



FOR LEASE

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4

176,394 SF

WEST MILWAUKEE, WI

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



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**EXTENSIVE CRANE
INFRASTRUCTURE:
(2) 1-TON TO 2-TON,
(4) 5-TON**



**CLEAR HEIGHTS UP
TO 47' 10"**



**30,000+ SF OFFICE
SPACE AVAILABLE**



RENOVATED IN 2025



PROPERTY DETAILS

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | WEST MILWAUKEE, WI

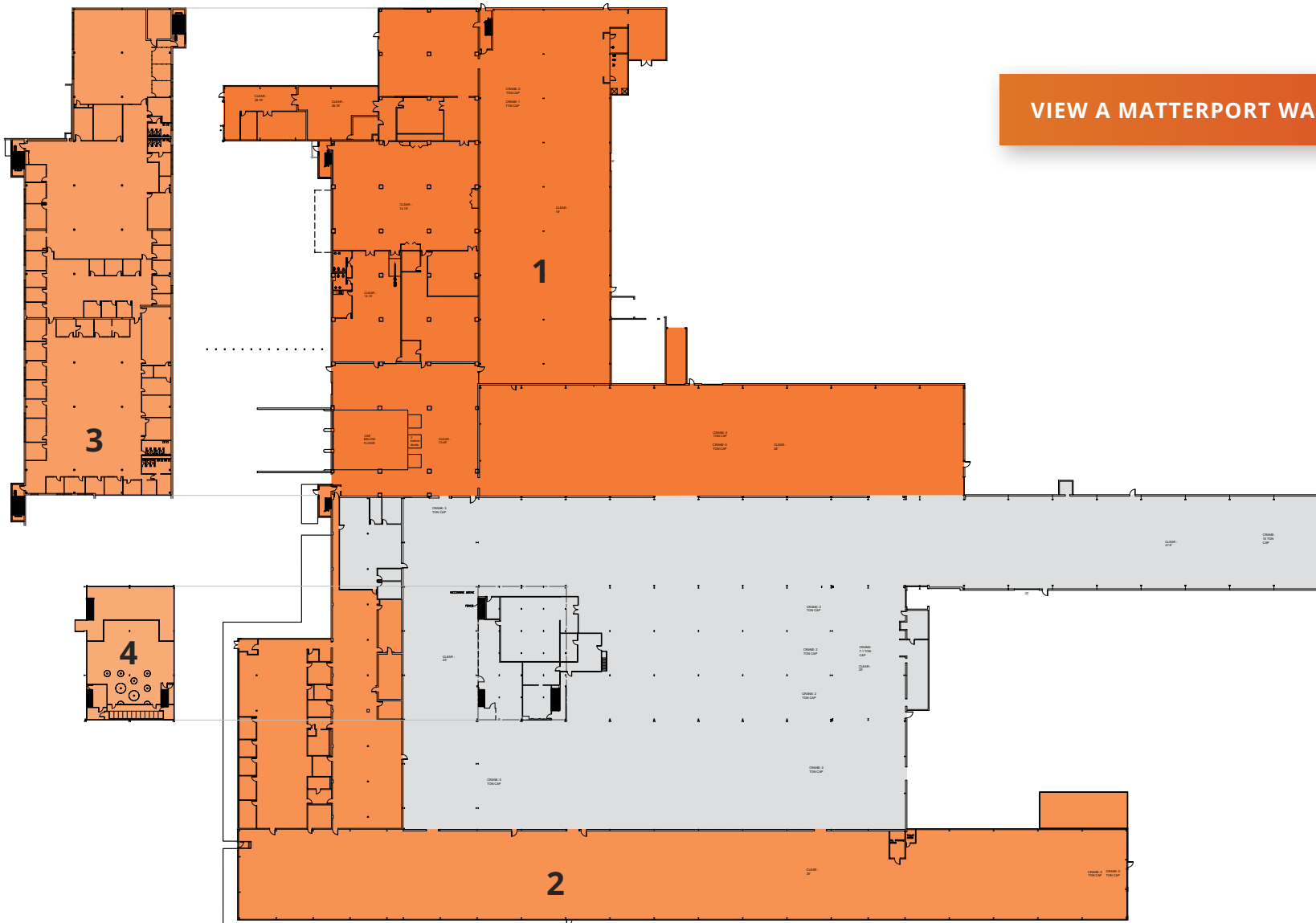
AVAILABLE SPACE	176,394 SF
MINIMUM DIVISIBLE	100,000 SF
WAREHOUSE SPACE	239,080 SF
OFFICE SPACE	36,541 SF
DOCK DOORS	3
GRADE-LEVEL DRIVE-IN DOORS	9
CLEAR HEIGHT	13' 7" - 47' 10"
WALLS	Metal Paneling & Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1920 - 1973
CRANES	14
FIRE SUPPRESSION	Wet
LIGHTING	Mix of LED & Fluorescent
POWER	480V 3 Phase
PARKING	Ample Trailer & Car Parking Available
ZONING	M-2 - General Manufacturing District
PARCEL ID	436-1117-013



