



FOR LEASE
4701 W GREENFIELD AVE

644,734 SF
WEST MILWAUKEE, WI

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



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**EXPANSIVE CRANE
BAYS IDEAL FOR
MANUFACTURING
& DISTRIBUTION**



**LARGE CONTIGUOUS
SPACE AVAILABLE**



**IDEALLY LOCATED
WITHIN 1 MILE OF I-94**



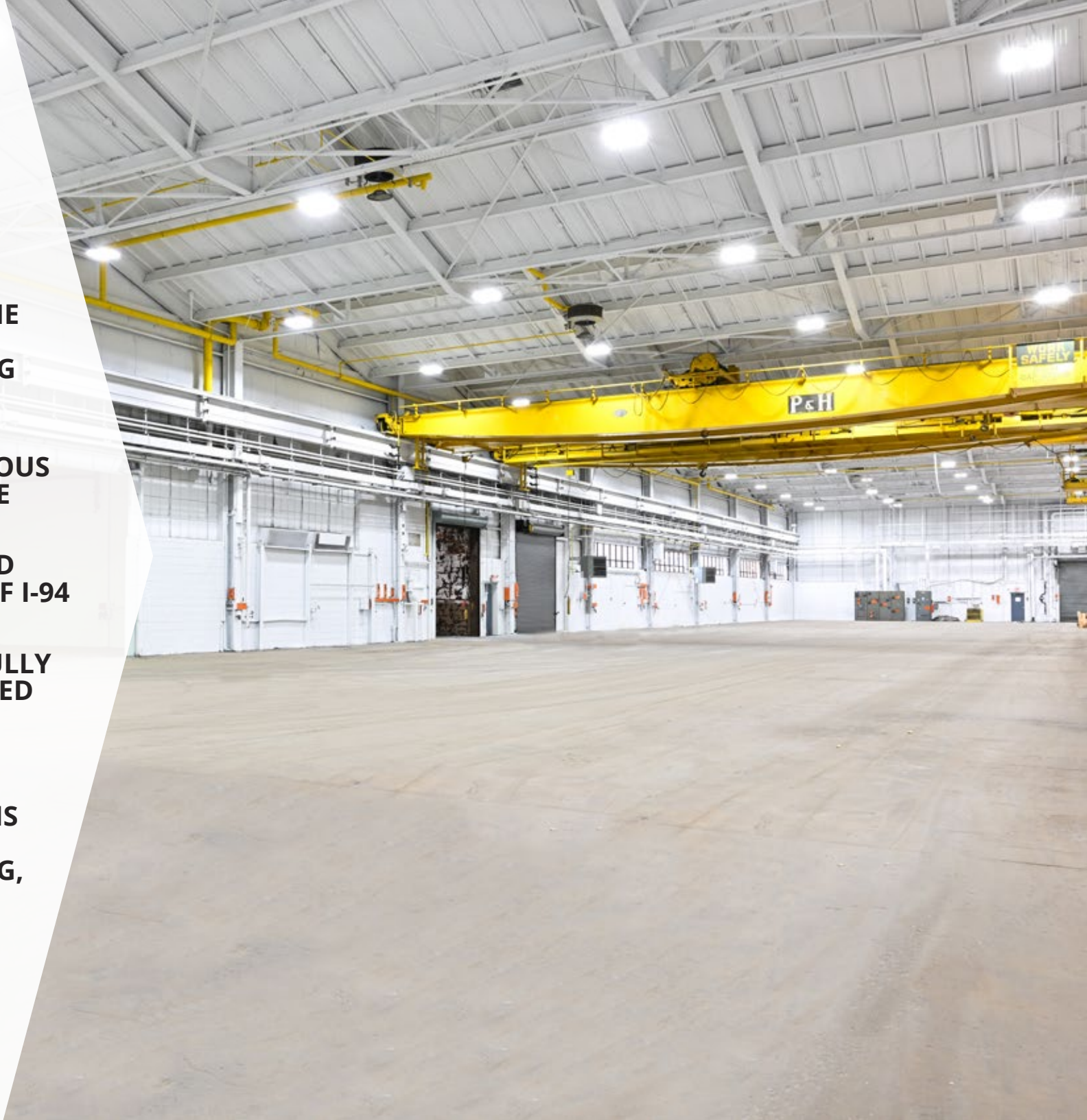
**ENTIRE SITE IS FULLY
FENCED & SECURED**



