

**FOR LEASE**  
**213,194 SF**

**WAREHOUSE | OFFICE**

**4041 N RICHARDS ST**  
**MILWAUKEE, WI 53212**

**NORTH 1ST STREET**

**NORTH RICHARDS STREET**



**PHOENIX**  
INVESTORS

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# PROPERTY HIGHLIGHTS



**RENOVATED**

IN 2017



**FULLY FENCED**



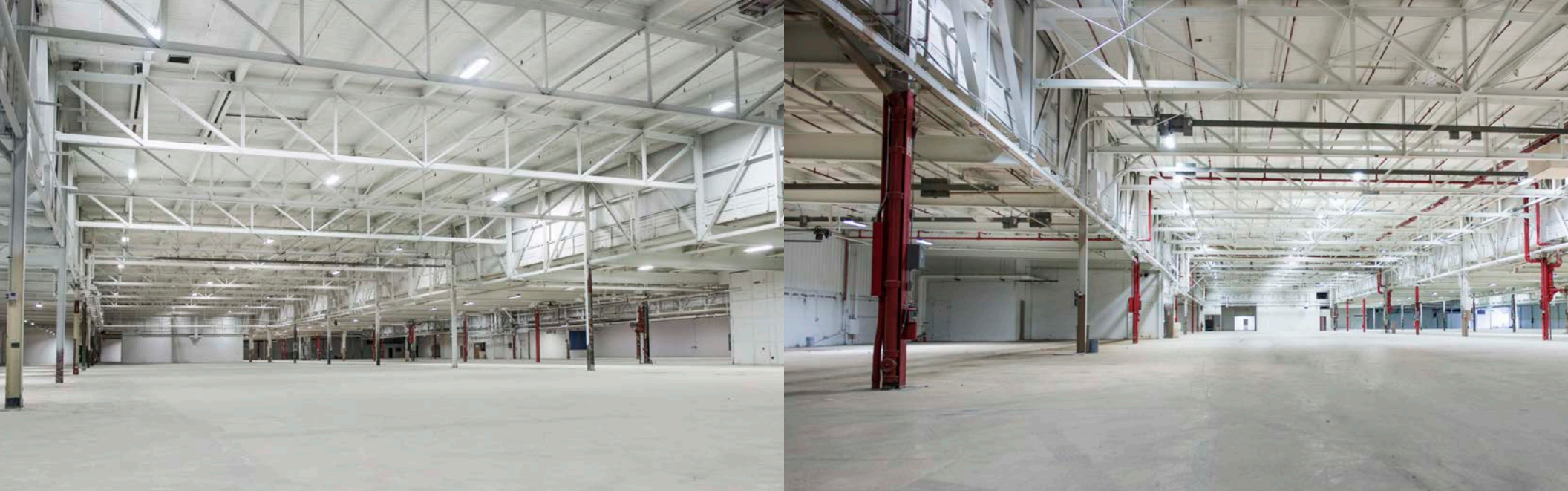
**4 NEW DOCKS**

UNDER CONSTRUCTION



**LOCATION**

ONE MILE TO I-43



# BUILDING SPECIFICATIONS

## BUILDING SIZE

213,194 SF

## AVAILABLE SPACE

213,194 SF

## MINIMUM DIVISIBLE

50,000 SF

## MAXIMUM CONTIGUOUS

213,194 SF

## WAREHOUSE SPACE

142,338 SF

## OFFICE SPACE

70,856 SF - TOTAL

## ROOF

RUBBER MEMBRANE

## WALLS

METAL AND MASONRY

## FLOORS

6" REINFORCED CONCRETE

## YEAR BUILT

1945 | RENOVATED 2017

## SPRINKLERS

100% WET SPRINKLERED

## PARKING

80+ SURFACE SPACES

20+ TRAILER SPACES

## LAND AREA

8.05 ACRES

## ZONING

IL-2: LIGHT INDUSTRIAL

## PARCEL ID

242-0431-000-5

## CLEAR HEIGHT

13-18'

## COLUMN WIDTH/DEPTH

40X40'

## ELEVATORS

1 (PASSENGER)

