



FOR LEASE

4601 - 4801 W WOOLWORTH AVE

162,390 SF
MILWAUKEE, WI

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**EASY ACCESS TO I-43
& HIGHWAY 145**



**ADJACENT FENCED
LOT AVAILABLE FOR
SURPLUS PARKING**



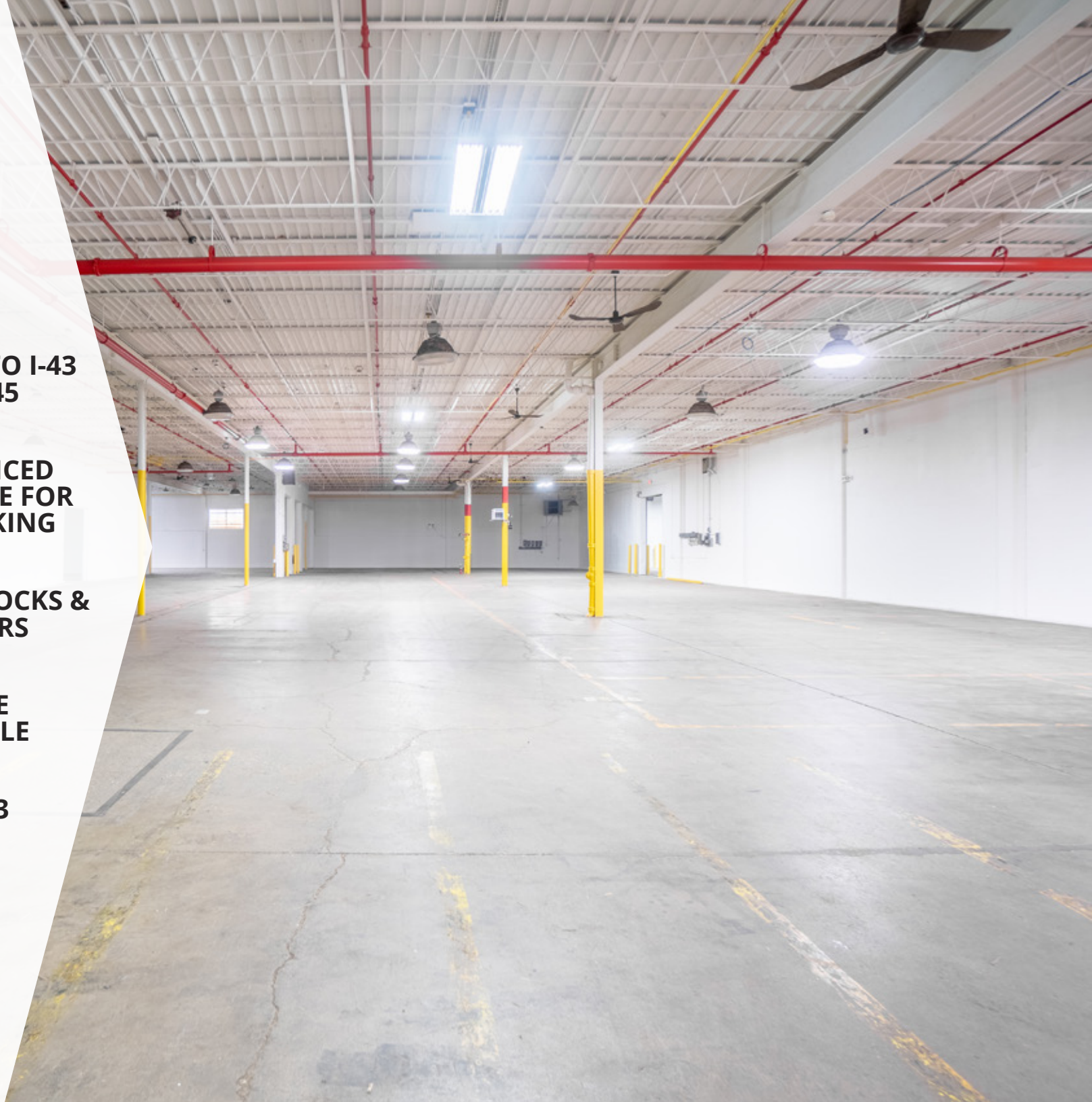
**NUMEROUS DOCKS &
DRIVE-IN DOORS**



**VARIOUS SUITE
SIZES AVAILABLE**



4 MILES TO I-43



PROPERTY DETAILS

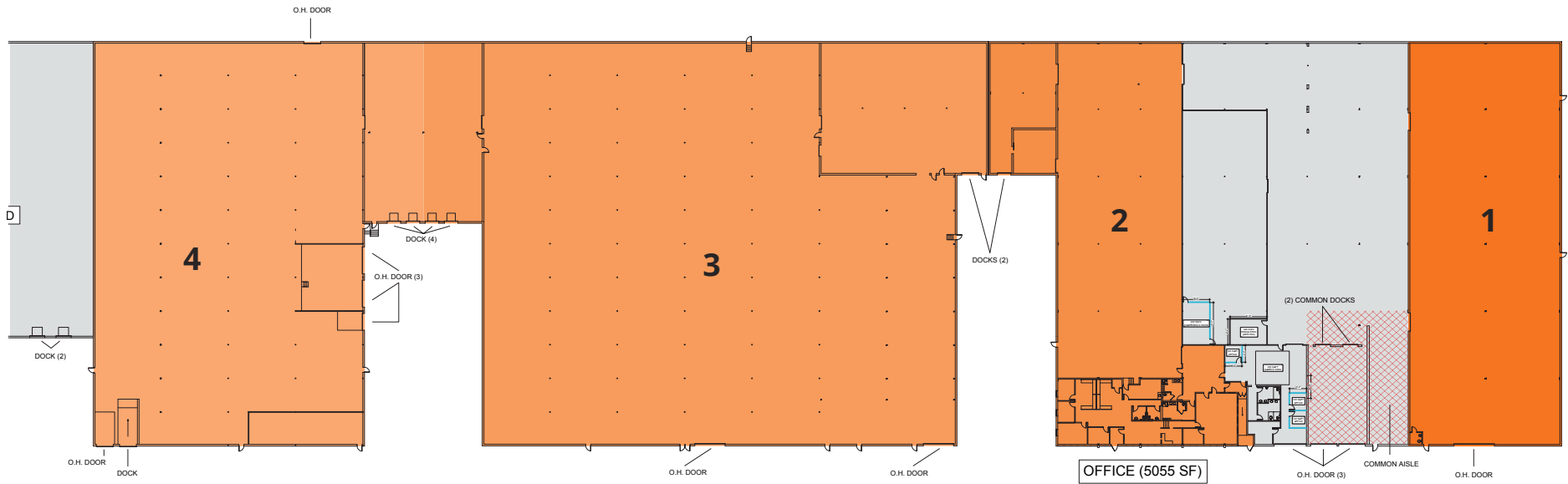
4601 - 4801 W WOOLWORTH AVE | MILWAUKEE, WI

AVAILABLE SPACE	21,767 SF Available Immediately 140,623 SF Available 9/1/2026
DOCK DOORS	9
DRIVE-IN DOORS	8
CLEAR HEIGHT	17' - 19'
ROOF	Sealed Membrane
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1957
YEAR RENOVATED	2017
FIRE SUPPRESSION	100% Wet
LIGHTING	T5
POWER	Heavy Power Throughout
PARKING	10+ Surface Spaces
LAND AREA	6.06 Acres
ZONING	IL1: Industrial Light District
PARCEL ID	157-9968-211 157-9968-111



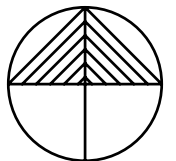
FLOOR PLAN

4601 - 4801 W WOOLWORTH AVE | MILWAUKEE, WI



NUMBER	AVAILABILITY	DOCKS	DRIVE-INS	SQUARE FEET
1	IMMEDIATELY	2	1	21,767 SF
2	9/1/2026	1	N/A	25,239 SF
3	9/1/2026	3	2	72,992 SF
4	9/1/2026	3	5	42,392 SF
TOTAL				162,390 SF

[VIEW A MATTERPORT WALK-THROUGH \(SPACE 1\)](#)



LOCATION MAP

4601 - 4801 W WOOLWORTH AVE | MILWAUKEE, WI

MILWAUKEE, WI	11 MILES
CHICAGO, IL	101 MILES
MITCHELL INT'L AIRPORT	19 MILES
O'HARE AIRPORT	88 MILES