**FLEXIBLE
FLOOR PLAN
CONFIGURATIONS
SUITABLE FOR
MANUFACTURING,
STORAGE, OR
DISTRIBUTION**



**33 CRANES
AVAILABLE FOR
IMMEDIATE USE**



PROPERTY DETAILS

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI

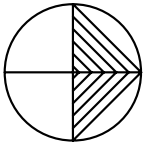
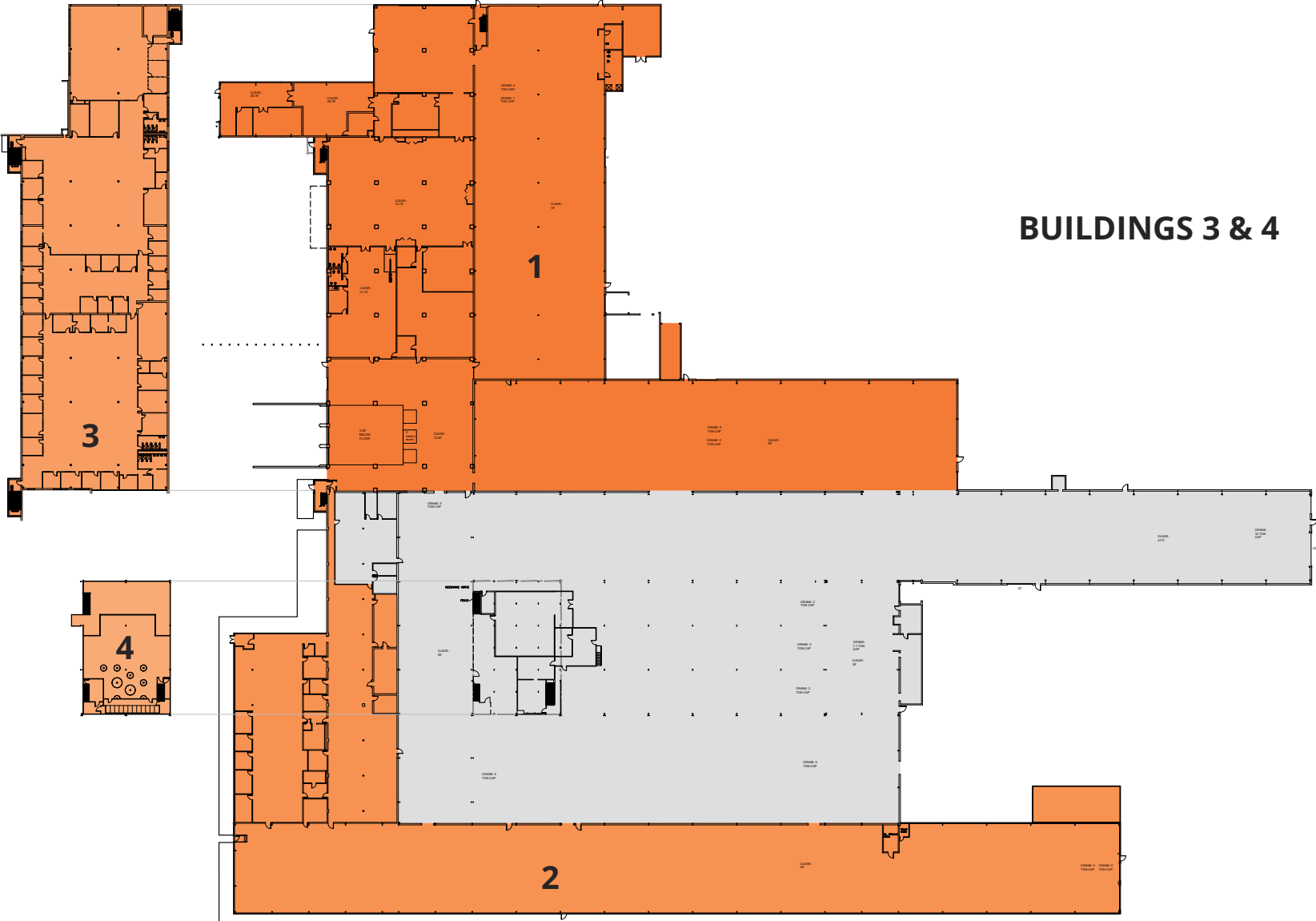
AVAILABLE SPACE	644,734 SF
MINIMUM DIVISIBLE	14,143 SF
DOCK DOORS	13
GRADE-LEVEL DRIVE-IN DOORS	21
CLEAR HEIGHT	11' 8" - 47' 10"
ROOF	Rubber Membrane, Metal
WALLS	Concrete Block, Brick, Steel
FLOORS	Reinforced Concrete, Wood Block
YEAR BUILT	1920 - 1973
CRANES	41
FIRE SUPPRESSION	Wet & Dry System - 80% Covered
LIGHTING	Mix of LED & Fluorescent
POWER	Customer-Owned Primary Substation 26.4kV Delta Primary Service; Substation Feeder of 5 MVA
PARKING	Ample Trailer & Car Parking Available
LAND AREA	56.02 Acres
ZONING	Varies: M-2, B-2, B-3, RD-1
PARCEL ID	436-1117-013
OPEX ESTIMATE	\$0.62/SF



