



**FOR LEASE**

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4

**176,394 SF**

WEST MILWAUKEE, WI

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**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

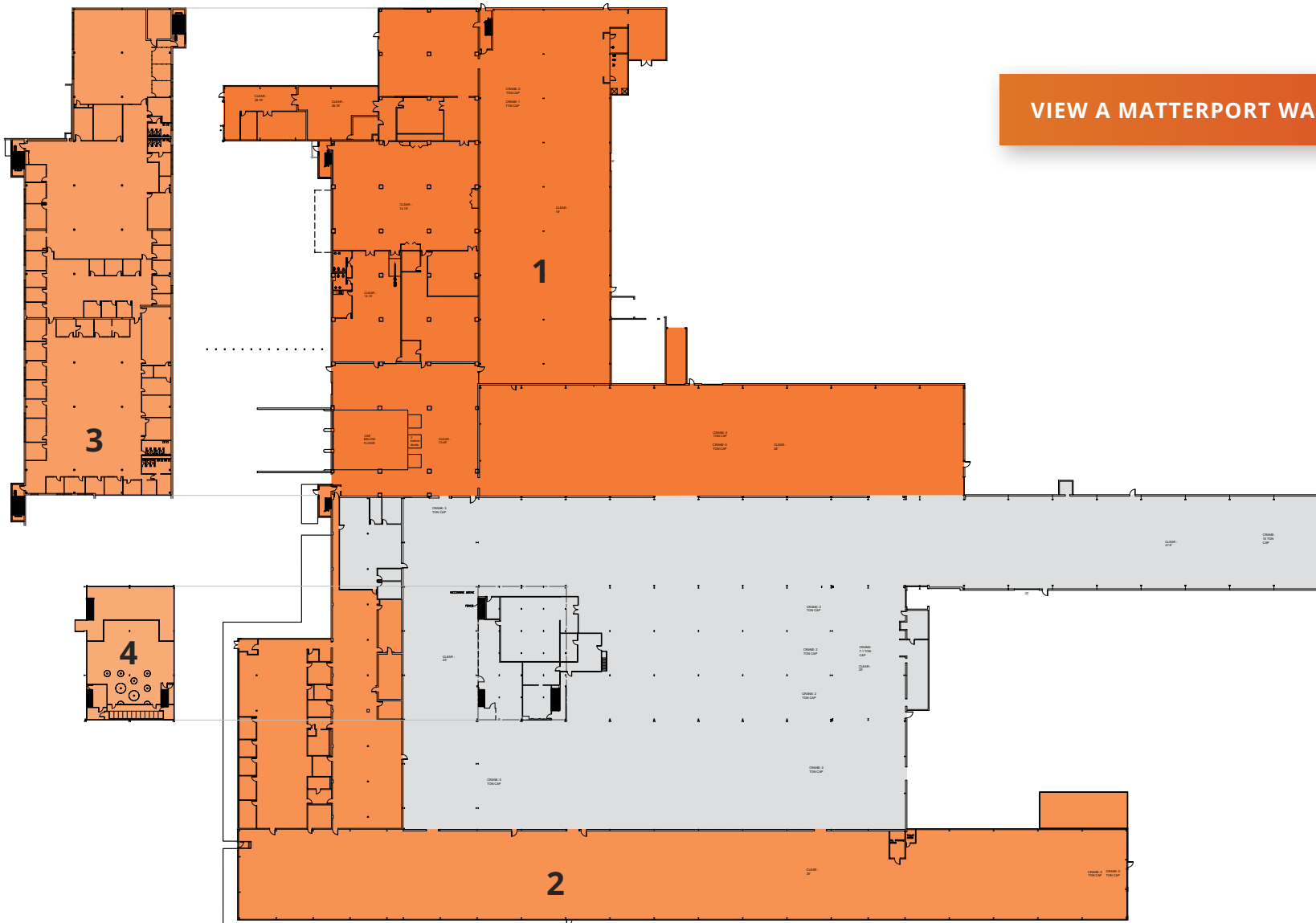
AVAILABLE SPACE	176,394 SF
MINIMUM DIVISIBLE	100,000 SF
WAREHOUSE SPACE	239,080 SF
OFFICE SPACE	36,541 SF
DOCK DOORS	3
GRADE-LEVEL DRIVE-IN DOORS	9
CLEAR HEIGHT	13' 7" - 47' 10"
WALLS	Metal Paneling & Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1920 - 1973
CRANES	14
FIRE SUPPRESSION	Wet
LIGHTING	Mix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



