



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
900 NORTH STREET | GRAFTON, WI | 53024



900 North Street | Grafton, Wisconsin | 341,944 ±SF



PHOENIX

INVESTORS

Opportunity. Execution. Value Creation.

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

Patrick Dederling
414-376-6933
patrick@phoenixinvestors.com

FEATURES

- Recently remodeled
- 100% Fenced
- Ample Parking & Storage Space
- High-efficiency lighting

patrick@phoenixinvestors.com | 414.376.6933



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
900 NORTH STREET | GRAFTON, WI | 53024

PROPERTY DETAILS

Building Size:	341,944 SF
Available Space:	56,156 SF
Land Area:	27.9 Acres Total
Minimum Divisible:	56,156 SF
Maximum Contiguous:	341,944 SF
Truck Loading:	4 Loading docks 3 drive-in doors
Construction:	Floors: 6" reinforced concrete Roof: Insulated EPDM Walls: Masonry and metal
Year Built:	1956-1979 Renovated 2019
Clear Height:	15' - 24'
Column Spacing:	40'x40'
Rail:	Possible rail spur
Sprinklers:	100% Wet
Lighting:	T5
Parking:	450+ Surface spaces
Zoning:	M-1 Industrial
Parcel ID:	100-4000-020-00
OpEx Estimate 2019:	\$0.41



FOR COMPLETE INFORMATION CONTACT:
✉ PATRICK@PHOENIXINVESTORS.COM | ☎ (414) 376-6933
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

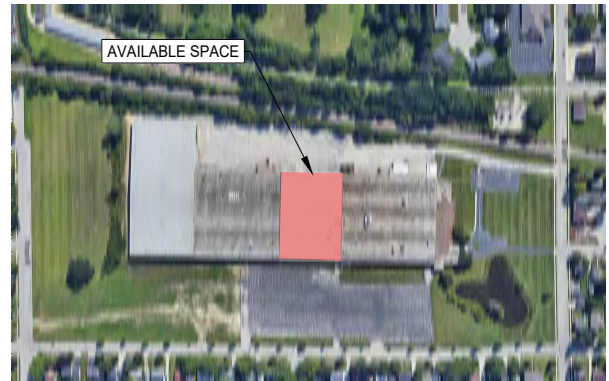


AVAILABLE FOR LEASE

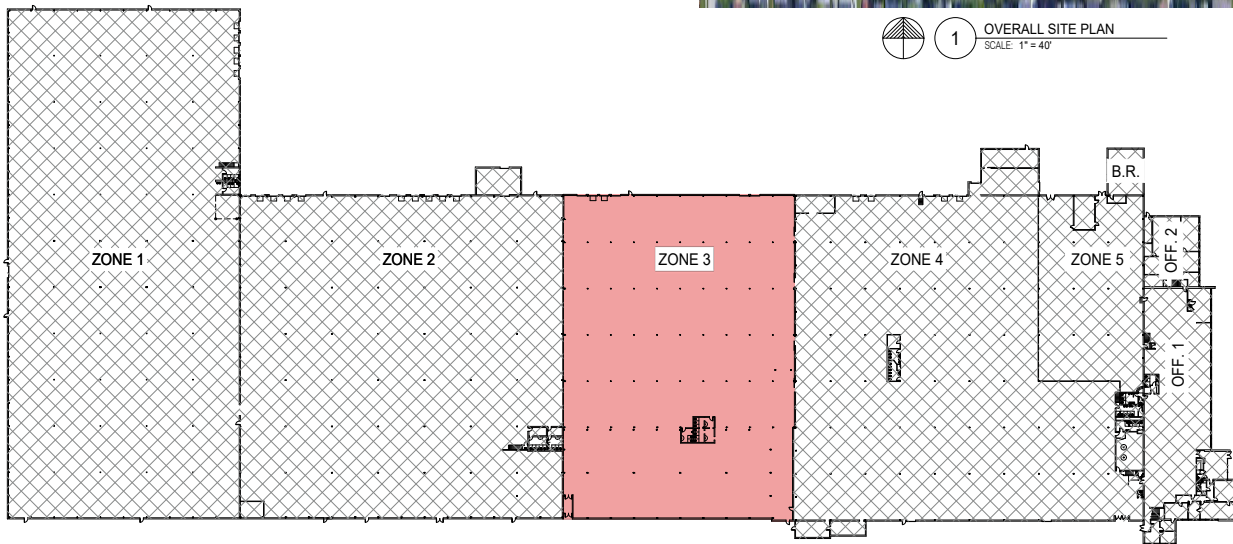
INDUSTRIAL | MANUFACTURING | WAREHOUSE
900 NORTH STREET | GRAFTON, WI | 53024

SITE PLAN

AVAILABLE SPACE				
HATCH	ZONE	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FOOTAGE
	1,2,4,5, OFF 1, OFF2	EXISTING TENANT	N/A	N/A
	3	VACANT	15'-0"	56,156 SQFT



