



# AVAILABLE FOR LEASE

MANUFACTURING | WAREHOUSE | INDUSTRIAL  
403 DEGNER AVENUE | MAYVILLE, WI | 53050



403 Degner Avenue | Mayville, Wisconsin | 414,706 SF



## PHOENIX INVESTORS

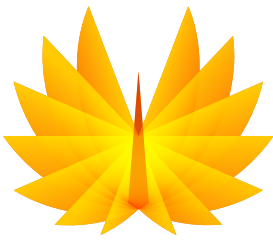
*Opportunity. Execution. Value Creation.*

Owned and managed by:  
Phoenix Investors, LLC  
401 E Kilbourn Avenue, Suite 201  
Milwaukee, WI 53202

Kurt Jensen  
262-308-0008  
kurt@phoenixinvestors.com

### FEATURES

- 8 cranes of varying capacities
- Recently Remodeled
- Possible Rail Spur
- Large Paved Lot

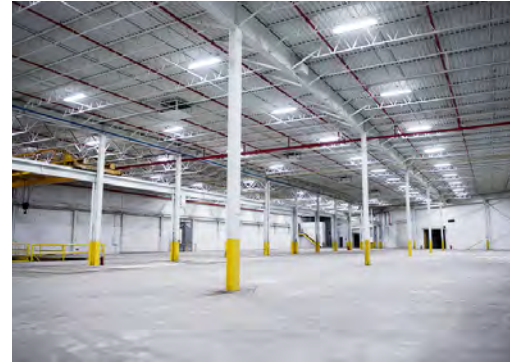


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## PROPERTY DETAILS

Building Size:	414,706 SF
Land Area:	19.1 acres
Available Space	287,164 SF
Minimum Divisible:	20,000 SF
Maximum Contiguous:	182,358 SF
Construction:	Floors: 6" + reinforced concrete Walls: Metal and Masonry Roof: Standing seam metal panels
Column Spacing:	Varies
Ceiling Height:	8' - 24'
Year Built:	1951   Renovated 1979/2019
Rail Access:	Yes
Lighting:	High-efficiency T8
Power:	Heavy
Zoning:	M2: General Manufacturing
Parking:	Ample surface passenger and trailer spaces
Drive-ins:	13
Docks:	17
Cranes:	8
Parcel ID:	251-1216-2334-000   251-1216-2334-004
OpEx Estimate 2019:	\$0.30

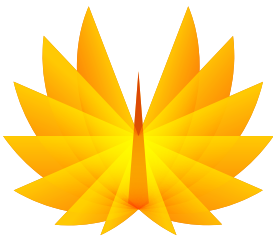


### FOR COMPLETE INFORMATION CONTACT:

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📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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## SITE PLAN

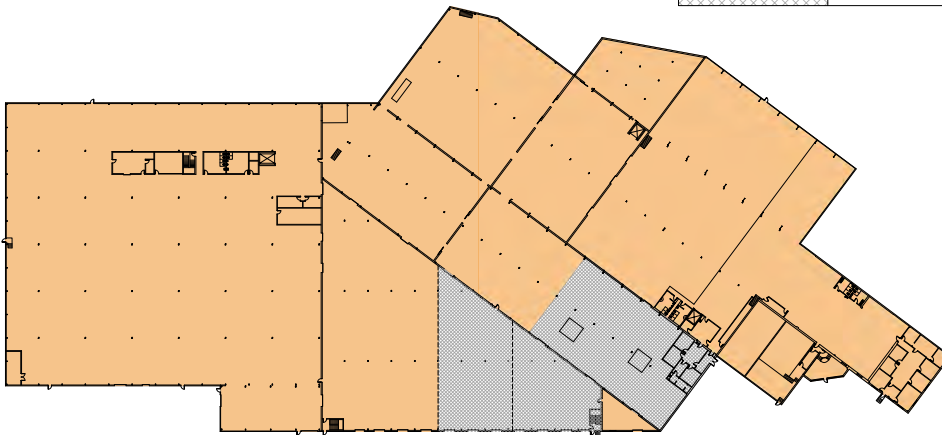
### RAILROAD LEVEL - LOWER

SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
	VACANT SPACE	104,806 SQFT
	EXISTING TENANT	N/A



