



FOR SALE/LEASE | **42,040 SF**
5400 N TEUTONIA AVE | **MILWAUKEE, WI**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**WHITE BOX
RENOVATION
RECENTLY COMPLETED**



**POTENTIAL RAIL
ACCESS**



**AMPLE
LOADING**



**LOCATED ON
MCTS ROUTE 12**

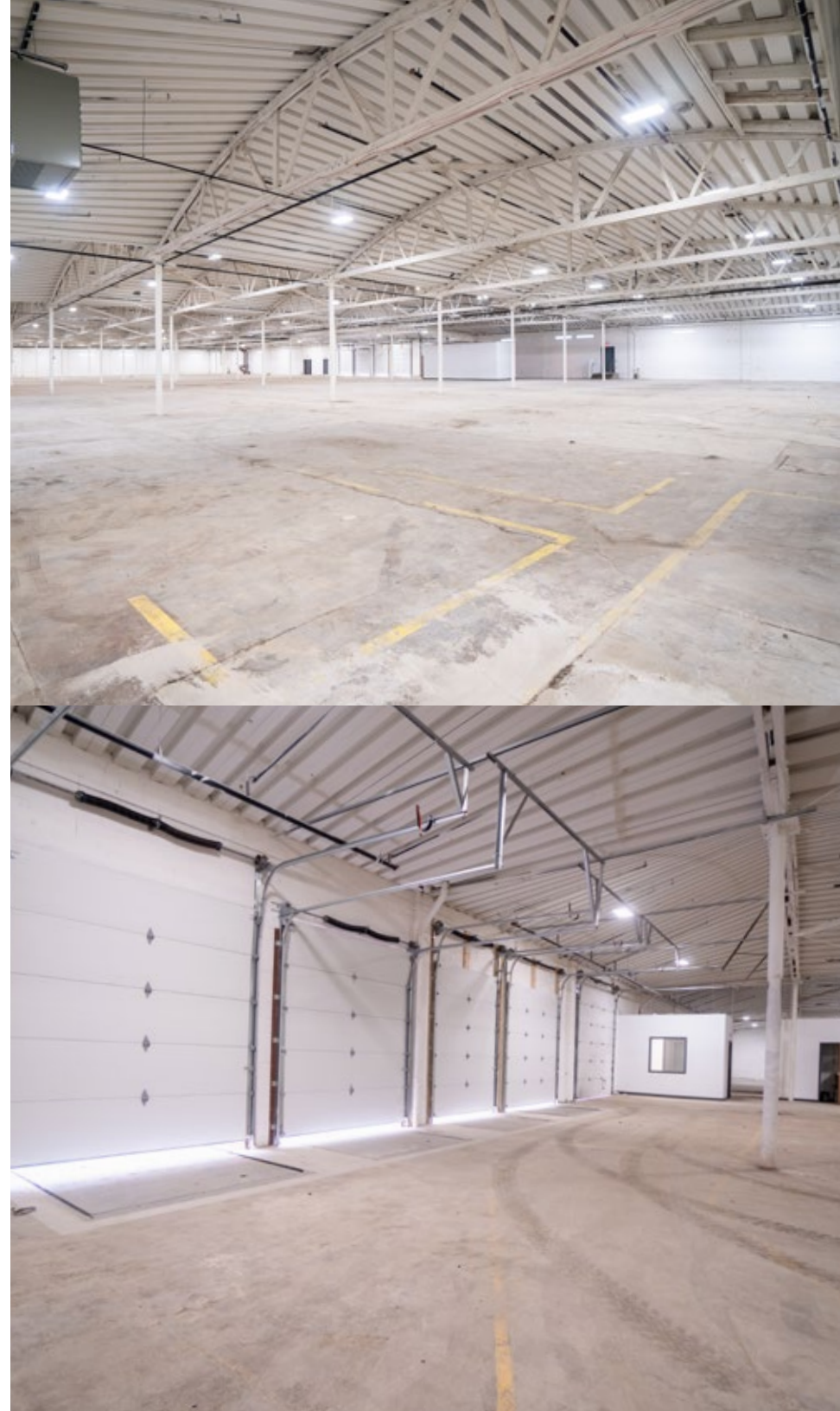


PROPERTY DETAILS

5400 N TEUTONIA AVE | MILWAUKEE, WI

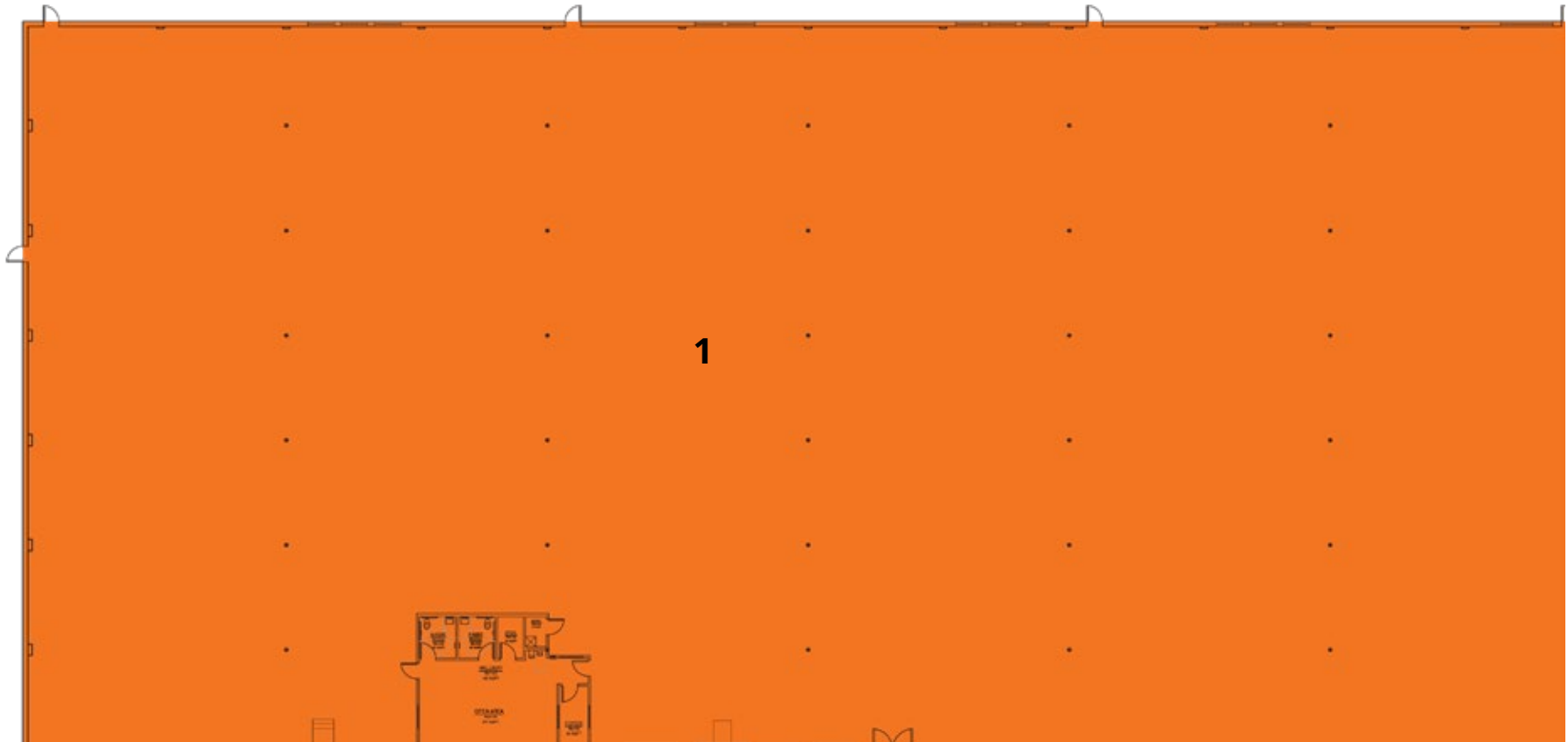
| | |
|----------------------|---|
| AVAILABLE SPACE | 42,040 SF |
| DOCK DOORS | 4 |
| DRIVE-IN DOORS | 1 |
| CLEAR HEIGHT | 14' 6" |
| COLUMN WIDTH/DEPTH | 50' x 20' |
| WALLS | Block |
| FIRE SUPPRESSION | 100% Wet |
| LIGHTING | T-8 High Efficiency |
| POWER | 480 Volt; 3 Phase |
| WATER & SEWER | Provided by the City of Milwaukee |
| PARKING | Ample |
| LAND AREA | 2.06 Acres |
| ZONING | IH: Heavy Industrial |
| RAIL | Wisconsin Southern Rail Line Located on East Side of Building |
| OPEX ESTIMATE | \$1.25/SF |