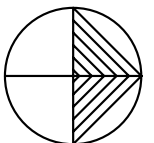
# FLOOR PLAN

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
<b>TOTAL</b>					<b>176,394 SF</b>

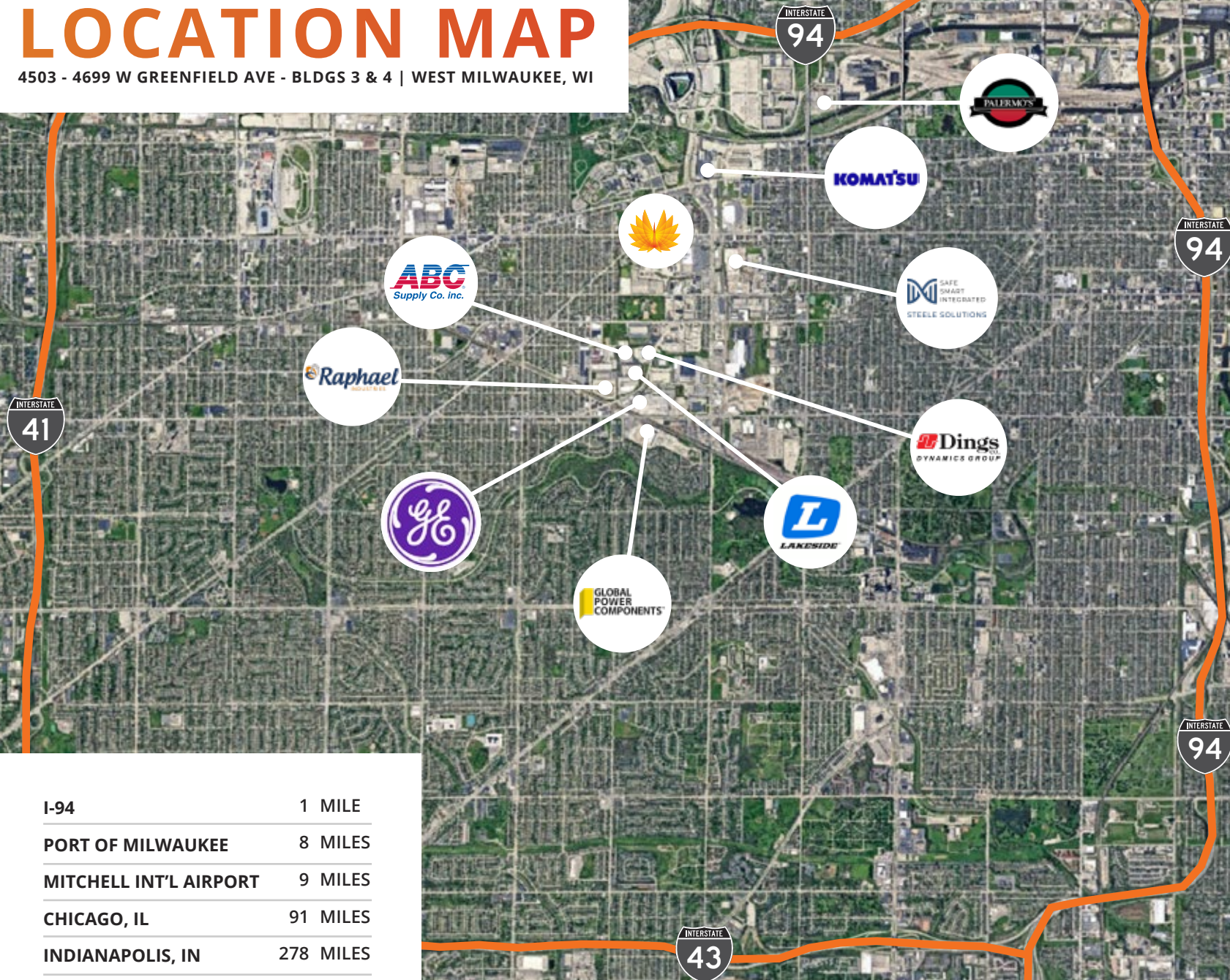


[VIEW A MATTERPORT WALK-THROUGH](#)



# 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