FLOOR PLAN

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI

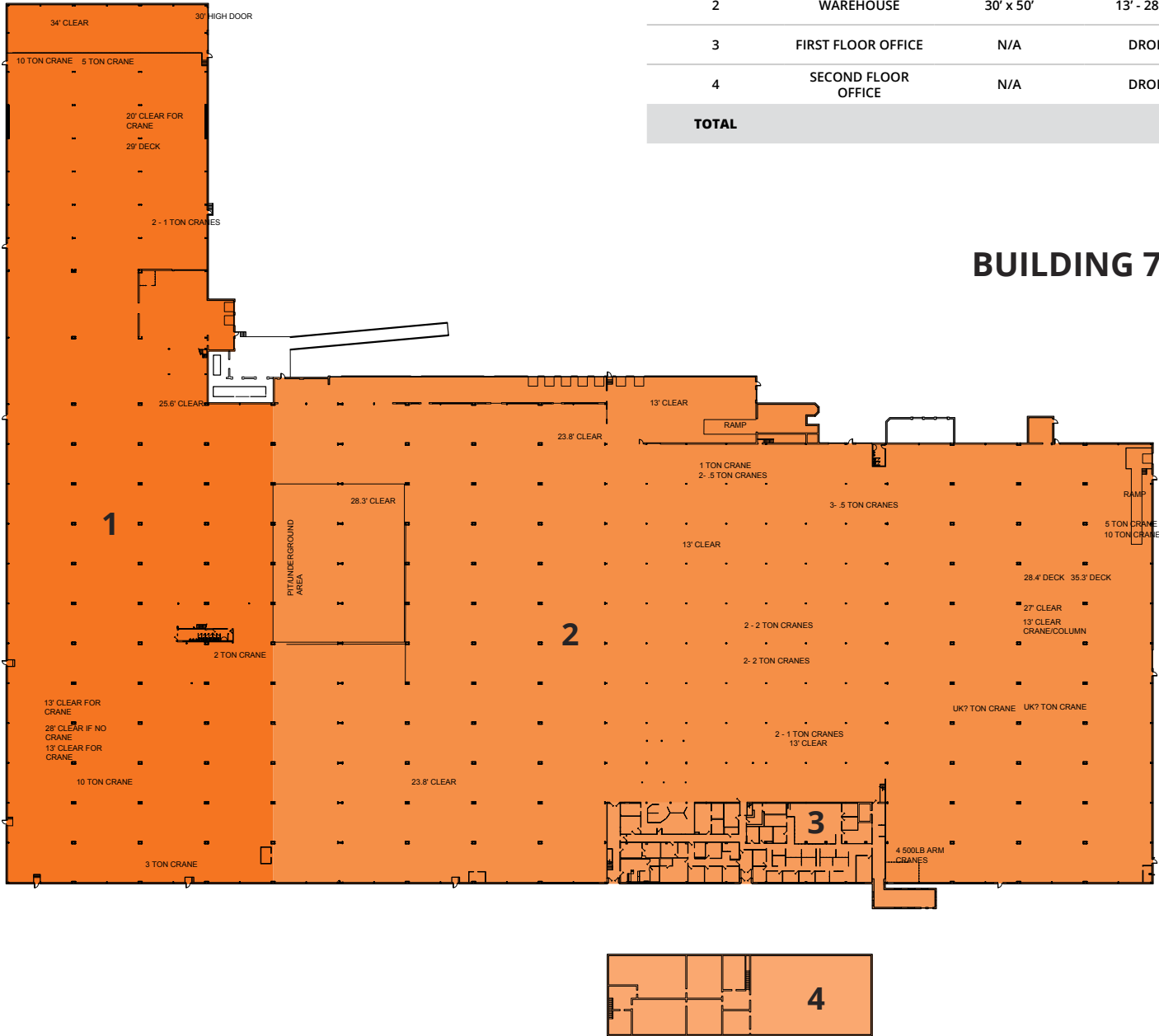
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	CRANES	DOCKS	SQUARE FEET
1	WAREHOUSE	14' 3" - 28' 9"	(2) 1-TON, 2-TON; (2) 5-TON	3	83,847 SF
2	WAREHOUSE	25'	(2) 5-TON	0	55,072 SF
3	SECOND FLOOR OFFICE	DROP CEILING	N/A	N/A	31,079 SF
4	SECOND FLOOR OFFICE	N/A	N/A	N/A	5,462 SF
TOTAL					176,394 SF



