



AVAILABLE FOR LEASE

OFFICE | MANUFACTURING | WAREHOUSE
4120 S KANSAS AVENUE | ST. FRANCIS, WI | 53235



4120 S Kansas Ave. | St. Francis, Wisconsin | 98,028± SF



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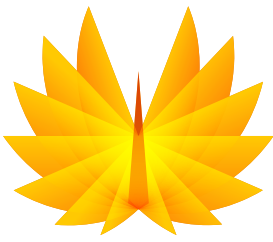
Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

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414-376-6933
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FEATURES

- Possible Expansion Area
- Direct Access to I-794
- 10 Minutes From General Mitchell Airport
- Easy Access to Port of Milwaukee
- High Efficiency T5 Lighting
- Fully Fenced Lot



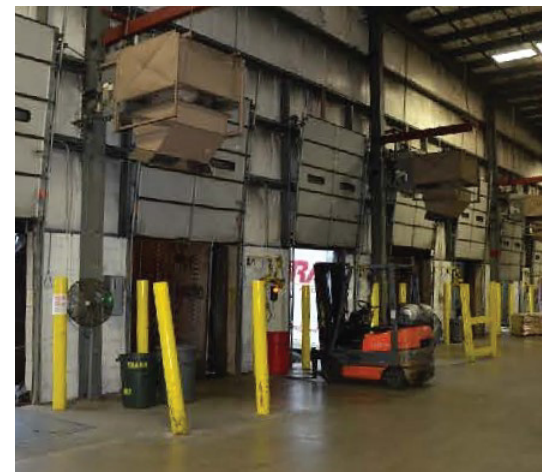
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PROPERTY DETAILS

Building Size:	98,028± SF
Year Built:	1997
Available Space:	91,528± SF - Manufacturing/ Warehouse 6,500± SF - Office
Land Area:	6.32 Acres
Minimum Divisible:	50,000± SF
Maximum Contiguous:	91,528± SF
Loading:	9 Exterior dock doors, 2 drive-ins
Construction:	Floor: 6" Reinforced concrete Roof: Standing seam metal Walls: Engineered structural steel framing w/ CMU
Ceiling Height:	24'-32'
Power:	277/480 Volt, 3 phase, 2,000 AMP
Heat:	Suspended gas-fired units
Lighting:	T-5 High Efficiency Lamps
Fire Safety:	100% Wet
Parking:	125 Surface spaces (Ratio 1.42/1,000 SF)
Zoned:	M-1

OpEx Estimate 2017: \$0.30/SF



FOR COMPLETE INFORMATION CONTACT:

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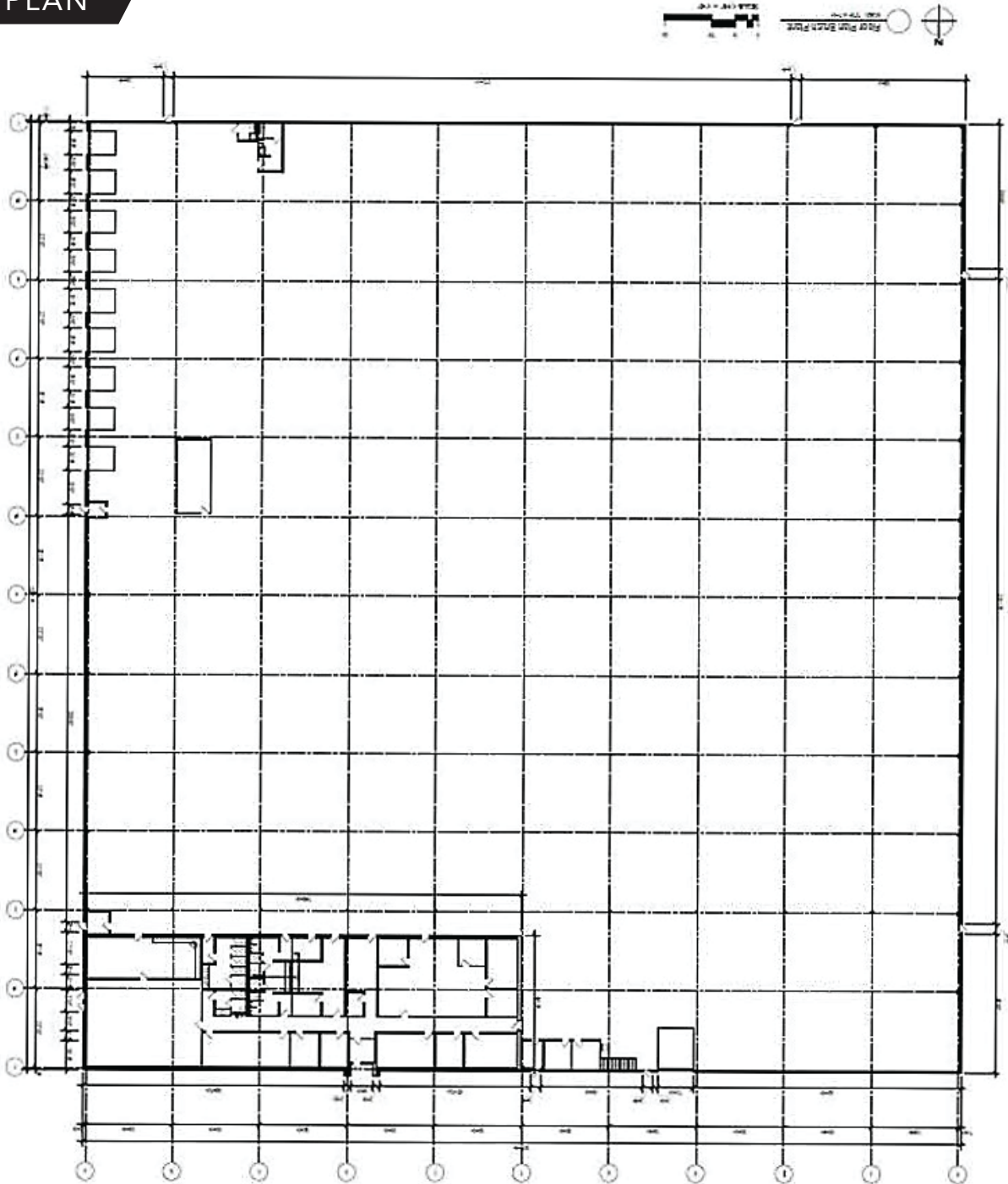
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SITE PLAN



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ADDITIONAL INFORMATION

Population: Milwaukee, WI: 600,155

Location: Chicago, IL: 88 miles
Indianapolis, IN: 276 miles
Minneapolis, MN: 342 miles
Kansas City, MO: 300 miles

Transportation: Interstate 794: Less than one mile
Port of Milwaukee: 3 miles
General Mitchell Airport: 3.2 miles

Major Employers:

- Briggs & Stratton
- Harley-Davidson
- Master Lock
- Rockwell Automation



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