

# AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE  
2845 WINGATE STREET | WEST BEND, WI | 53095



2845 Wingate St | West Bend, Wisconsin | 160,000±



## PHOENIX INVESTORS

*Opportunity. Execution. Value Creation.*

Owned and managed by:  
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### FEATURES

- Class A facility
- Large site w/room for expansion

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## PROPERTY DETAILS

Building Size:	160,000 SF
Available Space:	160,000 SF
Warehouse Space	148,000 SF
Office Space:	12,000 SF
Land Area:	12.71 acres
Minimum Divisible:	40,000 SF
Maximum Contiguous:	148,000 SF
Construction:	Roof: EPDM rubber membrane Walls: Masonry Floors: 6" reinforced concrete
Year Built:	2004
Clear Height:	28'
Column Width & Depth:	50' x 50'
Drive ins:	1 (12' x 16')
Docks:	15
Lighting:	T8
Power:	1200 amp 480/3 phase
Sprinklers:	100% wet
Parking:	82 surface passenger spots 40 trailer surface spots
Zoning:	M2: Heavy Industrial
Parcel ID:	291 1120.181.0011
OpEx Estimate 2019:	\$1.00

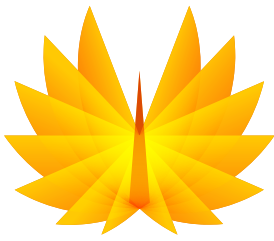


### FOR COMPLETE INFORMATION CONTACT:

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## SITE PLAN

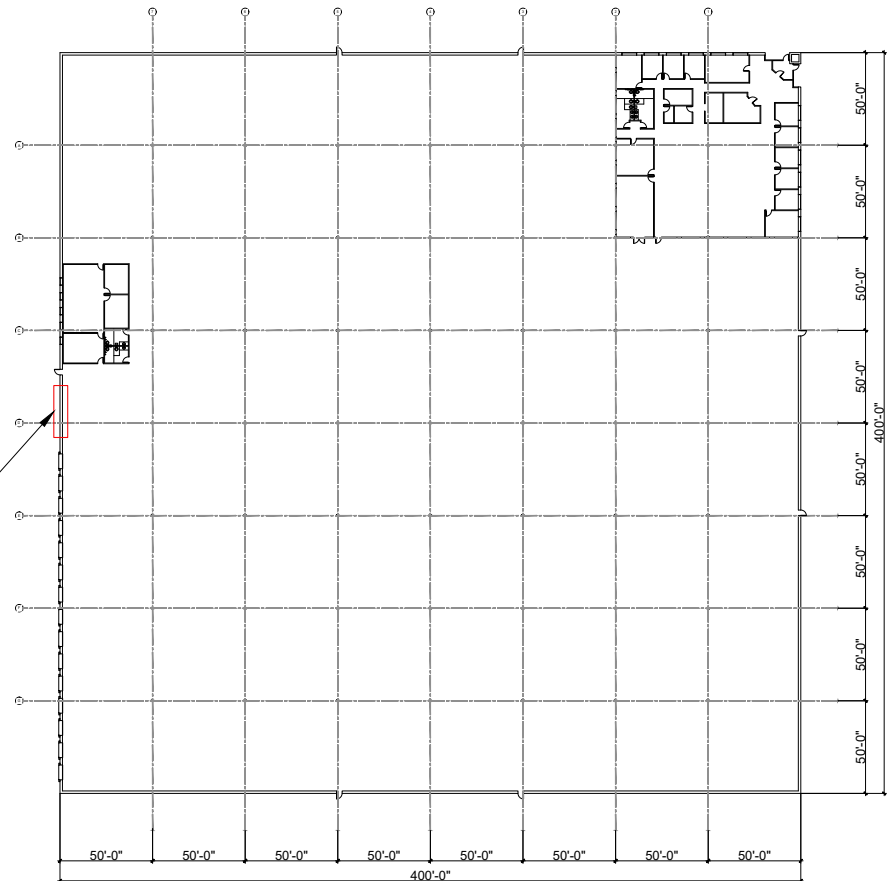


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OVERALL SITE PLAN  
SCALE: N.T.S.

