



FOR LEASE | **44,899 SF**
403 DEGNER AVE | **MAYVILLE, WI**

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PHOENIX
LOGISTICS

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PROPERTY HIGHLIGHTS



**RECENTLY
REMODELED**



**POSSIBLE
RAIL SPUR**



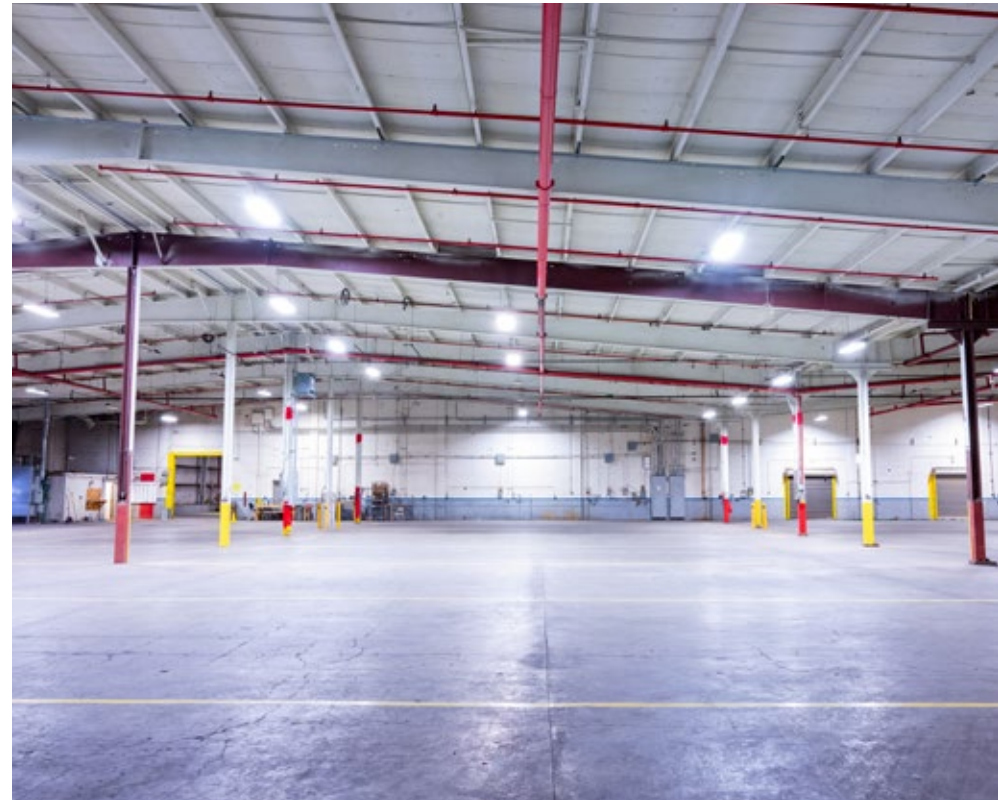
**LARGE
PAVED LOT**



PROPERTY DETAILS

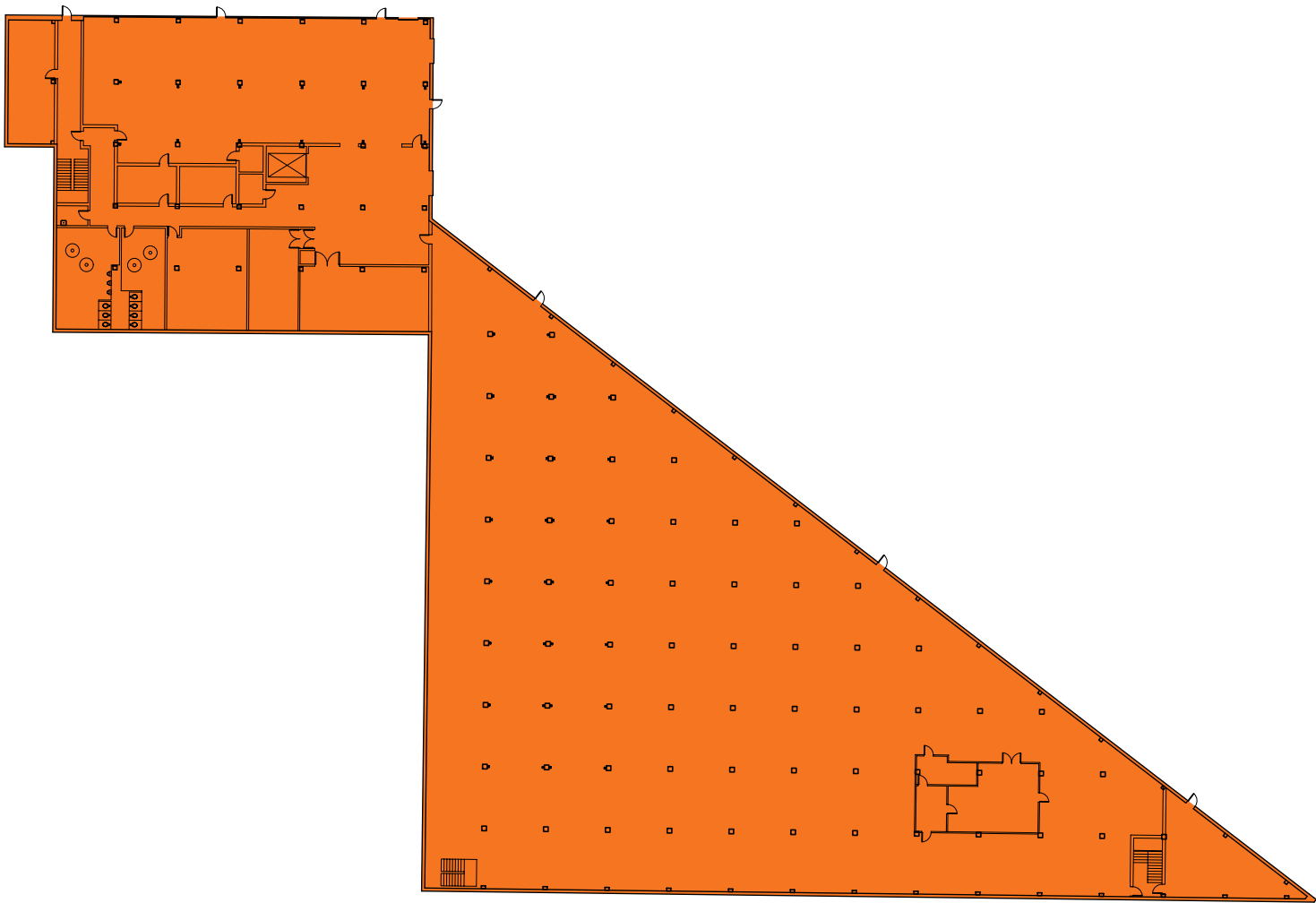
403 DEGNER AVENUE | MAYVILLE, WI

AVAILABLE SPACE	44,899 SF
ELEVATORS	One ADA Compliant Passenger & One Freight
CROSS DOCKS	Yes
FLOORS	Reinforced Concrete
CEILING HEIGHT	Up to 24'
CLEAR HEIGHT	8' - 24'
ROOF	Standing Seam Metal Panels
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1951
YEAR 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



