



FOR LEASE
3866 N FRATNEY ST

22,863 SF
MILWAUKEE, WI



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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

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PROPERTY HIGHLIGHTS



**CENTRALLY LOCATED IN
RIVERWORKS BUSINESS
IMPROVEMENT DISTRICT**



**ONE MILE
FROM I-43**



2 DRIVE-IN DOORS



FENCED PARKING LOT



PROPERTY DETAILS

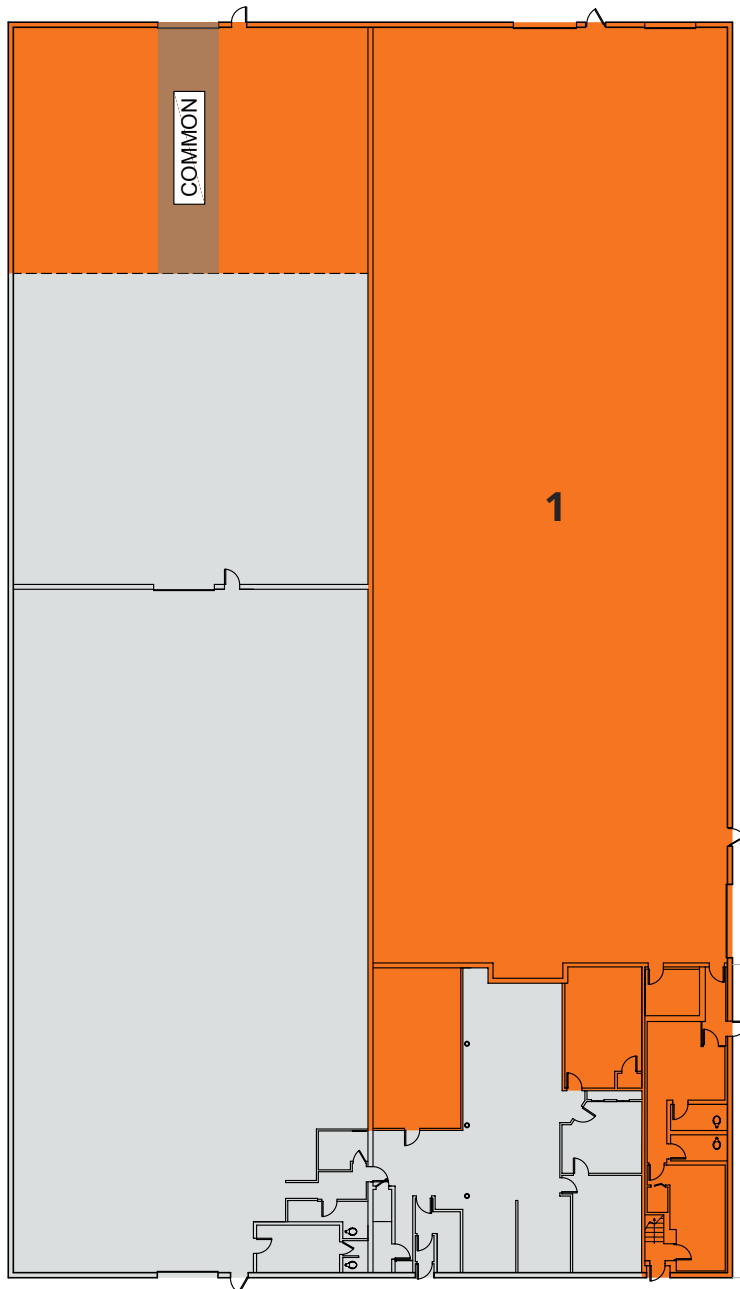
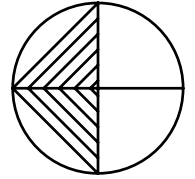
3866 N FRATNEY ST | MILWAUKEE, WI

| | |
|-----------------------|--|
| AVAILABLE SPACE | 22,863 SF |
| FLOORS | 2 |
| GRADE-LEVEL DRIVE-INS | 2 |
| DOCK-HIGH POSITION | 1 (Potential to Add Interior Ramp) |
| CLEAR HEIGHT | 14' - 16' |
| ROOF | TPO |
| WALLS | Masonry |
| FLOORS | 6" Reinforced Concrete |
| YEAR BUILT | 1957 |
| YEAR RENOVATED | 2015 |
| LIGHTING | Fluorescent |
| POWER | 120V, 3-Phase, 400 Amps |
| PARKING | Surface Lot and Street Parking Available |
| LAND AREA | 1.458 Acres |
| ZONING | IL-2: Industrial Light |
| PARCEL ID | 274-9975-111 |

