

# AVAILABLE FOR LEASE

WAREHOUSE | INDUSTRIAL  
1213 PENNSYLVANIA AVE | SHEBOYGAN, WI | 53081



1213 Pennsylvania Ave. | Sheboygan, Wisconsin | 132,475± SF



## PHOENIX

INVESTORS

*Opportunity. Execution. Value Creation.*

Owned and managed by:  
Phoenix Investors, LLC  
401 E Kilbourn Avenue, Suite 201  
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### SPACE FEATURES

- Located in Sheboygan County Opportunity Zone
- Renovated Spring 2020
- Four docks added Spring 2020

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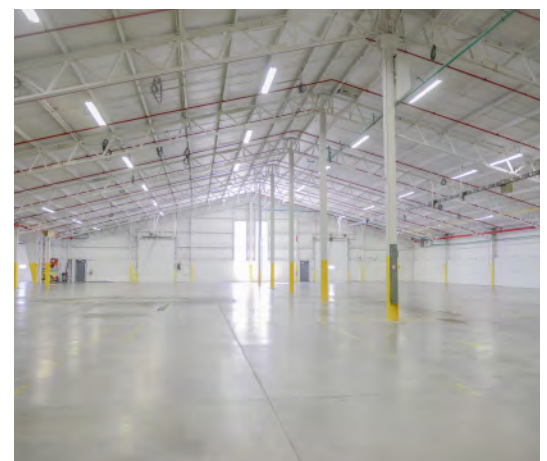


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## PROPERTY DETAILS

Building Size:	132,475 SF
Floors:	1
Available Space:	59,949 SF
Minimum Divisible:	17,000 SF
Maximum Contiguous:	59,949 SF
Construction:	Roof: Pitched steel Walls: Masonry and metal Floors: 6" Reinforced concrete
Year Built:	1910-1989   Renovated Spring 2020
Fire Suppression:	100% Wet
Parking:	Ample surface spots
Land Area:	8.398 Acres
Zoning:	UI: Urban Industrial
Parcel ID:	592-8150-2740   592-8150-2795
Clear Height:	11' - 27'
Column Width/Depth:	Varies
Drive-In Doors:	5
Dock Doors:	8
Lighting:	T-5
Power:	Heavy
Cranes:	Two 5-Ton
<b>OpEx Estimate 2020:</b>	<b>\$0.62</b>



### FOR COMPLETE INFORMATION CONTACT:

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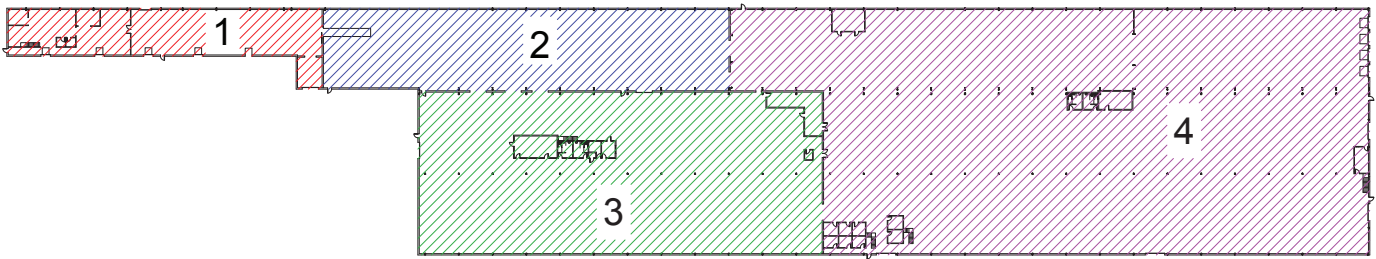
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## SITE PLAN

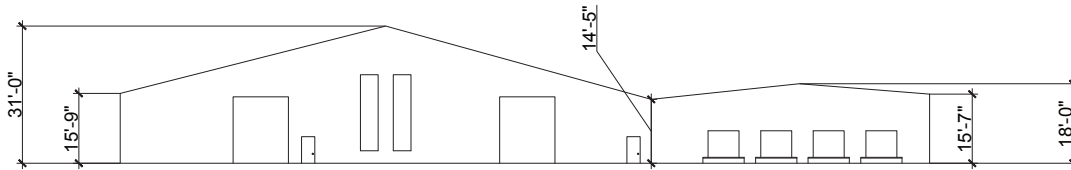


1 SITE PLAN  
SCALE: N.T.S.

SQUARE FOOTAGE BREAKDOWN			
HATCH	NUMBER	CLEAR HEIGHT	SQUARE FEET
	1	11'-0" - 15'-3"	8,838 SQFT
	2	11'-0" - 15'-3"	17,592 SQFT
	3	11'-0" - 27'-5"	36,410 SQFT
	4	11'-0" - 27'-5"	78,473 SQFT
N/A	<b>TOTAL</b>	N/A	<b>141,313 SQFT</b>



