

Industrial Building For Lease

2ND FLOOR HOIST WITH CRANE LIFT

3225 N Pierce St.
Milwaukee, WI 53212

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OFFERING SUMMARY

ADDRESS **3225 N. Pierce St.
Milwaukee, WI 53212**

LEASE RATE **\$2.50 - \$3.50/SF NNN**

PROPERTY FEATURES

1st FLOOR SPACE	15,696 SF
1st FLOOR MIN. DIVISIBLE	7,800 SF
2nd FLOOR SPACE	8,000 SF
TOTAL AVAILABLE	23,696 SF
LOT SIZE	1.05 acres
YEARS BUILT	1909, 1914, 1951, Renovations
CLEAR HEIGHT	11' - 33'
LOADING	2 drive-ins (12'x10' and 14'x14') 1 interior dock
ZONING	Industrial Mixed (IM)
CRANES	Yes - numerous, up to 10-ton
FLOOR DRAINS	Yes
BATHROOMS	3
2019 PROPERTY TAXES	\$11,468.75
TAX KEY NO.	2811853000

MECHANICAL

HVAC	Gas Modines - warehouse; Boiler system - 2nd floor; Forced air in office
SPRINKLERS	None
POWER	Heavy - 3 Phase, well distributed

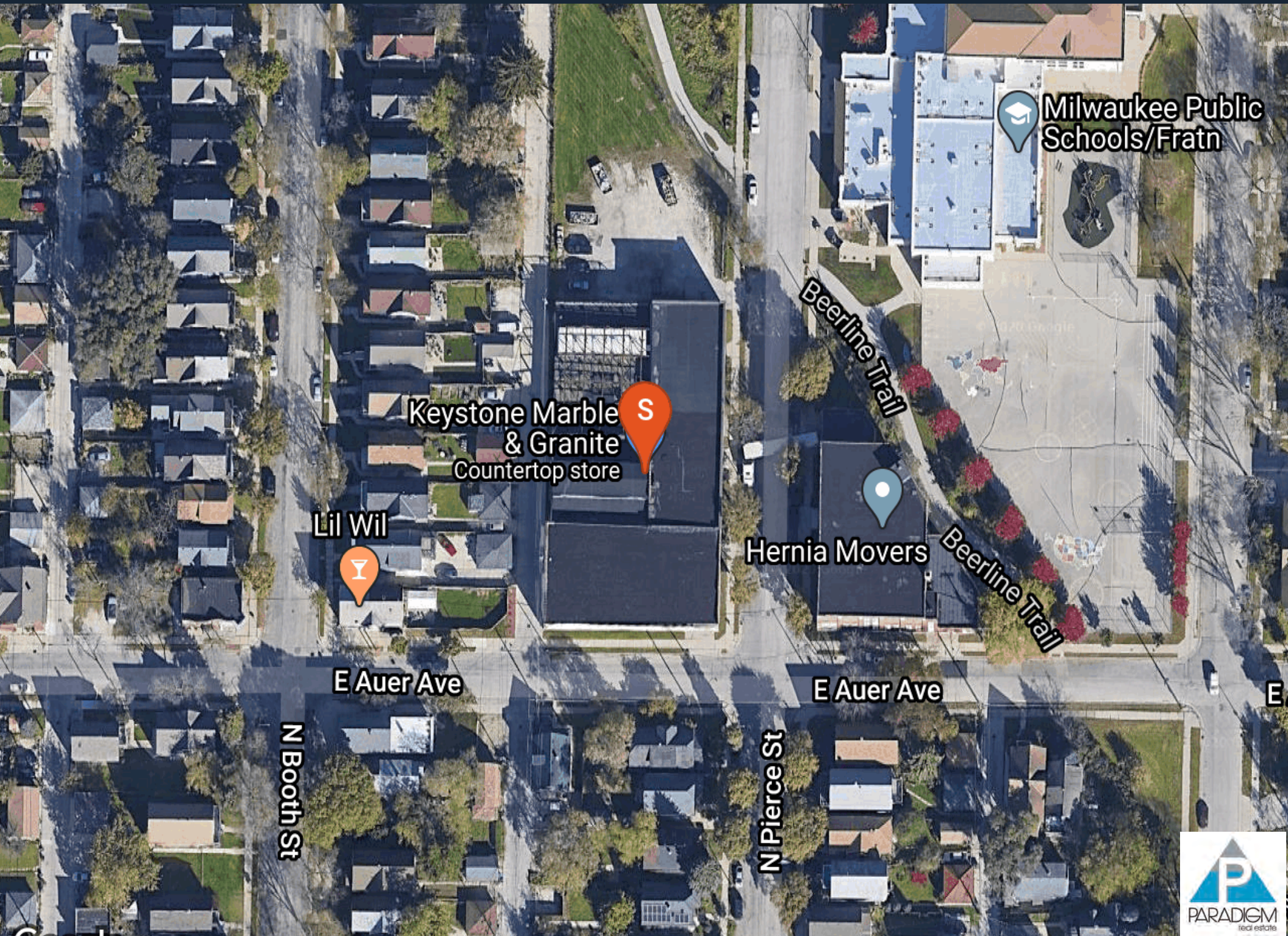
CONSTRUCTION

EXTERIOR	Concrete Block, Brick & Concrete
ROOF	Various, built up, recent updates

- Great location along the Beerline Trail.
- First floor space includes potential showroom, second floor space can be used for office or storage.