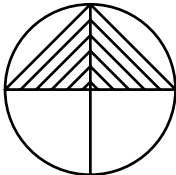
FLOOR PLAN

403 DEGNER AVENUE | MAYVILLE, WI



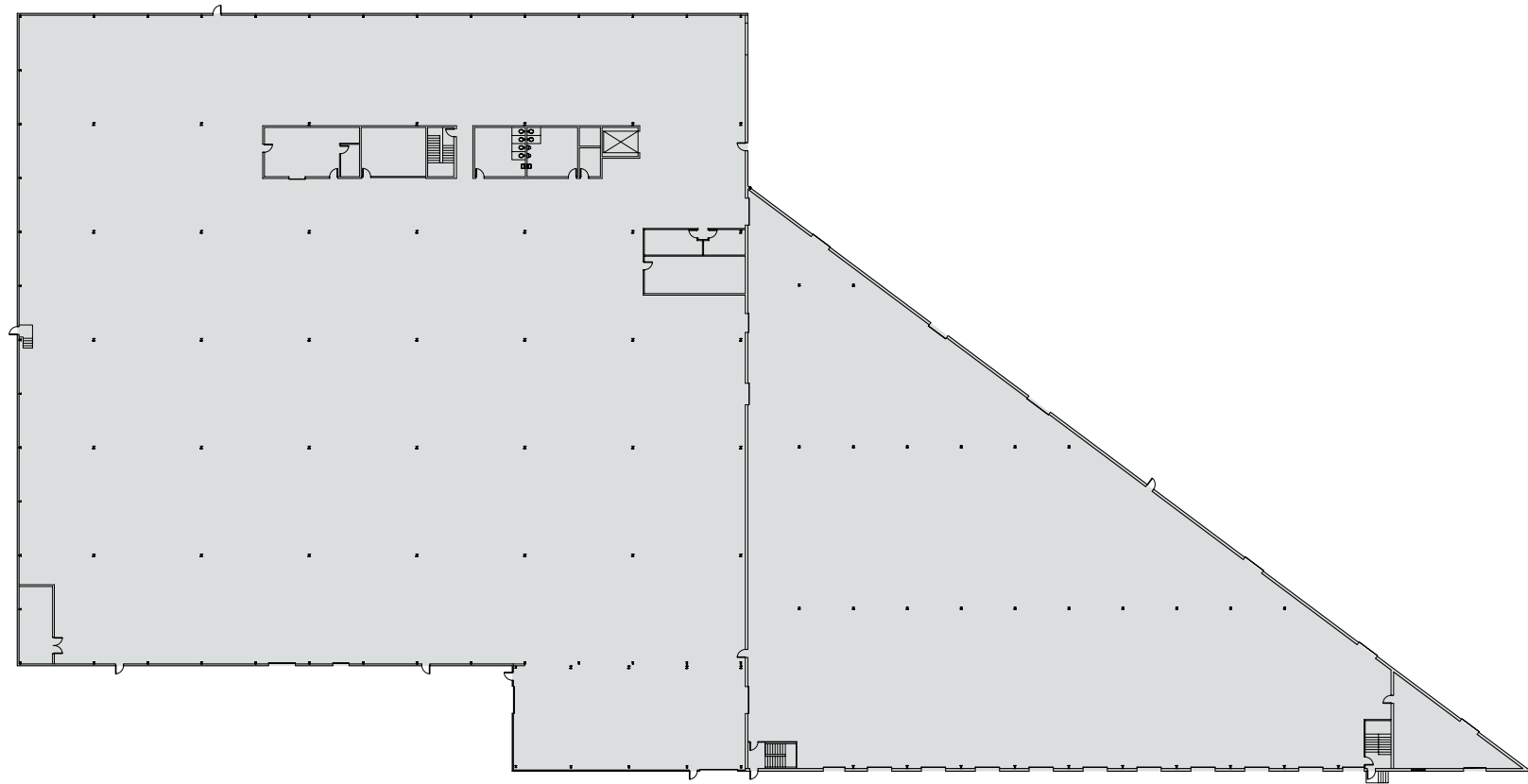
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	44,899 SF
TOTAL		44,899 SF