## DRIVE-IN DOORS

2

## DOCK DOORS

8

## POWER

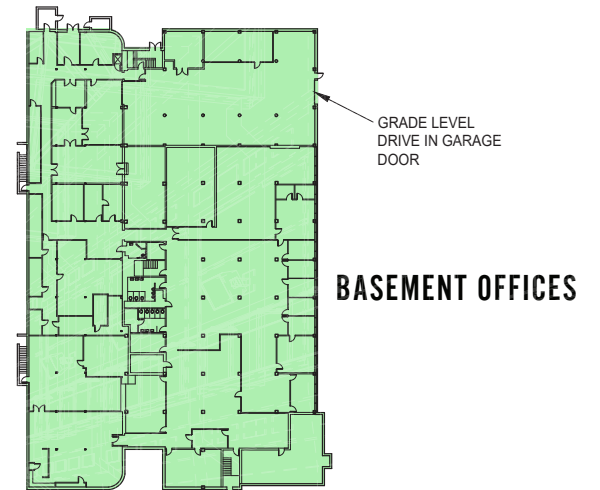
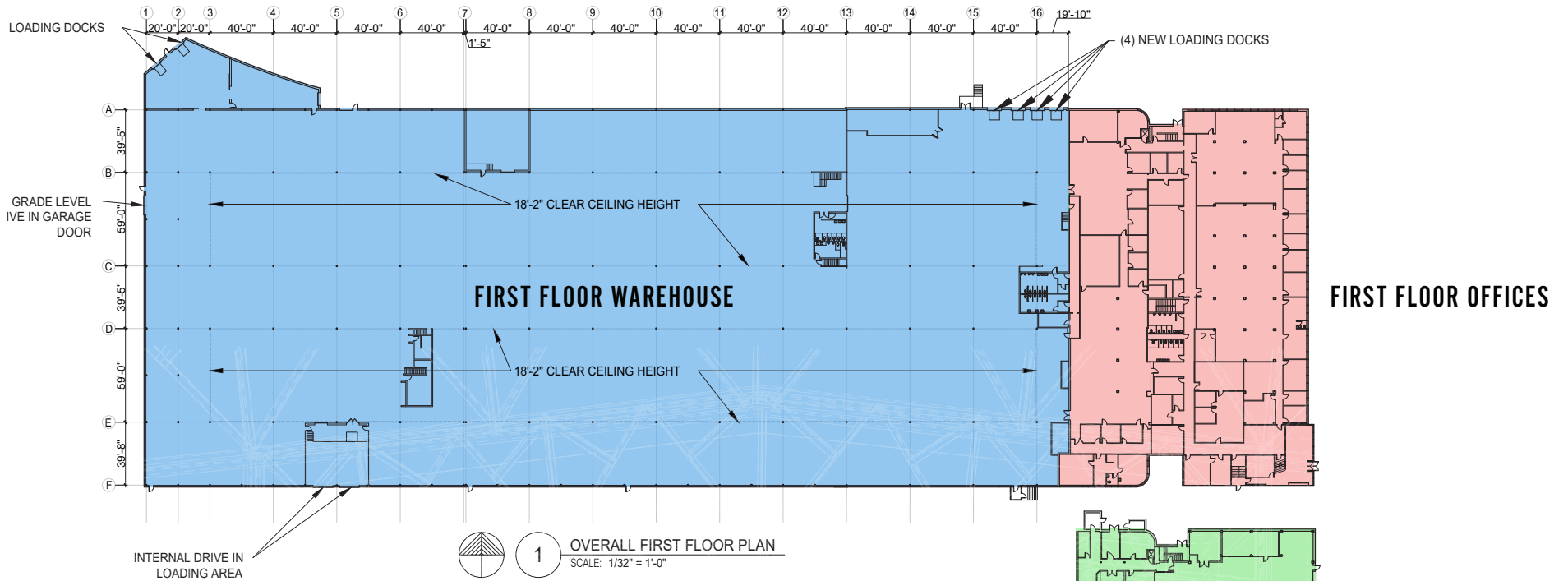
HEAVY POWER THROUGHOUT