1 OVERALL SITE PLAN
SCALE: 1" = 40'



2 OVERALL FLOOR PLAN
SCALE: 1" = 40'

FOR COMPLETE INFORMATION CONTACT:

✉ PATRICK@PHOENIXINVESTORS.COM | ☎ (414) 376-6933

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



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

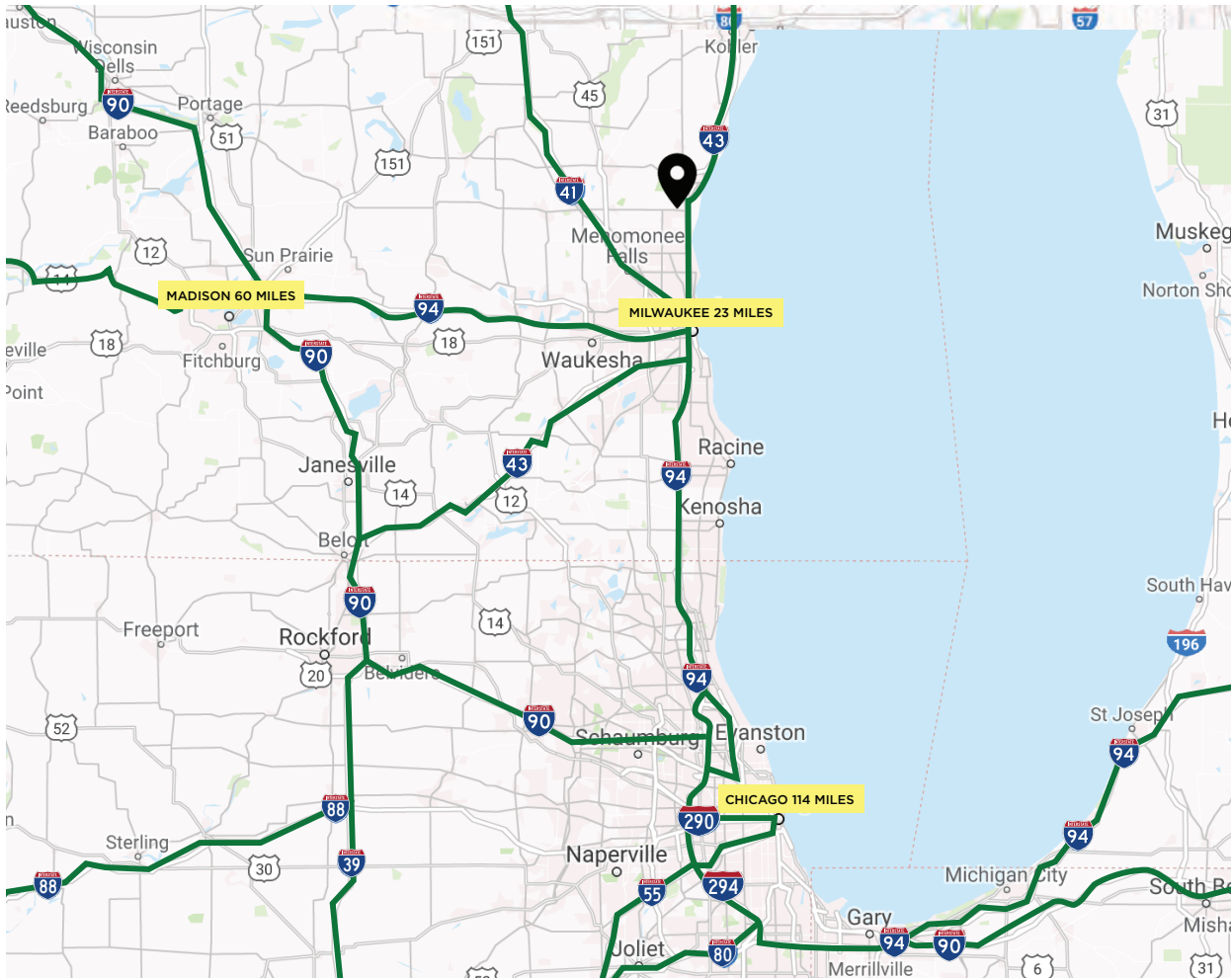


AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE

900 NORTH STREET | GRAFTON, WI | 53024

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.

FOR COMPLETE INFORMATION CONTACT:

✉ PATRICK@PHOENIXINVESTORS.COM | ☎ (414) 376-6933

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



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.