FLOOR PLAN

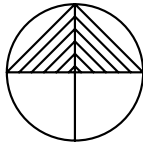
4701 W GREENFIELD AVE | WEST MILWAUKEE, WI

NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	CRANES	SQUARE FEET
1	WAREHOUSE	30' x 50' 30' x 30'	13' - 34'	2	7	119,288 SF
2	WAREHOUSE	30' x 50'	13' - 28' 5"	8	16	226,851 SF
3	FIRST FLOOR OFFICE	N/A	DROP	0	N/A	13,669 SF
4	SECOND FLOOR OFFICE	N/A	DROP	0	N/A	12,262 SF
TOTAL						372,070 SF



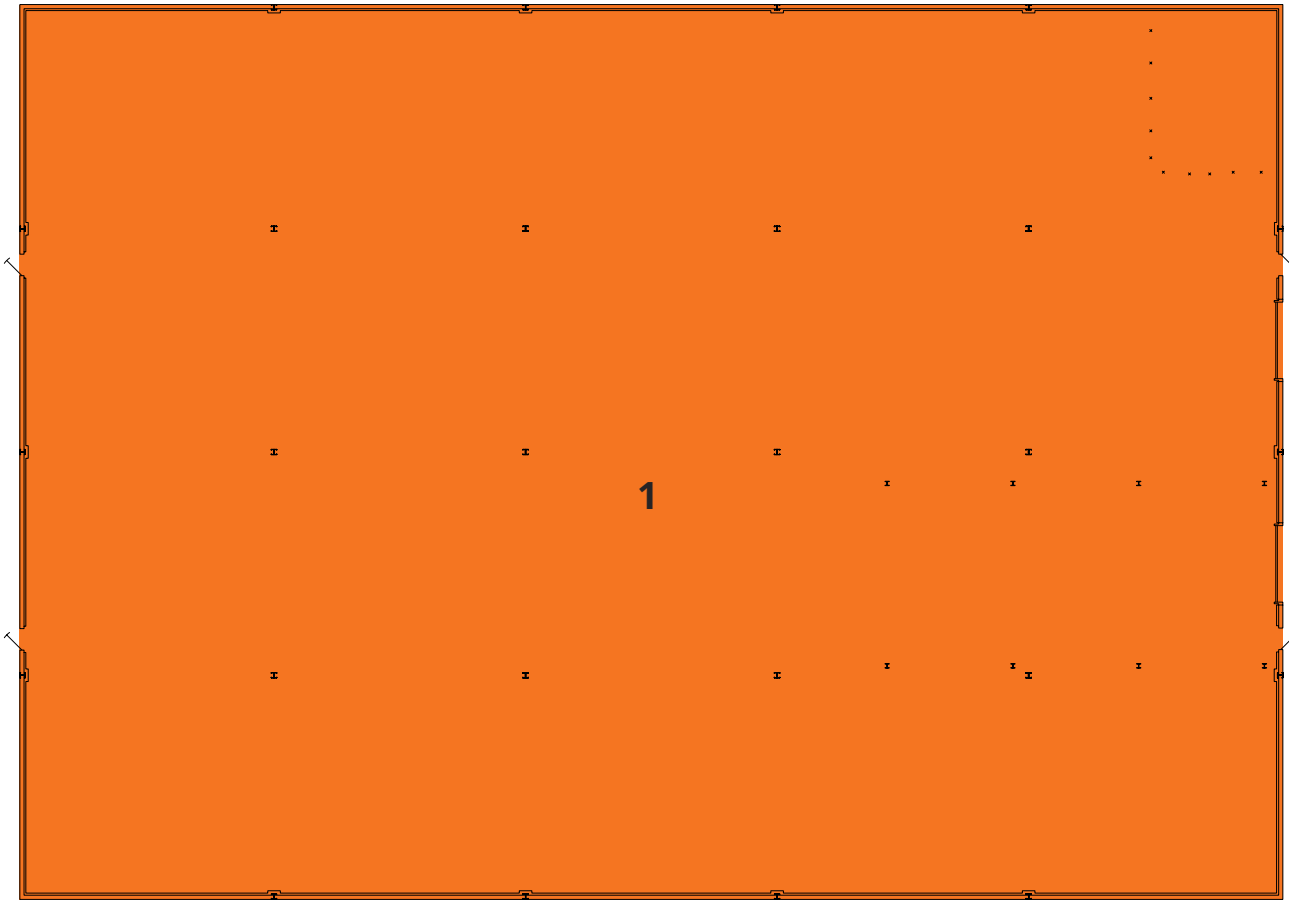
BUILDING 7

2ND FLOOR
OFFICE



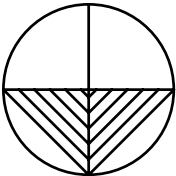
FLOOR PLAN

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI



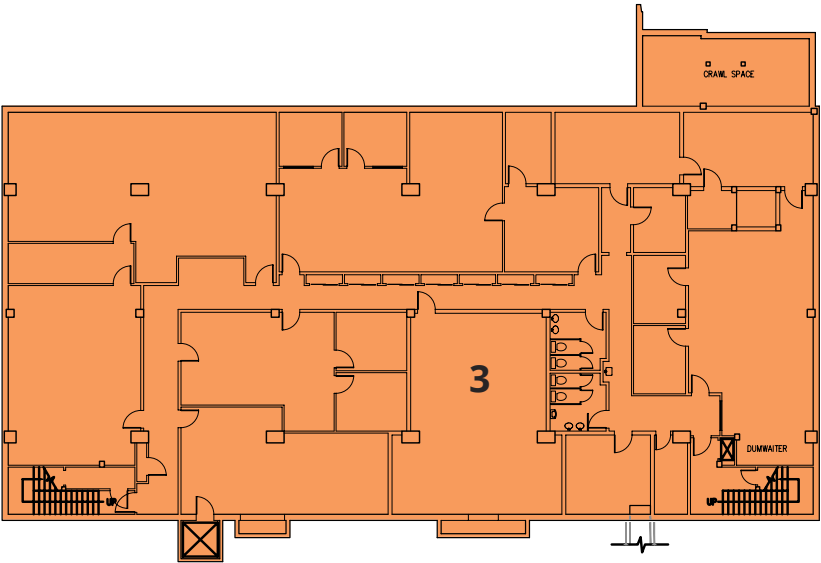
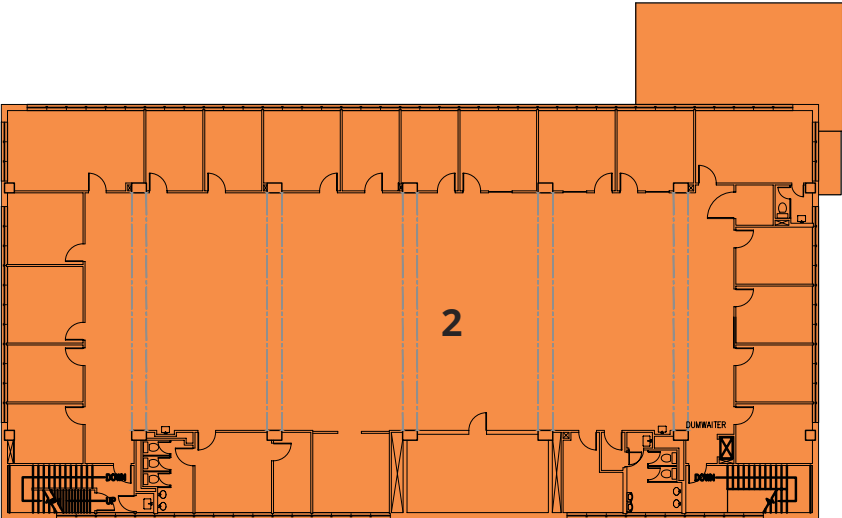
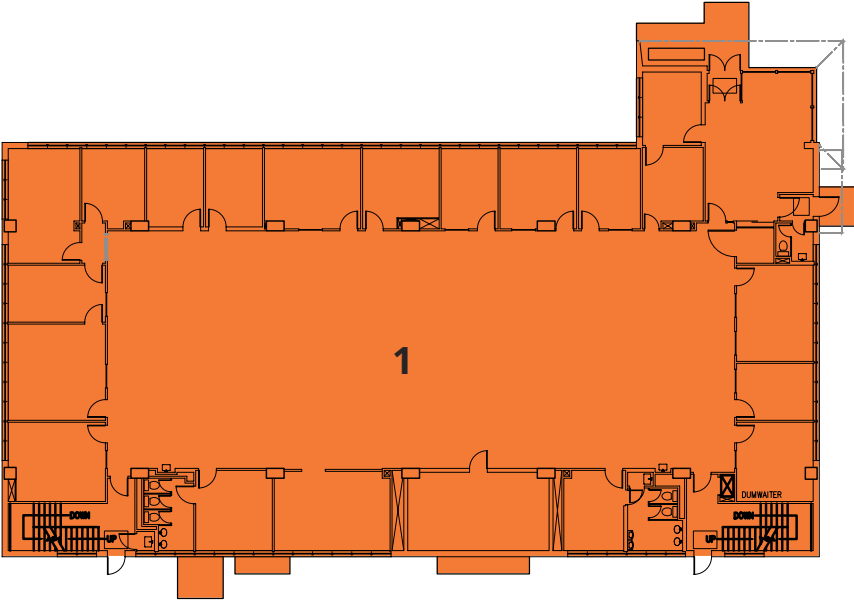
BUILDING H