## LIGHTING

HIGH-EFFICIENCY T5

## OPEX 2019

\$0.89



# FLOOR PLAN

## FIRST FLOOR WAREHOUSE

142,338 SF

## FIRST FLOOR OFFICES

35,500 SF

## BASEMENT OFFICES

35,356 SF

**FOR LEASE**  
**213,194 SF**

**4041 N RICHARDS ST**  
**MILWAUKEE, WI 53212**

**CHICAGO**

95 MILES

**INDIANAPOLIS**

283 MILES

**MINNEAPOLIS**

340 MILES

**I-43**

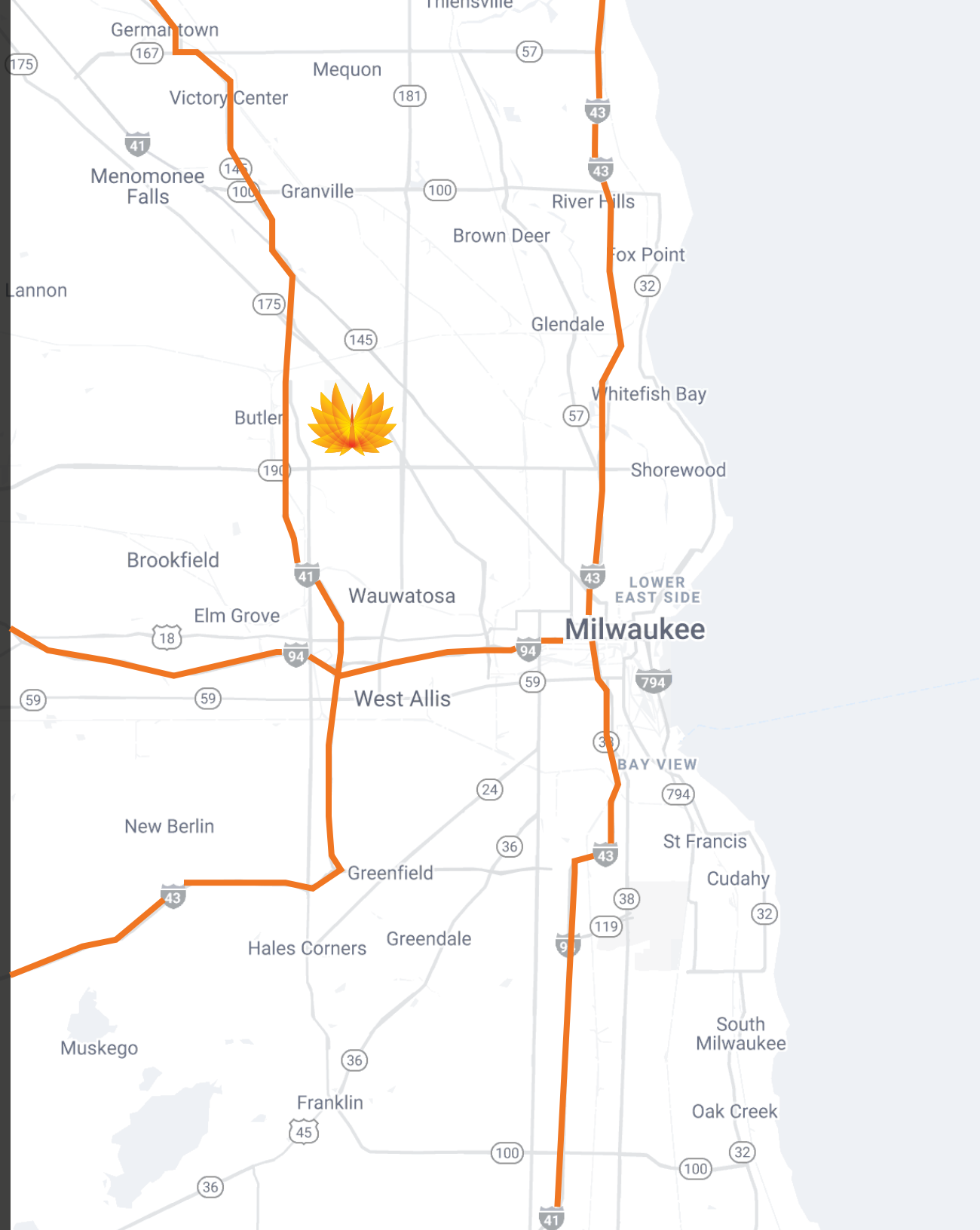
1 MILE

**PORT OF MILWAUKEE**

8 MILES

**MITCHELL INTERNATIONAL AIRPORT**

14 MILES





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