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

5400 N TEUTONIA AVE | MILWAUKEE, WI

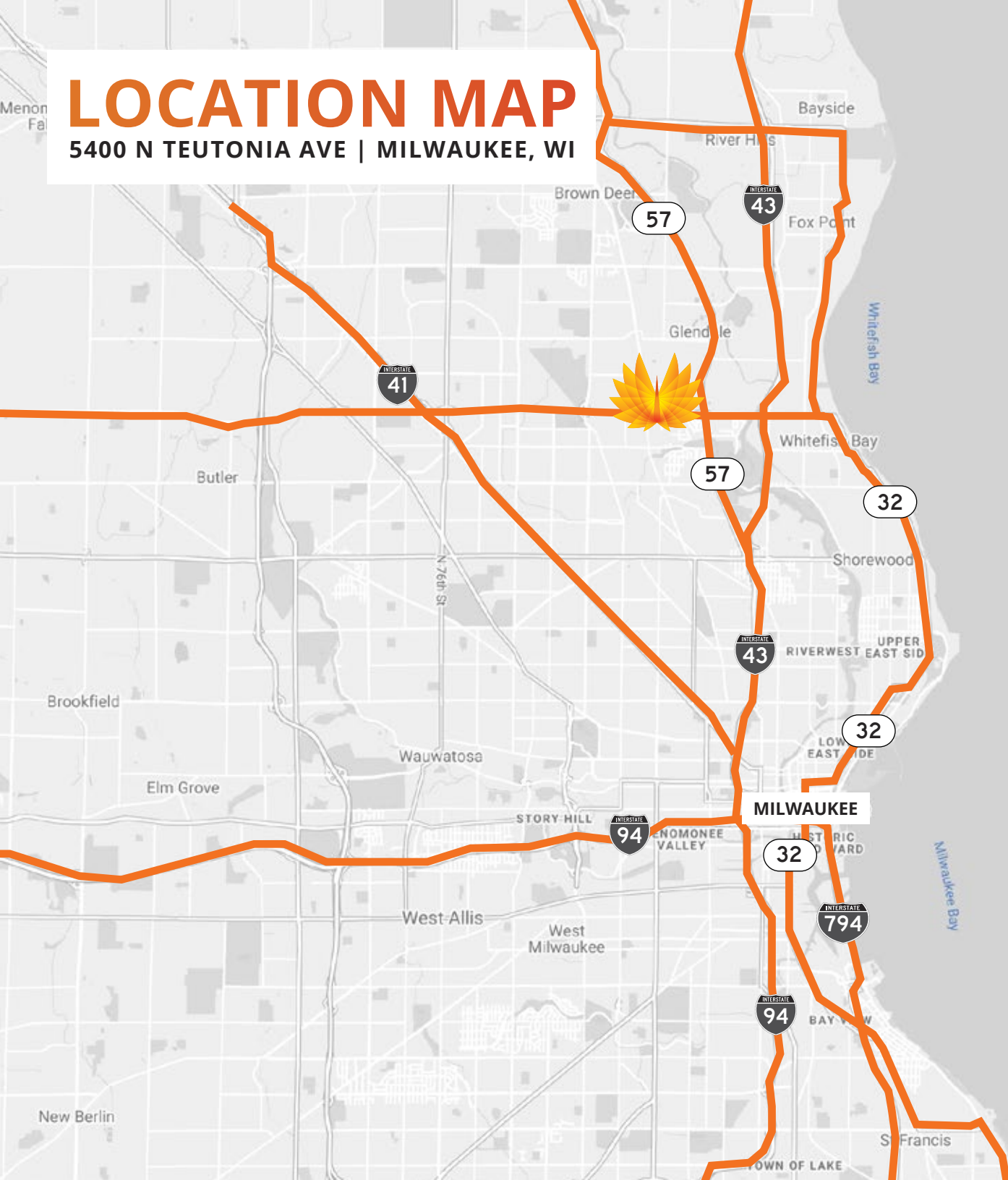


| NUMBER | SPACE DESIGNATION | COLUMN SPACING | CLEAR HEIGHT | DOCKS | OVERHEAD DOORS | SQUARE FEET |
|--------|---------------------|----------------|--------------|-------|----------------|-------------|
| 1 | AVAILABLE FOR LEASE | 20' x 50' | 14' 6" | 4 | 1 | 42,040 SF |



LOCATION MAP

5400 N TEUTONIA AVE | MILWAUKEE, WI



| | |
|------------------------|-----------|
| I-43 | 2 MILES |
| PORT OF MILWAUKEE | 10 MILES |
| MITCHELL INT'L AIRPORT | 17 MILES |
| CHICAGO | 92 MILES |
| INDIANAPOLIS | 276 MILES |
| MINNEAPOLIS | 342 MILES |