LOWER LEVEL

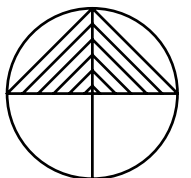


FLOOR PLAN

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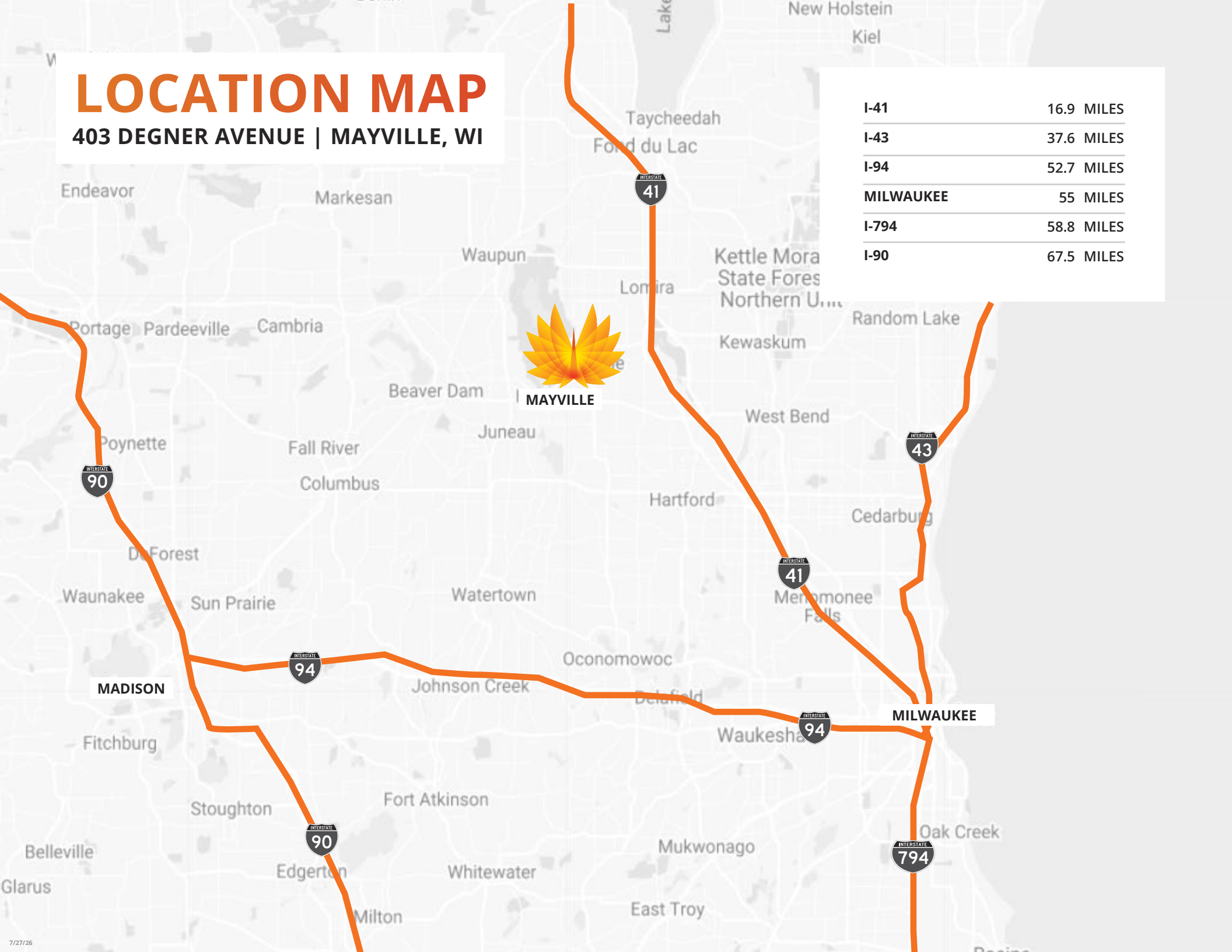


MAIN LEVEL



LOCATION MAP

403 DEGNER AVENUE | MAYVILLE, WI



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



MAYVILLE

MADISON

MILWAUKEE