



FOR LEASE
4200 N HOLTON ST

83,195 SF
MILWAUKEE, WI

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



MOVE-IN READY



NEW ROOF



NEW MECHANICALS



PROPERTY DETAILS

4200 N HOLTON ST | MILWAUKEE, WI

AVAILABLE SPACE	83,195 SF
WAREHOUSE SPACE	67,856 SF
FLEX/OFFICE SPACE	15,339 SF
DRIVE-IN DOORS	2
DOCKS	6
CLEAR HEIGHT	15'
COLUMN WIDTH/DEPTH	40' x 20'
ROOF	Rubber Membrane (New 2013)
WALLS	Concrete Block
FLOORS	6" Reinforced Concrete
YEAR BUILT	1960
YEAR RENOVATED	2015
FIRE SUPPRESSION	100% Wet
LIGHTING	High Efficiency T8
POWER	480v 3 Phase
PARKING	280+ Surface Spaces
LAND AREA	14.40 Acres
ZONING	IL2: Industrial Light District
PARCEL ID	241-0012-000-X
OPEX ESTIMATE	\$1.20/SF

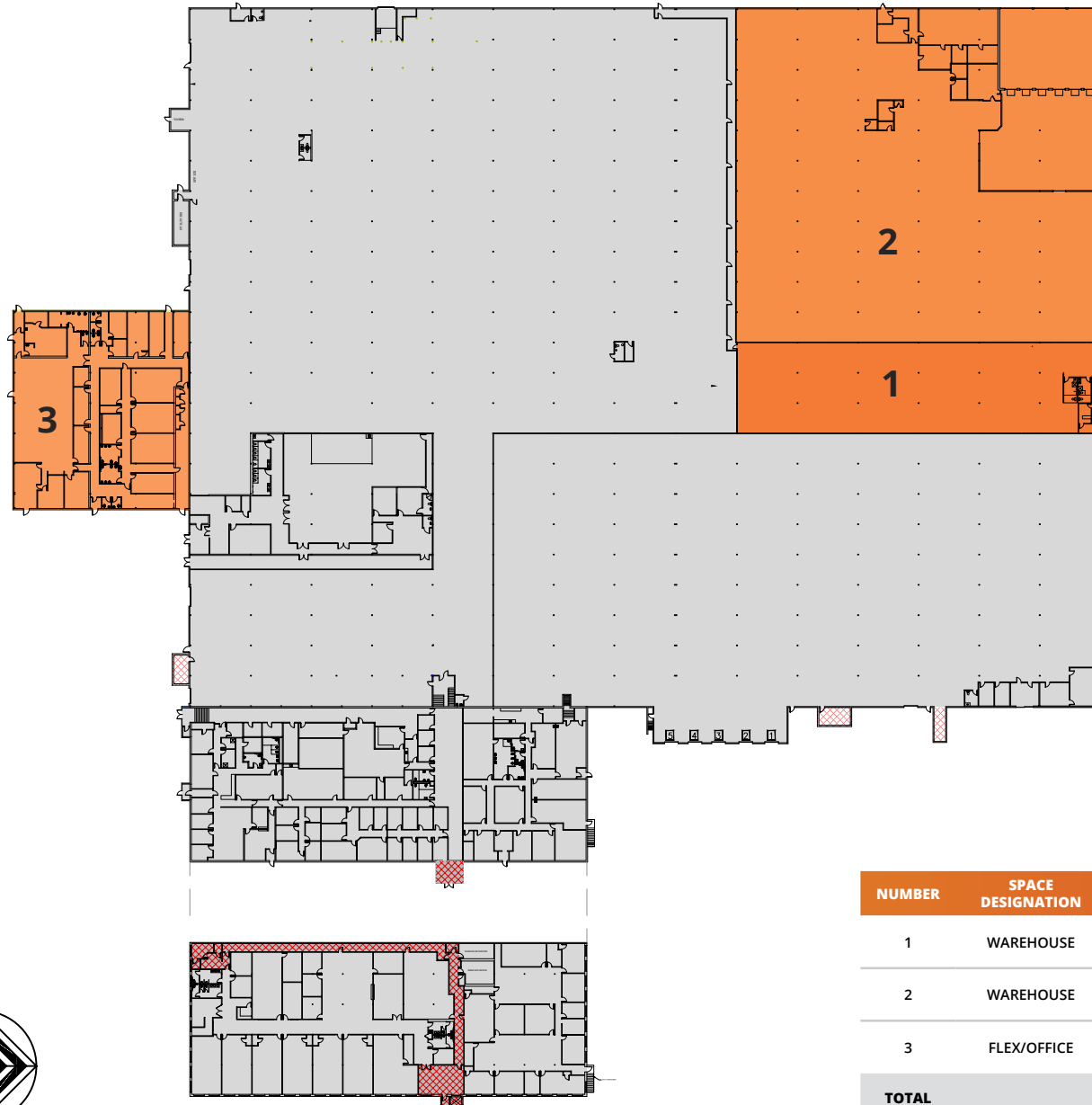
[VIEW A VIDEO OF THE FLEX/OFFICE SPACE](#)



