



FOR LEASE OR SALE
3280 S CLEMENT AVE

1,057,616 SF
MILWAUKEE, WI

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



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY DETAILS

3280 S CLEMENT AVE | MILWAUKEE, WI

AVAILABLE SPACE	1,057,616 SF (Available 4/1/2027)
DRIVE-INS	6
DOCK DOORS	40
CLEAR HEIGHT	12' - 21'
YEAR BUILT	1919 - 1926, 1951, 1962, 1982, & 1993
FIRE SUPPRESSION	Wet & Dry
POWER	1600-Amp, 3-Phase, 4-Wire, 277/480-Volt
PARKING	200 Surface Spaces
LAND AREA	43.53 Acres
RAIL ACCESS	Potential, Adjacent to Union Pacific Railway
ZONING	IH: Industrial Heavy District
PARCEL ID	539-9965-110-7

PROPERTY HIGHLIGHTS



FENCED WITH GUARD SHACK



40 DOCKS



EASY ACCESS TO I-43 & I-94

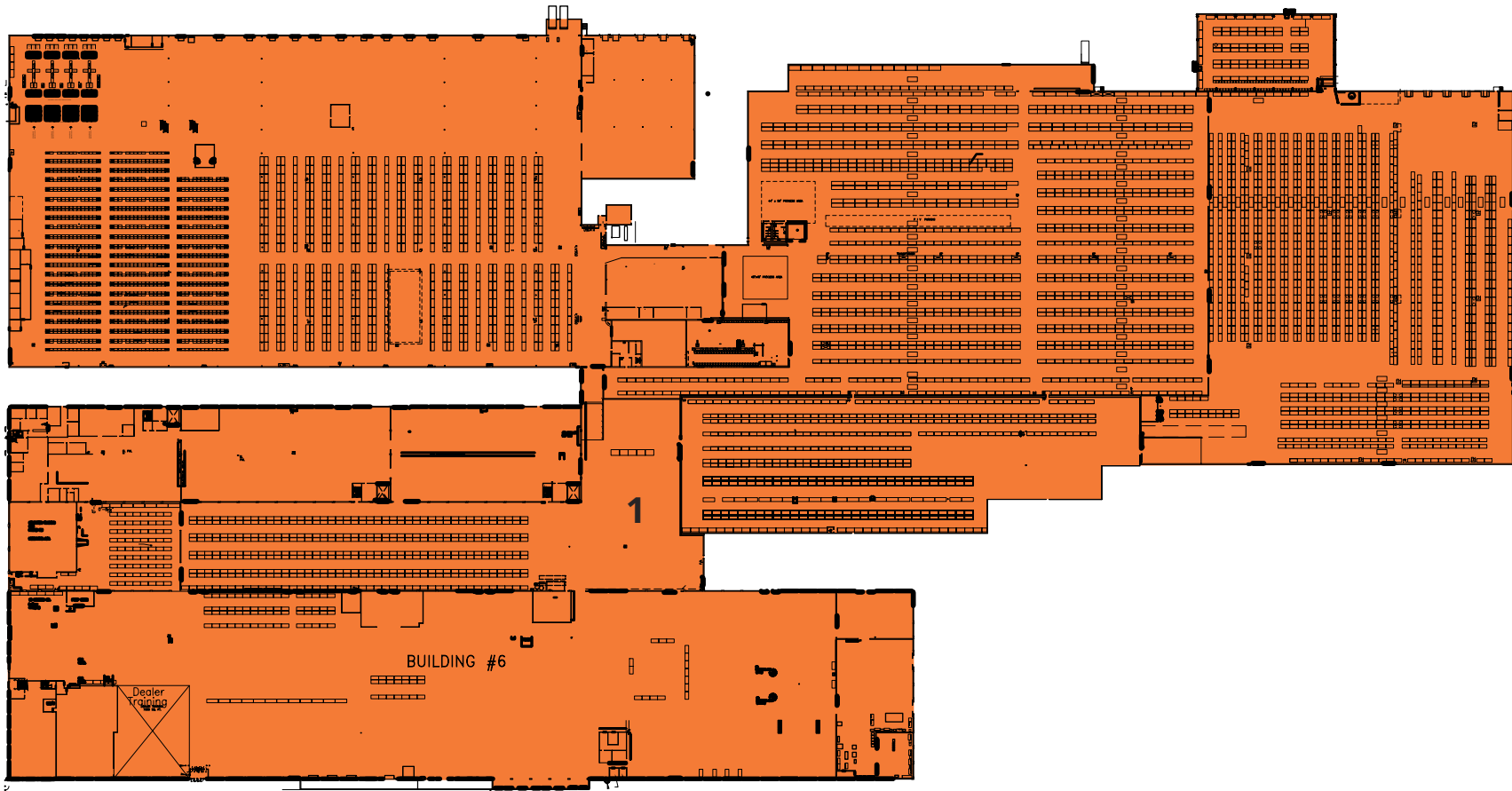


**APPROXIMATELY 5 MILES TO
MILWAUKEE INTERNATIONAL AIRPORT**

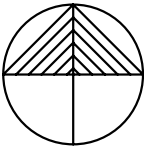


FLOOR PLAN

3280 S CLEMENT AVE | MILWAUKEE, WI

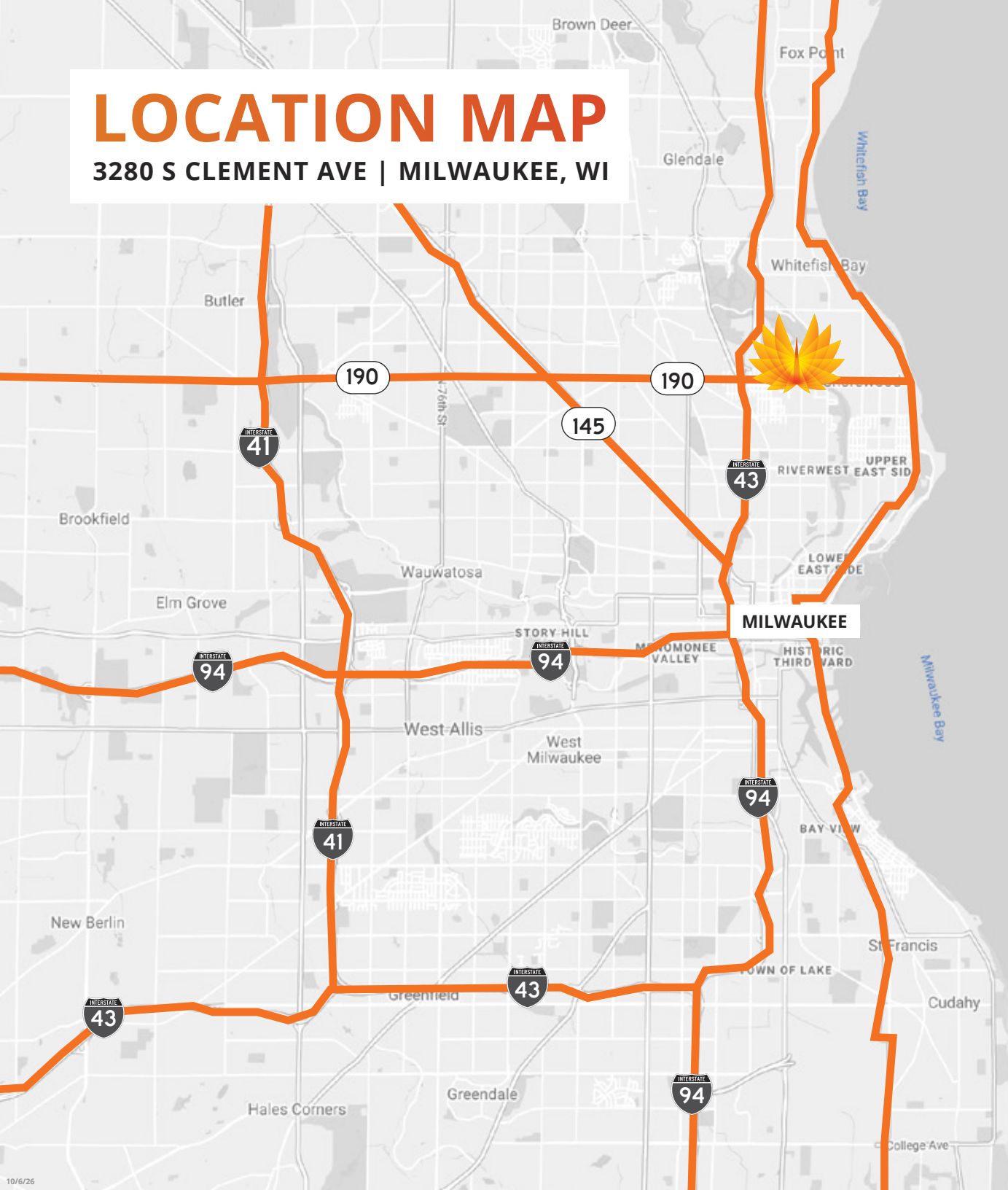


NUMBER	AVAILABILITY	SQUARE FEET
1	4/1/2027	1,057,616 SF
TOTAL		1,057,616 SF



LOCATION MAP

3280 S CLEMENT AVE | MILWAUKEE, WI



I-94	1 MILE
PORT OF MILWAUKEE	2 MILES
MITCHELL INT'L AIRPORT	4 MILES
CHICAGO, IL	88 MILES
ROCKFORD, IL	91 MILES
MINNEAPOLIS, MN	341 MILES