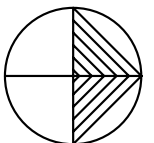
FLOOR PLAN

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | WEST MILWAUKEE, WI

NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	CRANES	DOCKS	SQUARE FEET
1	WAREHOUSE	14' 3" - 28' 9"	(2) 1-TON, 2-TON; (2) 5-TON	3	83,847 SF
2	WAREHOUSE	25'	(2) 5-TON	0	55,072 SF
3	SECOND FLOOR OFFICE	DROP CEILING	N/A	N/A	31,079 SF
4	SECOND FLOOR OFFICE	N/A	N/A	N/A	5,462 SF
TOTAL					176,394 SF

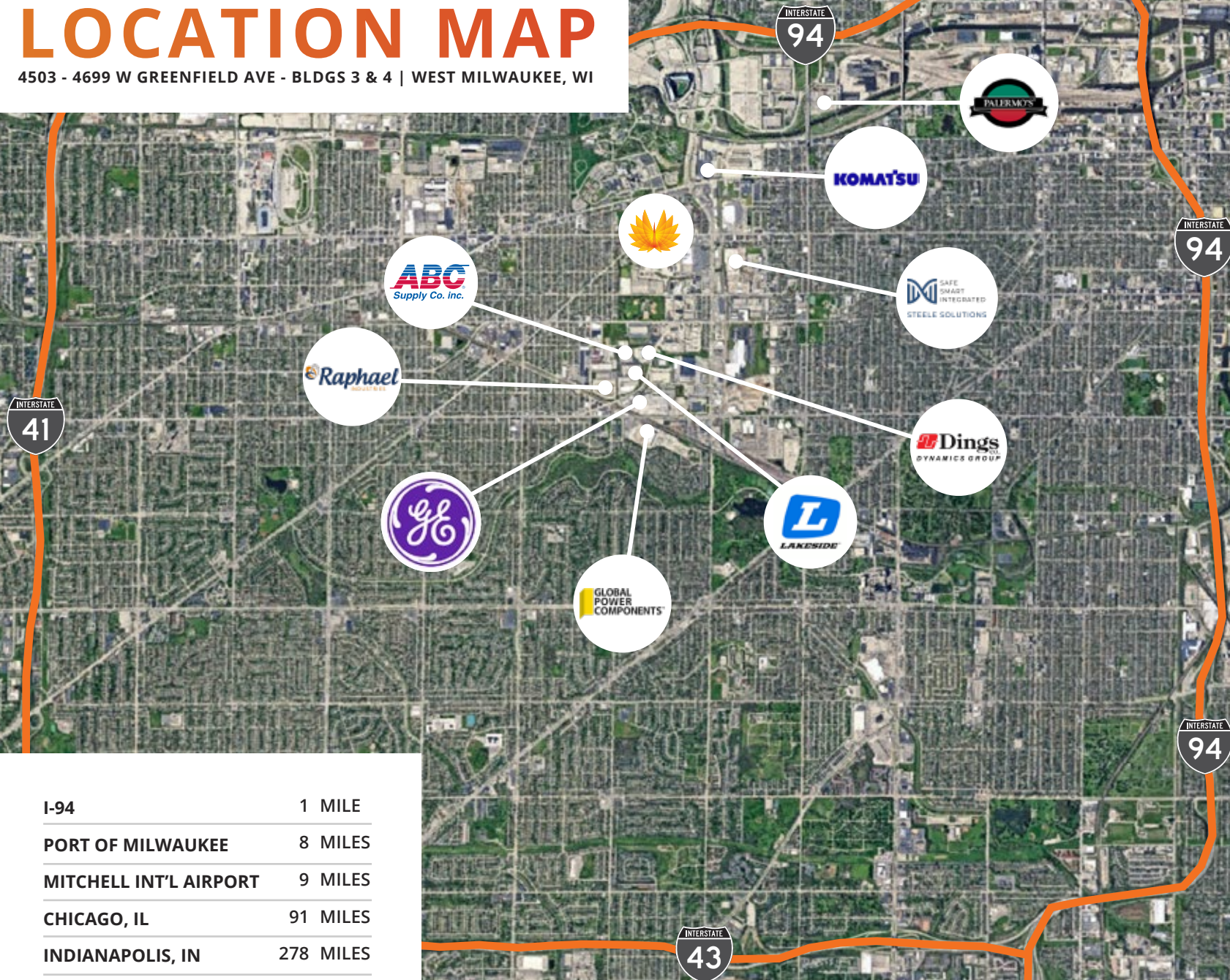


[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | WEST MILWAUKEE, WI



I-94	1 MILE
PORT OF MILWAUKEE	8 MILES
MITCHELL INT'L AIRPORT	9 MILES
CHICAGO, IL	91 MILES
INDIANAPOLIS, IN	278 MILES
MINNEAPOLIS, MN	334 MILES