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING H	28,582 SF
TOTAL		28,582 SF



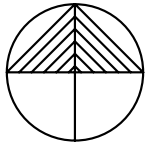
FLOOR PLAN

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI



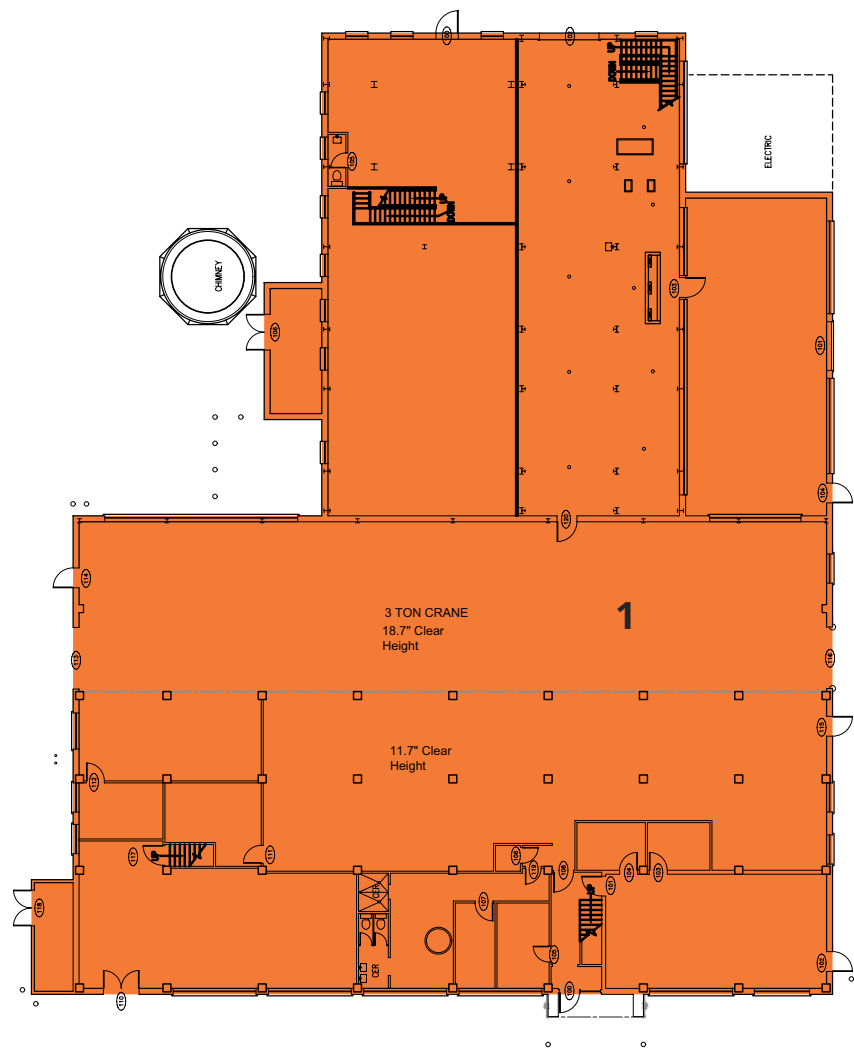
BUILDING G

NUMBER	SPACE DESIGNATION	RESTROOMS	SQUARE FEET
1	FIRST FLOOR OFFICE	3	10,140 SF
2	SECOND FLOOR OFFICE	3	9,759 SF
3	BASEMENT OFFICE	2	10,275 SF
TOTAL		8	30,174 SF

