



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
4353 N RICHARDS STREET | MILWAUKEE, WI | 53212



4353 N Richards St. | Milwaukee, Wisconsin | 224,376± SF



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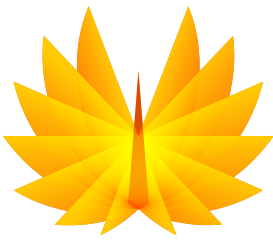
Opportunity. Execution. Value Creation.

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

Patrick Dederling
414-376-6933
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FEATURES

- Renovated in 2015
- New T8 Lighting
- New Thermo Cyclor Heating Units
- 1 Mile From I-43
- Room For Expansion
- ESFR Fire Suppression
- Fully Fenced and Secured
- Abundant Trailer Parking



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PROPERTY DETAILS

Building Size:	224,376 SF
Available Space:	186,280 SF - Manufacturing/ Warehouse 38,096 SF - Mezzanine
Land Area:	11.39 Acres
Loading:	16 Dock height doors, 8 Drive-in doors
Construction:	Floor: 6" Concrete Roof: Rubber membrane Walls: Masonry
Year Built:	1953, Renovated in 2015
Ceiling Height:	28'
Column Spacing:	25' x 50'
Power:	2,000 AMP, 480 Volt, 3-phase
Heat:	High Efficiency Thermo Cyclers
Lighting:	High Efficiency T8
Fire Safety:	ESFR
Elevators:	2 Freight
Parking:	108 Passenger vehicle spaces 75 Tractor trailer spaces
Zoned:	M1-Warehouse and Light Manufacturing
Transportation:	I-43: 1 mile General Mitchell Airport: 9 miles Port of Milwaukee: 8 miles
Location:	Chicago, IL: 90 miles Indianapolis, IN: 280 miles Minneapolis, MN: 340 miles
OpEx Estimate 2019:	\$0.93



FOR COMPLETE INFORMATION CONTACT:

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



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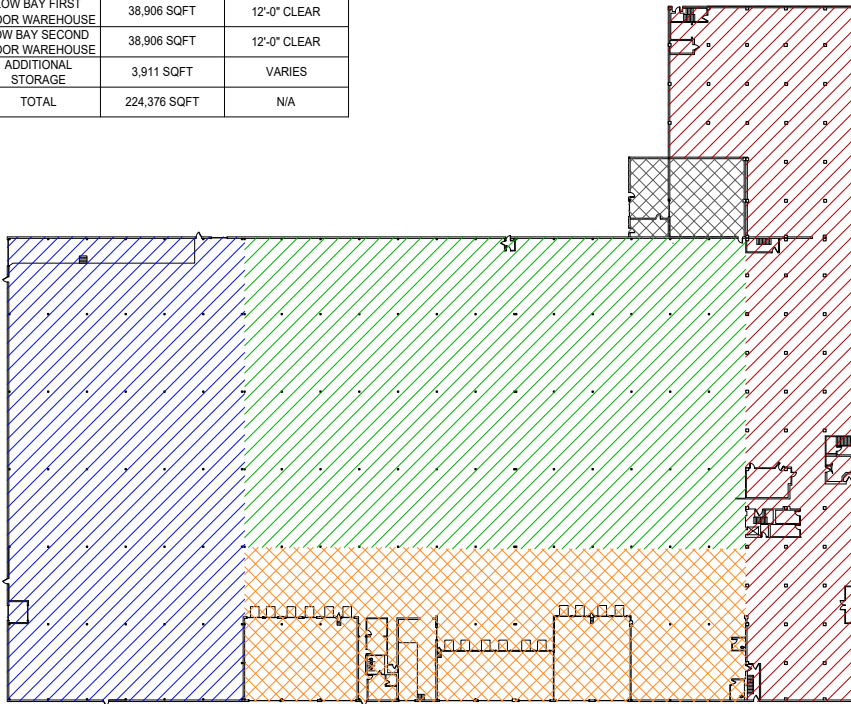


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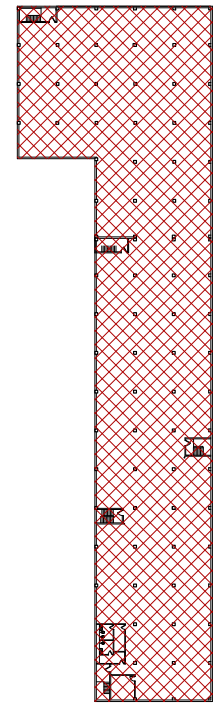
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SITE PLAN

