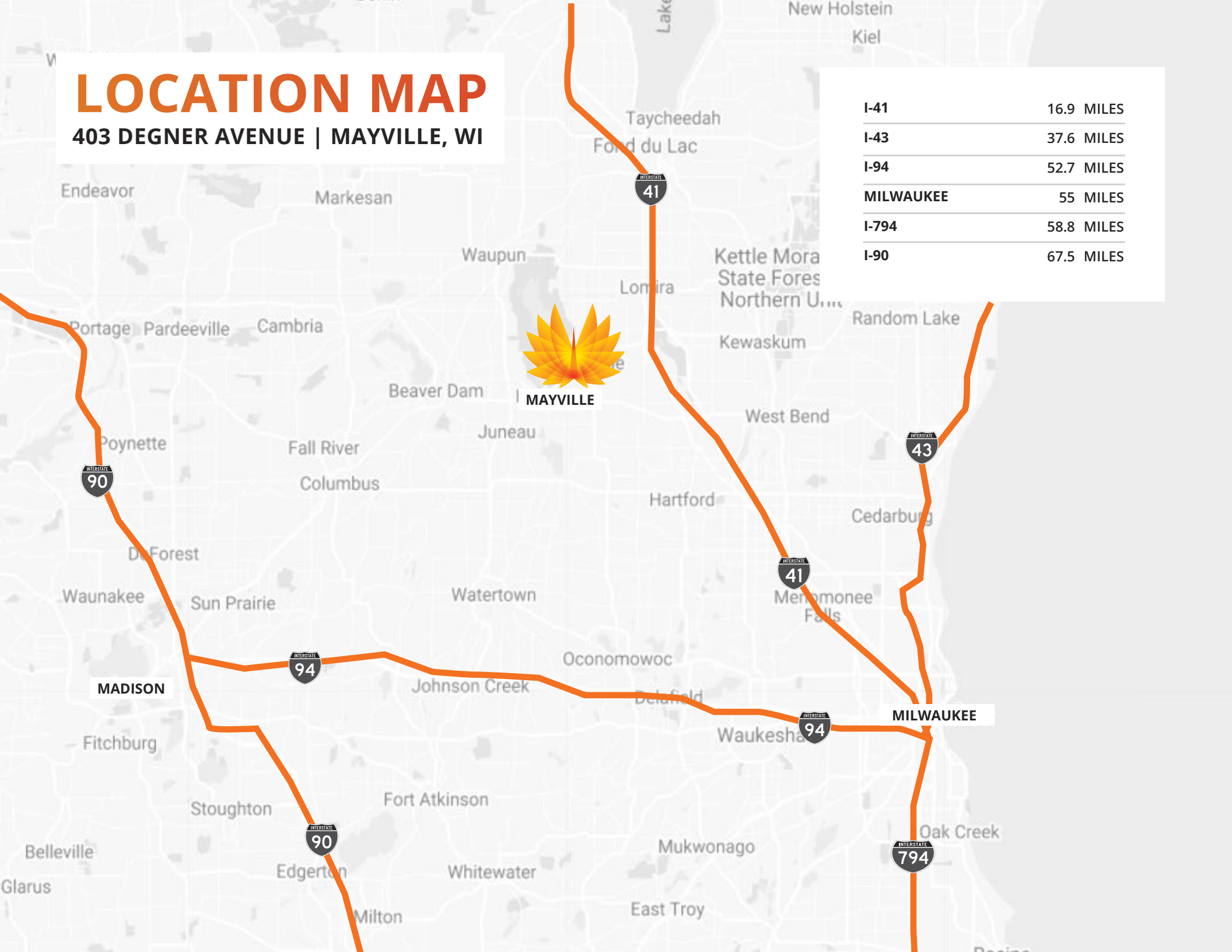
LOCATION MAP

403 DEGNER AVENUE | MAYVILLE, WI



MAYVILLE

I-41	16.9 MILES
I-43	37.6 MILES
I-94	52.7 MILES
MILWAUKEE	55 MILES
I-794	58.8 MILES
I-90	67.5 MILES





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