FLOOR PLAN

4200 N HOLTON ST | MILWAUKEE, WI

[VIEW A WALK-THROUGH OF THE FLEX/OFFICE SPACE](#)

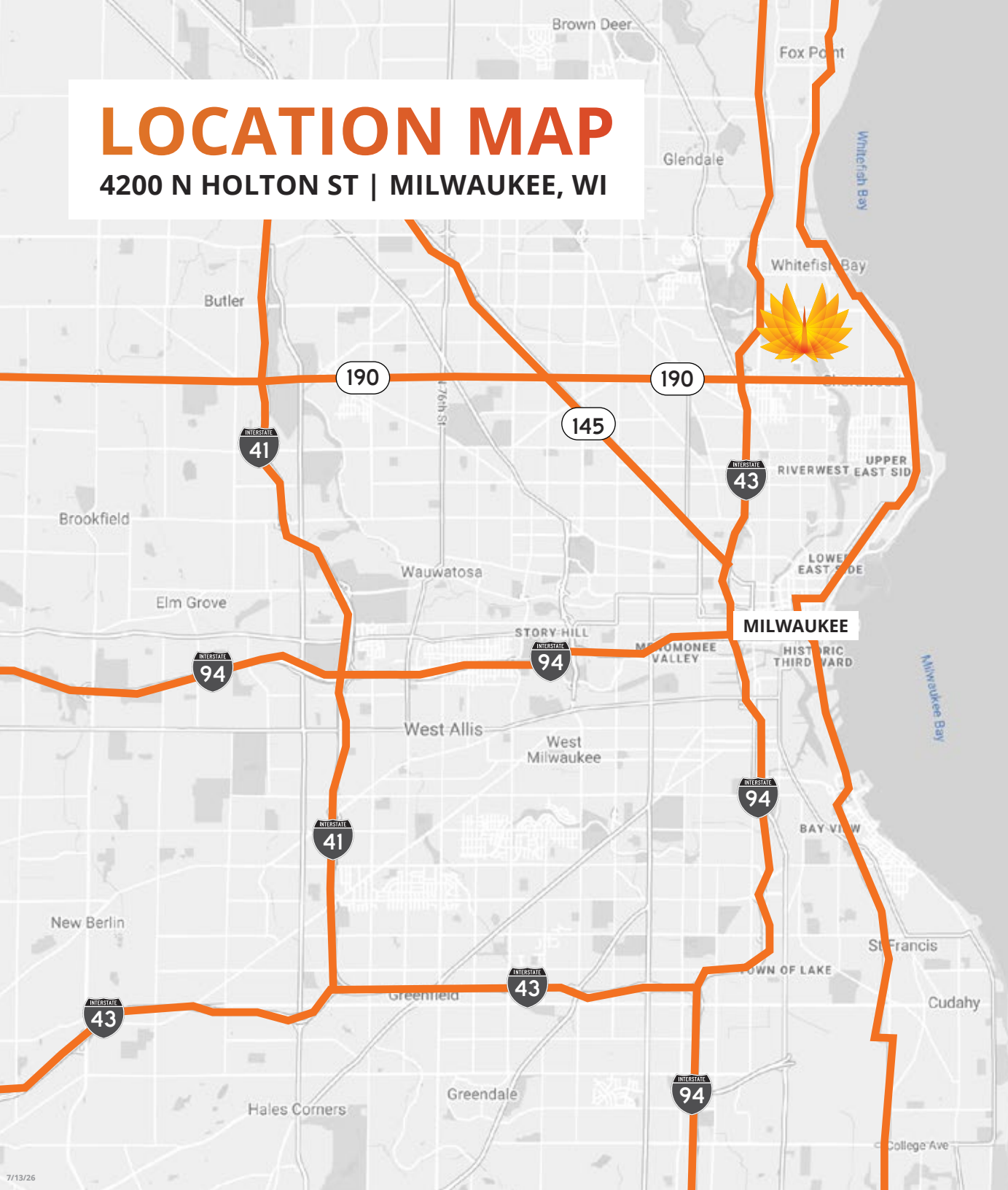


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DRIVE-IN OH DOORS	DOCKS	SQUARE FEET
1	WAREHOUSE	+/- 15'	40' x 20'	2	N/A	14,480 SF
2	WAREHOUSE	+/- 15'	40' x 20'	0	6	53,376 SF
3	FLEX/OFFICE	+/- 15'	N/A	N/A	N/A	15,339 SF
TOTAL						83,195 SF



LOCATION MAP

4200 N HOLTON ST | MILWAUKEE, WI



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