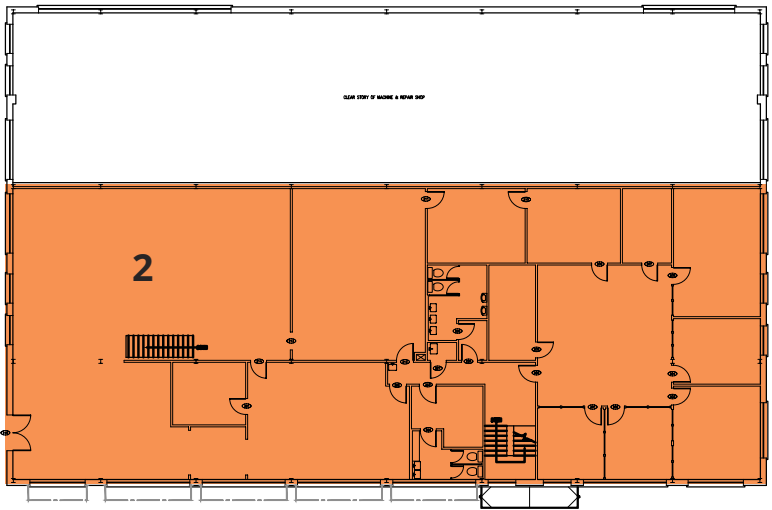


FLOOR PLAN

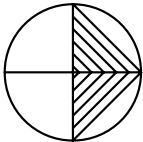
4701 W GREENFIELD AVE | WEST MILWAUKEE, WI



BUILDINGS D & F

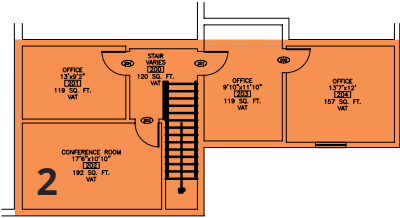


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	SQUARE FEET
1	FIRST FLOOR	11' 8" - 18' 8"	3	16,890 SF
2	SECOND FLOOR	DROP	4	6,481 SF
TOTAL				23,371 SF

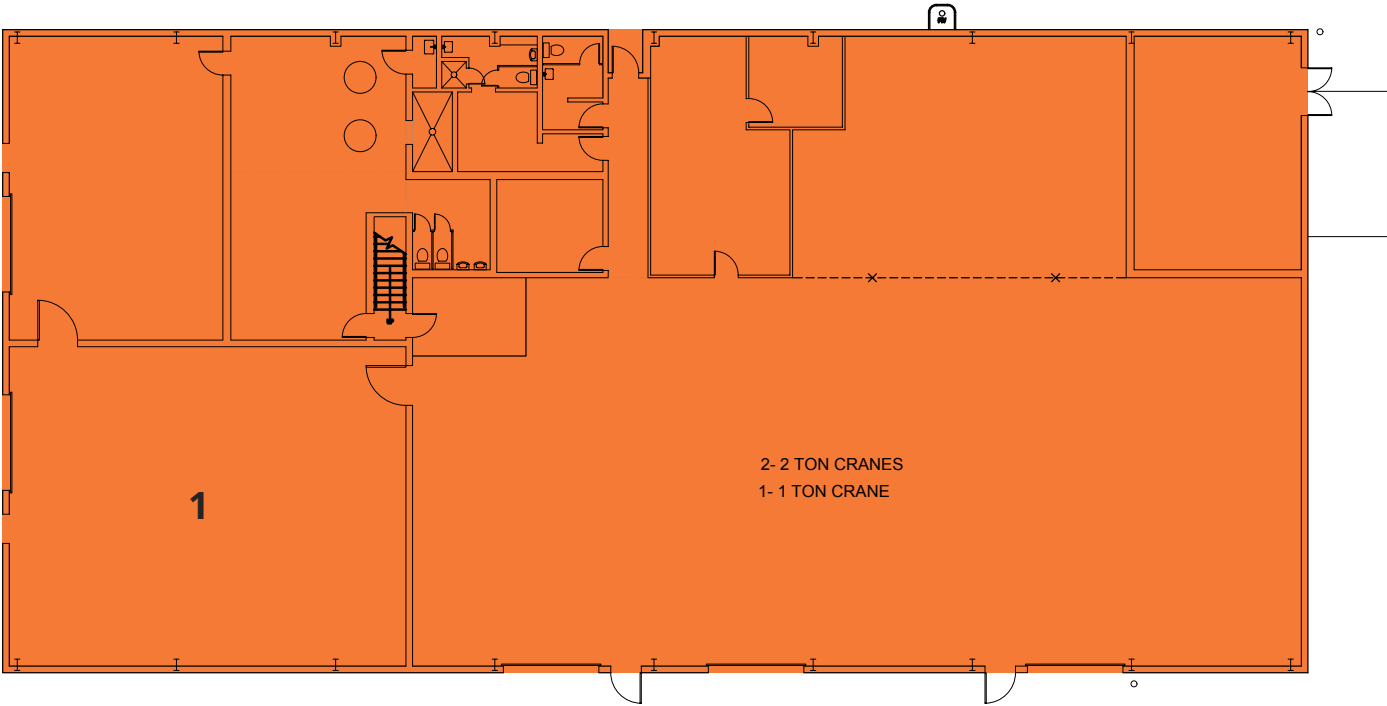


FLOOR PLAN

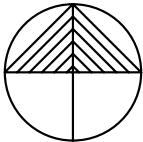
4701 W GREENFIELD AVE | WEST MILWAUKEE, WI