### TRUCK YARD LEVEL - UPPER

SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
	VACANT SPACE	182,358 SQFT
	EXISTING TENANT	N/A



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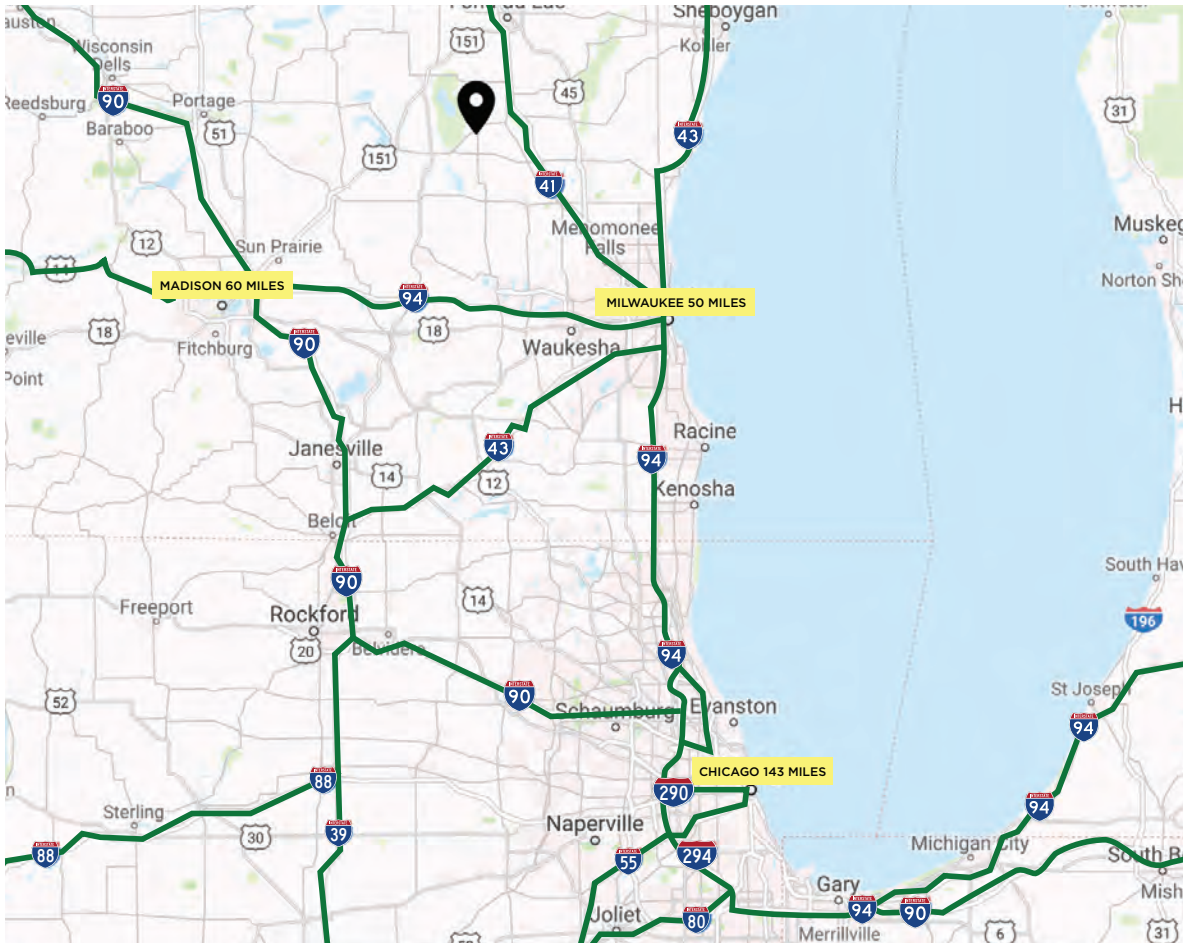
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## LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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