Milwaukee Public Schools/Fratn

Keystone Marble & Granite
Countertop store



Lil Wil



Hernia Movers



Beerline Trail

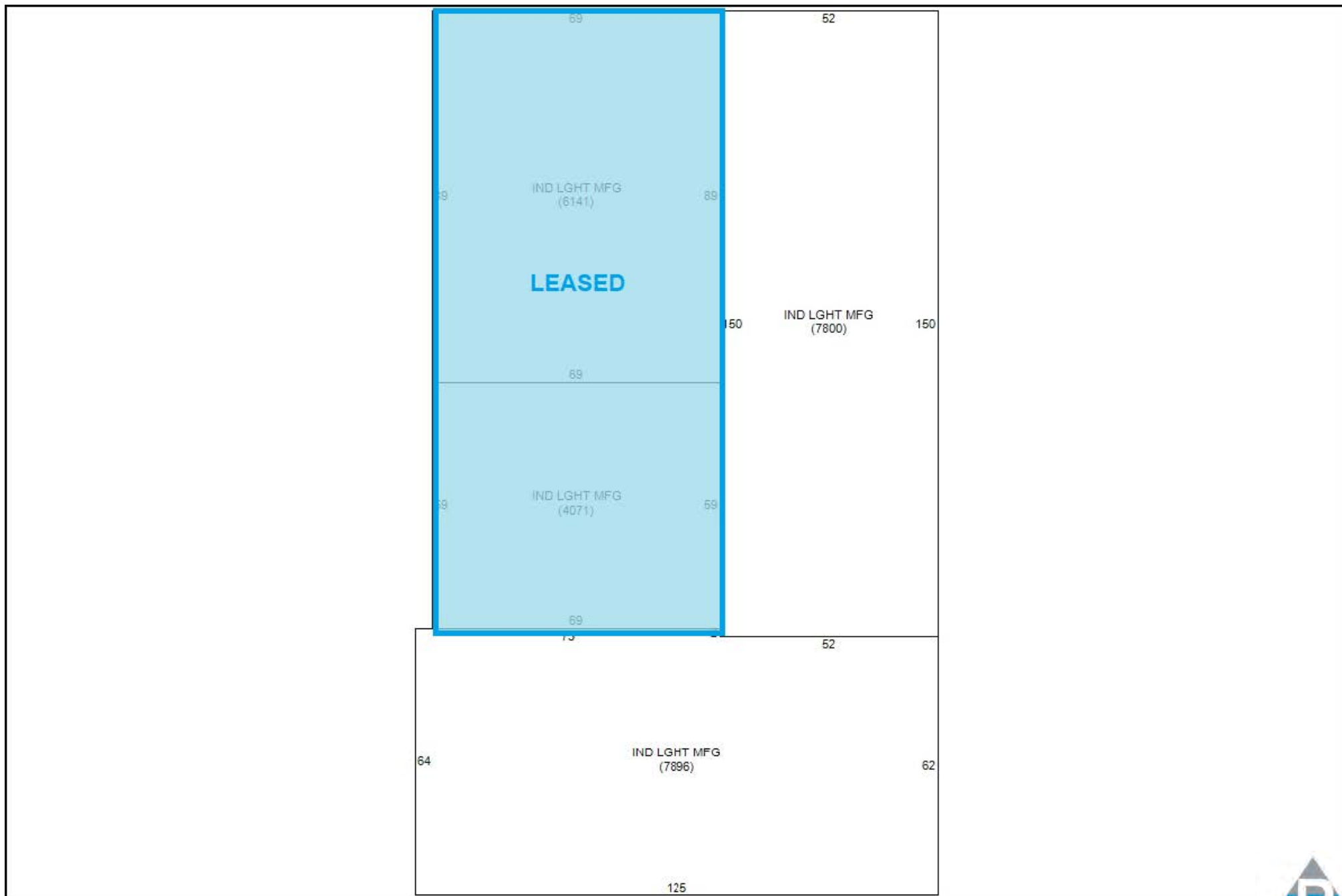
Beerline Trail

E Auer Ave

E Auer Ave

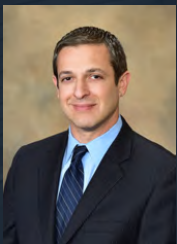
N Booth St

N Pierce St

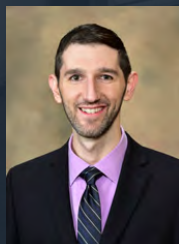




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