OVERHEAD DOOR (SIZE TBD)

BUILDING BREAKDOWN		
COLUMN SPACING	CLEAR HEIGHT	AVAILABLE SQUARE FEET
50' X 50'	27'-0"	160,000 SQFT



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OVERALL FLOOR PLAN  
SCALE: 1" = 25'

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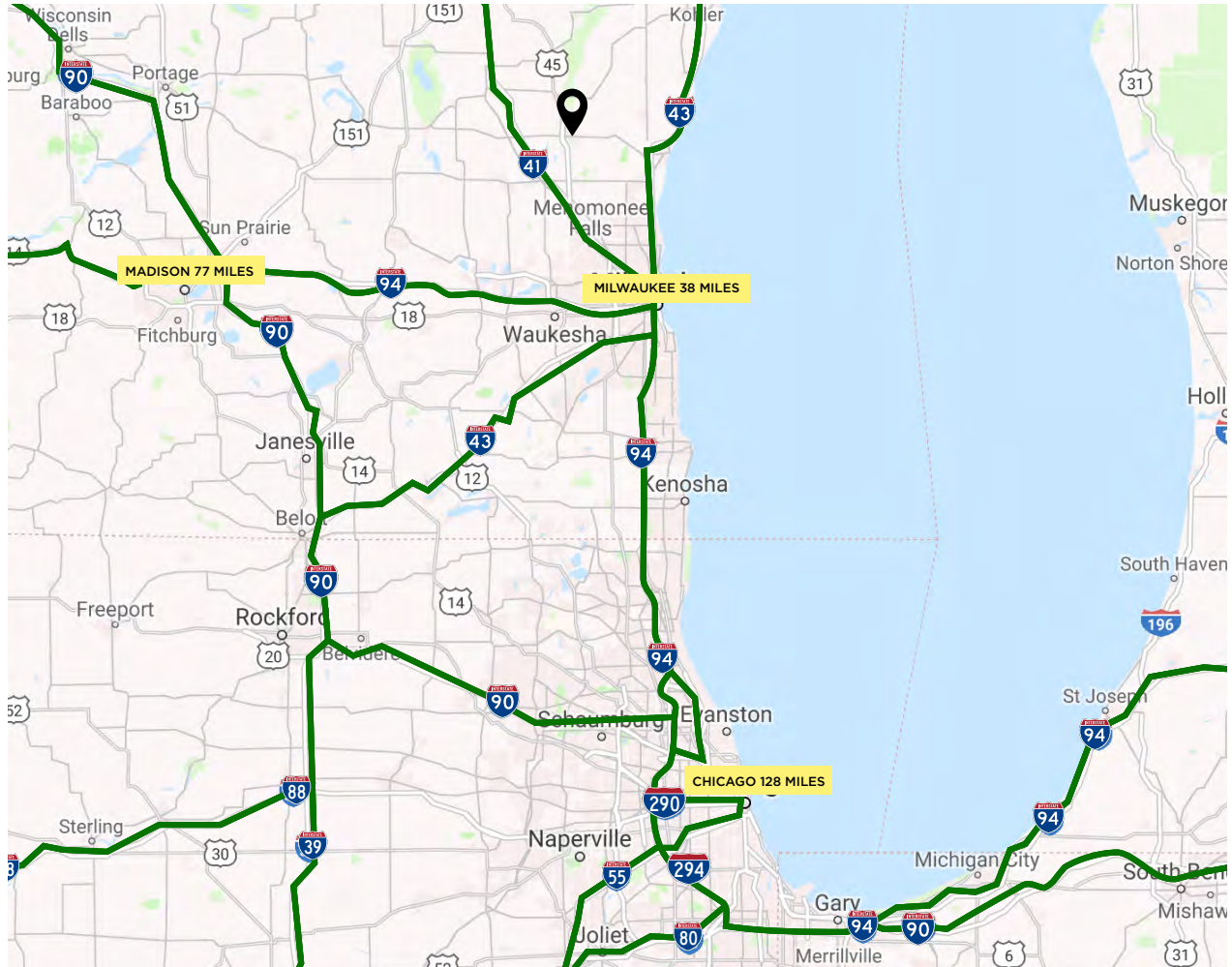
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## SITE MAP



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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