



FOR LEASE OR SALE | **133,422 SF**
1213 PENNSYLVANIA AVE | **SHEBOYGAN, WI**

ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS
Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**STRATEGICALLY LOCATED
JUST MINUTES FROM I-43**



8 LOADING DOCKS



**LOCATED IN
SHEBOYGAN COUNTY
OPPORTUNITY ZONE**



**RECENT PROPERTY
RENOVATIONS**

- 4 NEW DOCKS
- LED LIGHTS
- PAINTED INTERIOR
- PARKING LOT



PROPERTY DETAILS

1213 PENNSYLVANIA AVE | SHEBOYGAN, WI

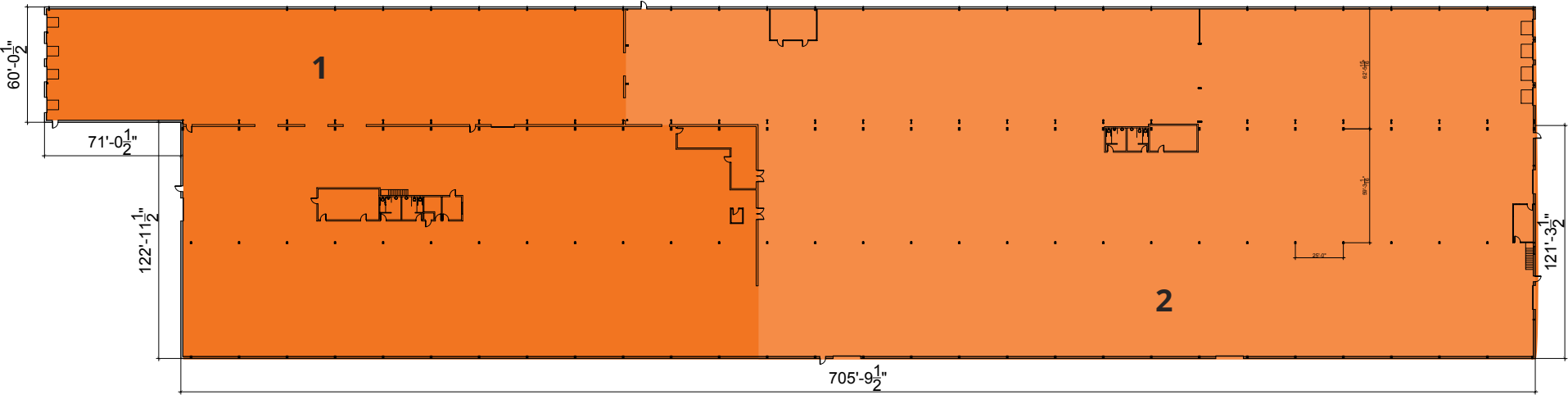
AVAILABLE SPACE	133,422 SF (Available Q1 2026)
MINIMUM DIVISIBLE	54,700 SF
FLOORS	1
DOCK DOORS	8
DRIVE-IN DOORS	5
CRANES	Two 5-Ton
CLEAR HEIGHT	Peak: 27' Eave: 11'
COLUMN WIDTH/DEPTH	62' x 25', 59' x 25'
ROOF	Pitched Metal
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1964 – 1989
YEAR RENOVATED	2020
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	3-Phase; 2,000 Amps
LAND AREA	8.398 Acres
ZONING	UI: Urban Industrial
PARCEL ID	592-8150-2740 592-8150-2795
OPEX ESTIMATE	\$0.85/SF

VIEW A VIDEO OF THIS PROPERTY

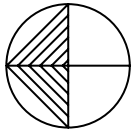


FLOOR PLAN

1213 PENNSYLVANIA AVE | SHEBOYGAN, WI



NUMBER	CURRENT USE	CLEAR HEIGHT	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	AVAILABLE	11' - 27'	4	1	54,700 SF
2	AVAILABLE	11' - 27'	4	4	78,722 SF
TOTAL					133,422 SF



LOCATION MAP

1213 PENNSYLVANIA AVE | SHEBOYGAN, WI

MILWAUKEE	50 MILES
MADISON	60 MILES
CHICAGO	143 MILES