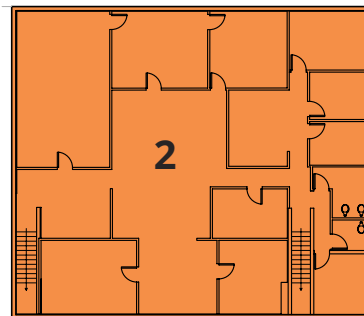


FLOOR PLAN

3866 N FRATNEY ST | MILWAUKEE, WI

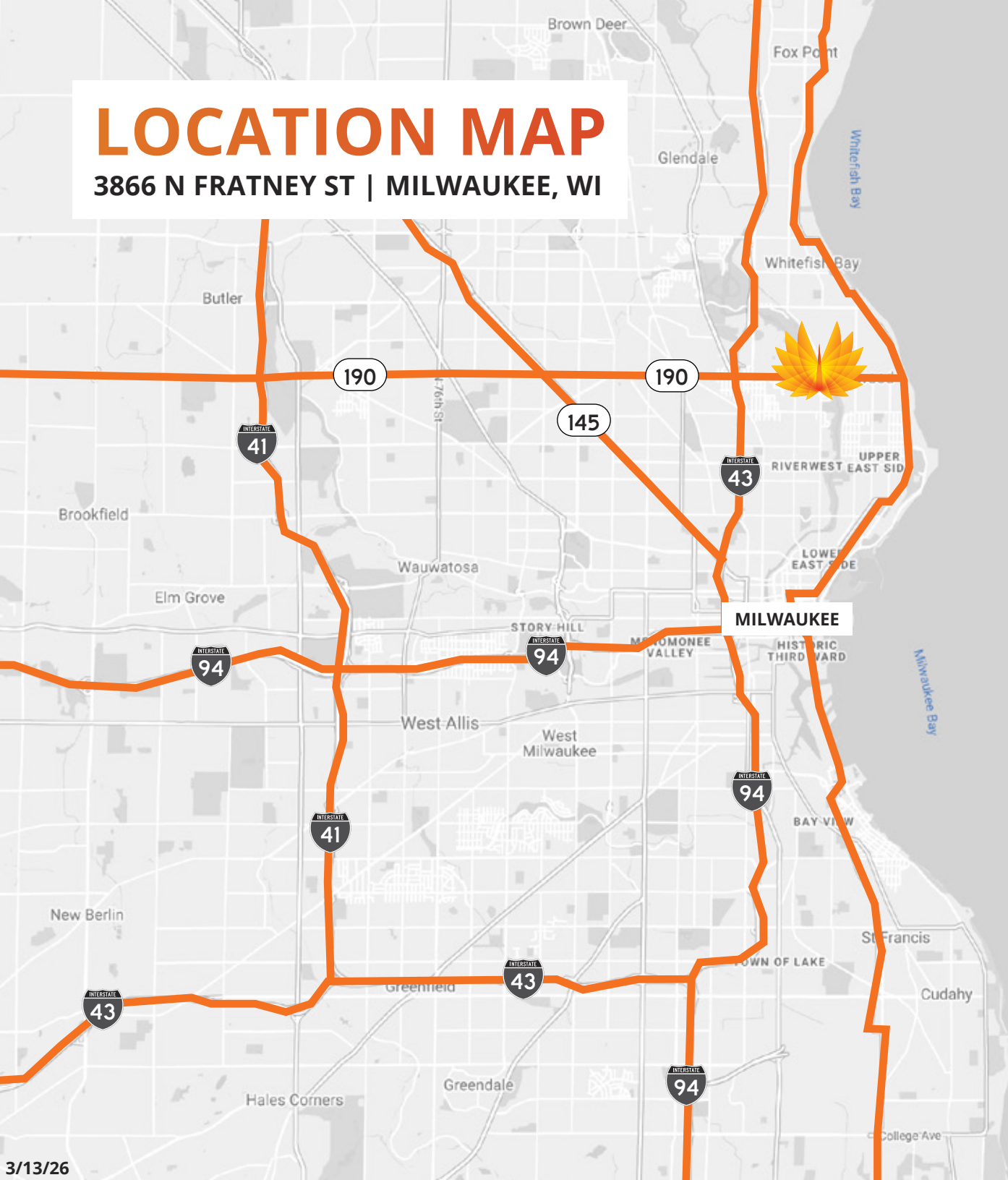


| NUMBER | SPACE DESIGNATION | DRIVE-IN DOORS | SQUARE FEET |
|--------------|---------------------------------|----------------|------------------|
| 1 | FIRST FLOOR WAREHOUSE & OFFICES | 2 | 18,399 SF |
| 2 | SECOND FLOOR OFFICES | N/A | 4,464 SF |
| TOTAL | | | 22,863 SF |



LOCATION MAP

3866 N FRATNEY ST | MILWAUKEE, WI



| | |
|------------------------|-----------|
| I-43 | 1 MILE |
| PORT OF MILWAUKEE | 8 MILES |
| MITCHELL INT'L AIRPORT | 14 MILES |
| CHICAGO | 95 MILES |
| INDIANAPOLIS | 283 MILES |
| MINNEAPOLIS | 340 MILES |