SQUARE FOOTAGE BREAKDOWN			
HATCH	SPACE DESIGNATION	SQUARE FOOTAGE	CLEAR HEIGHT
	HIGH BAY WAREHOUSE	45,886 SQFT	28'-0" CLEAR
	HIGH BAY WAREHOUSE	64,838 SQFT	24'-0" CLEAR
	LOADING DOCK AREA SOUTH	31,929 SQFT	24'-0" CLEAR
	LOW BAY FIRST FLOOR WAREHOUSE	38,906 SQFT	12'-0" CLEAR
	LOW BAY SECOND FLOOR WAREHOUSE	38,906 SQFT	12'-0" CLEAR
	ADDITIONAL STORAGE	3,911 SQFT	VARIABLES
N/A	TOTAL	224,376 SQFT	N/A



1 WAREHOUSE FLOOR PLAN
SCALE: 1/32"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

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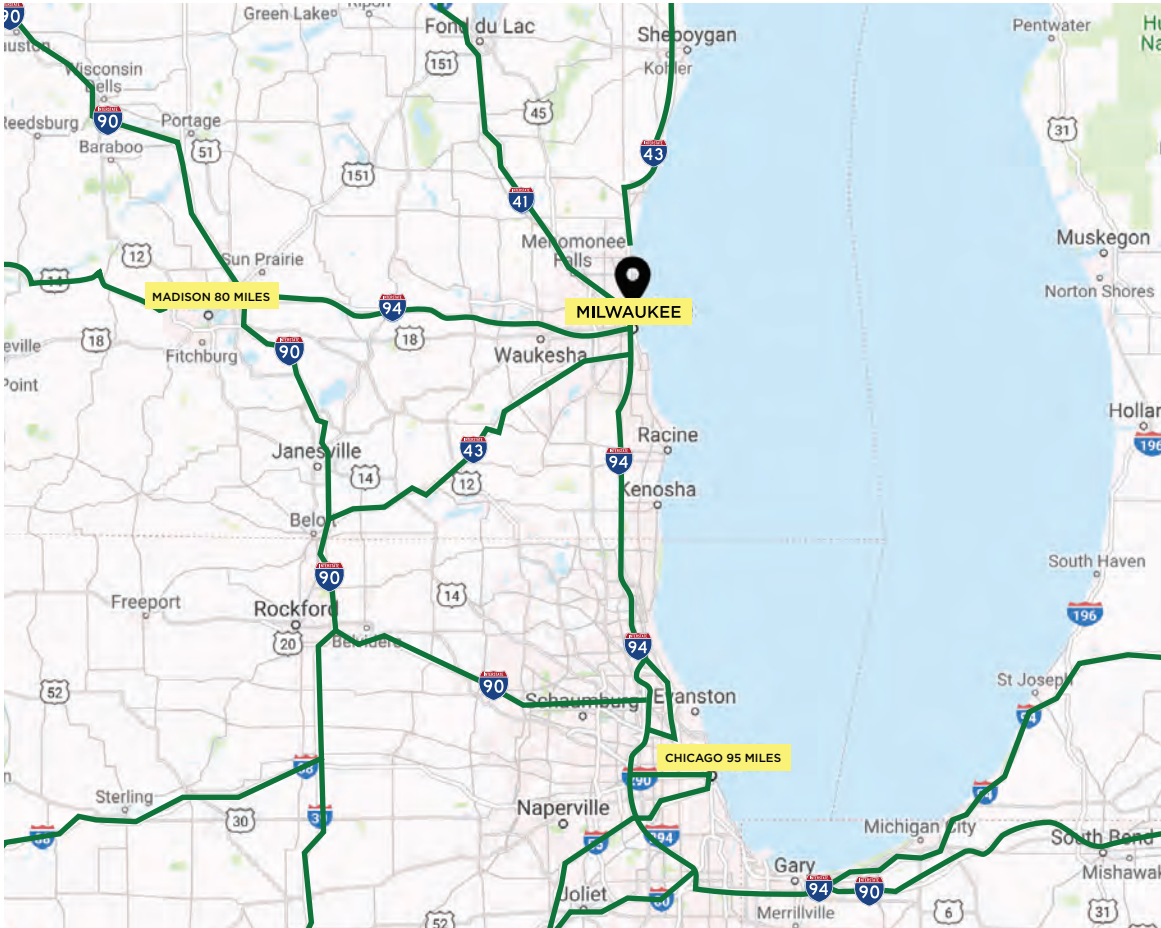
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LOCATION MAP



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