2 OVERALL FLOOR PLAN  
SCALE: 1"=35'



3 SOUTH FACADE  
SCALE: 3/32"=1'-0"

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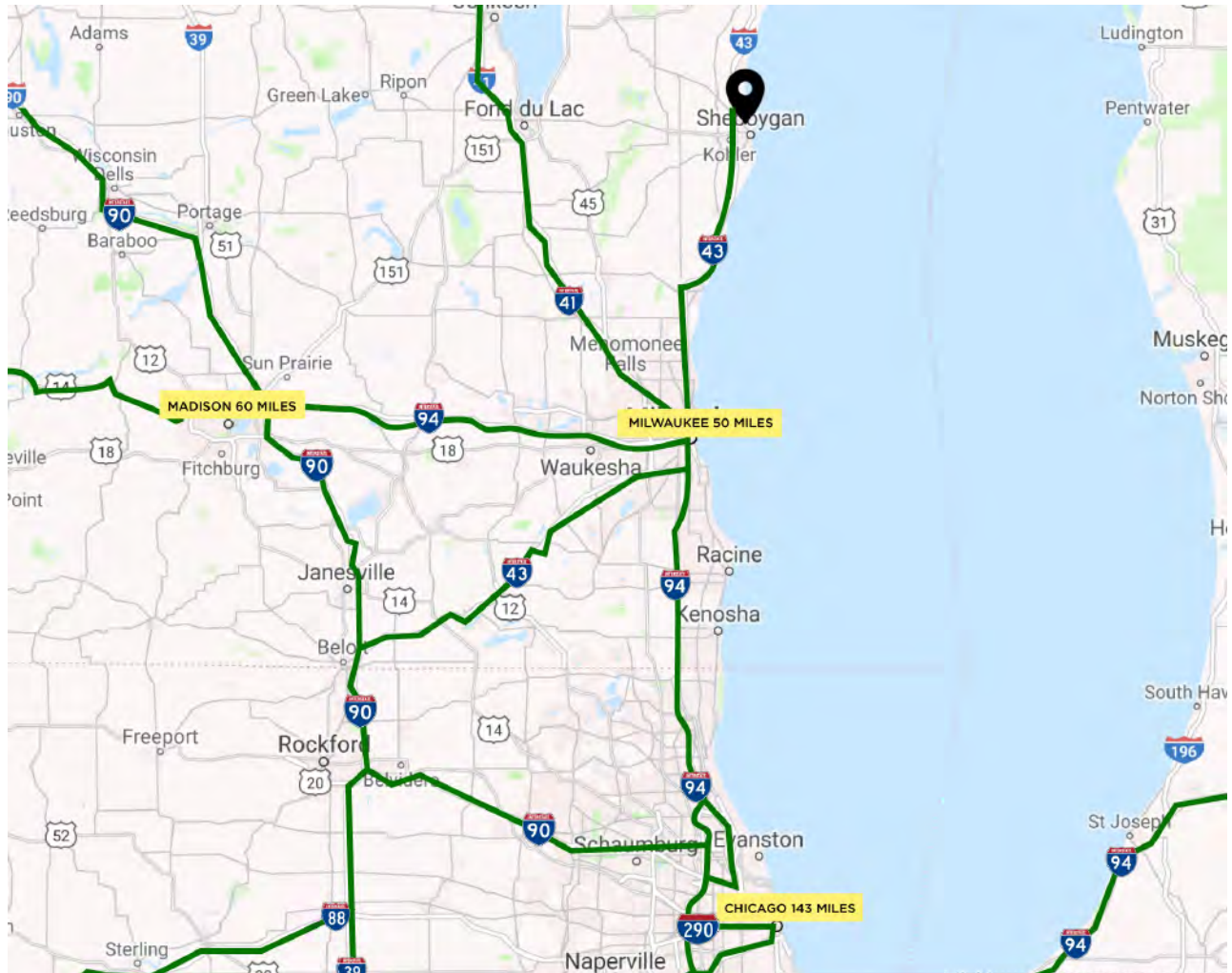
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## LOCATION MAP



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