BUILDING J

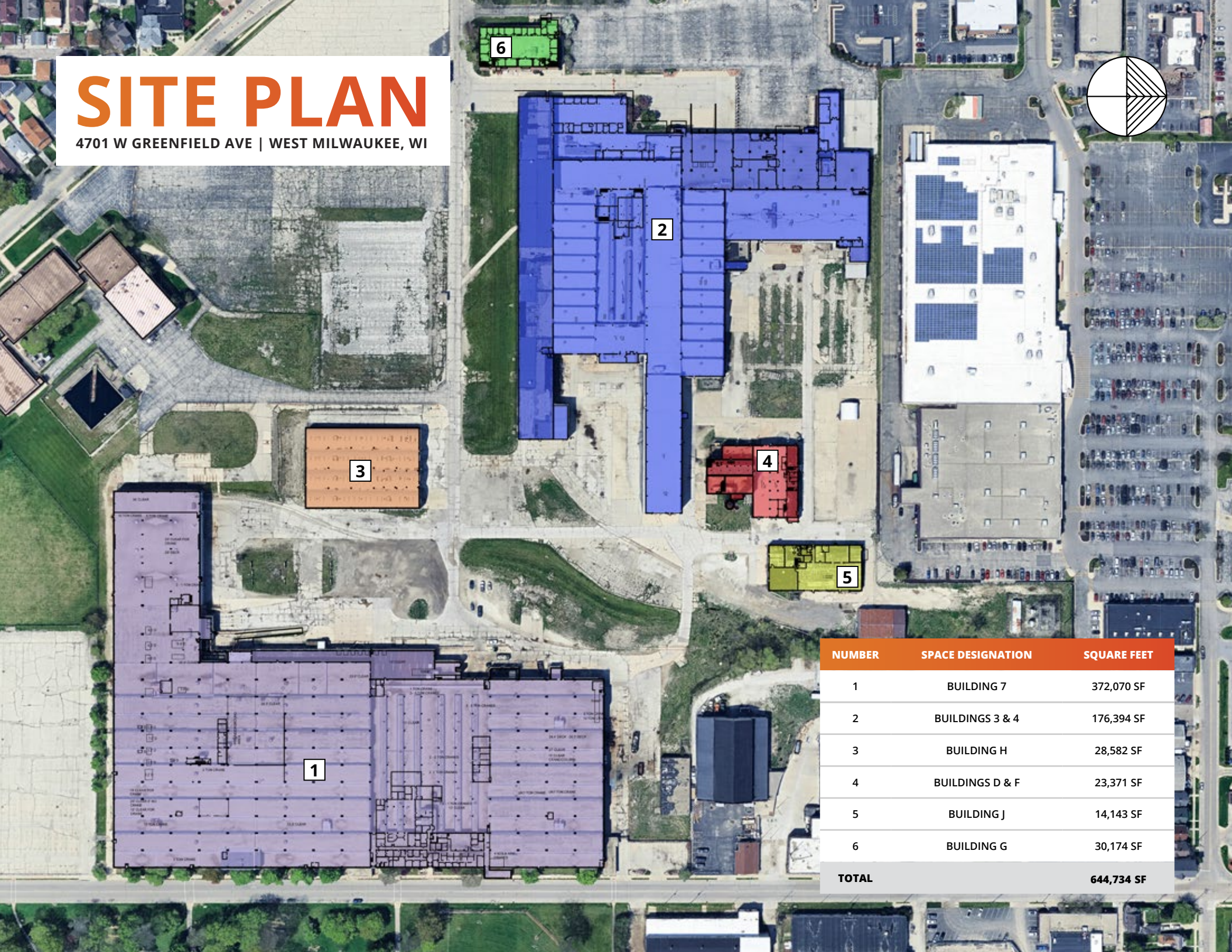


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	FIRST FLOOR	16'	13,250 SF
2	SECOND FLOOR OFFICE	DROP	893 SF
TOTAL			14,143 SF



SITE PLAN

4701 W GREENFIELD AVE | WEST MILWAUKEE, WI



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING 7	372,070 SF
2	BUILDINGS 3 & 4	176,394 SF
3	BUILDING H	28,582 SF
4	BUILDINGS D & F	23,371 SF
5	BUILDING J	14,143 SF
6	BUILDING G	30,174 SF
TOTAL		644,734 SF

LOCATION MAP

4701 W GREENFIELD AVE | 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