



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
4801 W WOOLWORTH AVE | MILWAUKEE, WI | 53218



4801 W Woolworth Ave | Milwaukee, Wisconsin | 190,793 SF



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

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

Kurt Jensen
262-308-0008
kurt@phoenixinvestors.com

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

SPACE FEATURES

- Easy access to both I-43 and Highway 145
- Renovated in 2018
- Skylights

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PROPERTY DETAILS

Building Size:	190,793 SF
Available Space:	138,708 SF
Max Contiguous:	138,708 SF
Minimum Divisible	23,236 SF
Warehouse Space:	130,408 SF
Office Space	8,660 SF
Construction:	Roof: Flat Rubber Walls: Concrete Block Floors: 6" Reinforced Concrete
Year Built:	1957
Year Renovated:	2018
Fire Suppression:	100% wet
Parking:	60+ Surface Spaces
Land Area:	3.01 Acres
Zoning:	IL1: Light Industrial District
Clear Height:	13' 6" - 19'
Dock Doors:	7
Drive-In Doors:	5
Lighting:	T8
Power:	Heavy power throughout
OpEx:	\$0.81

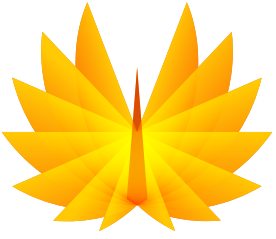


FOR COMPLETE INFORMATION CONTACT:

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



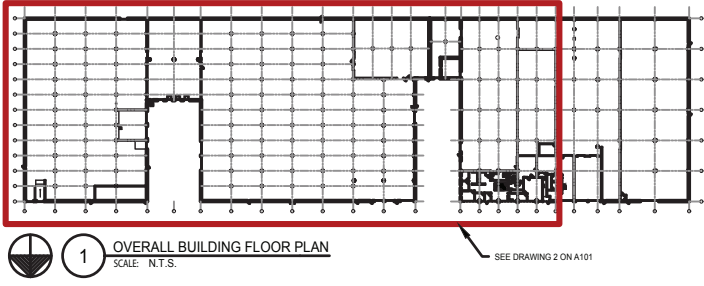
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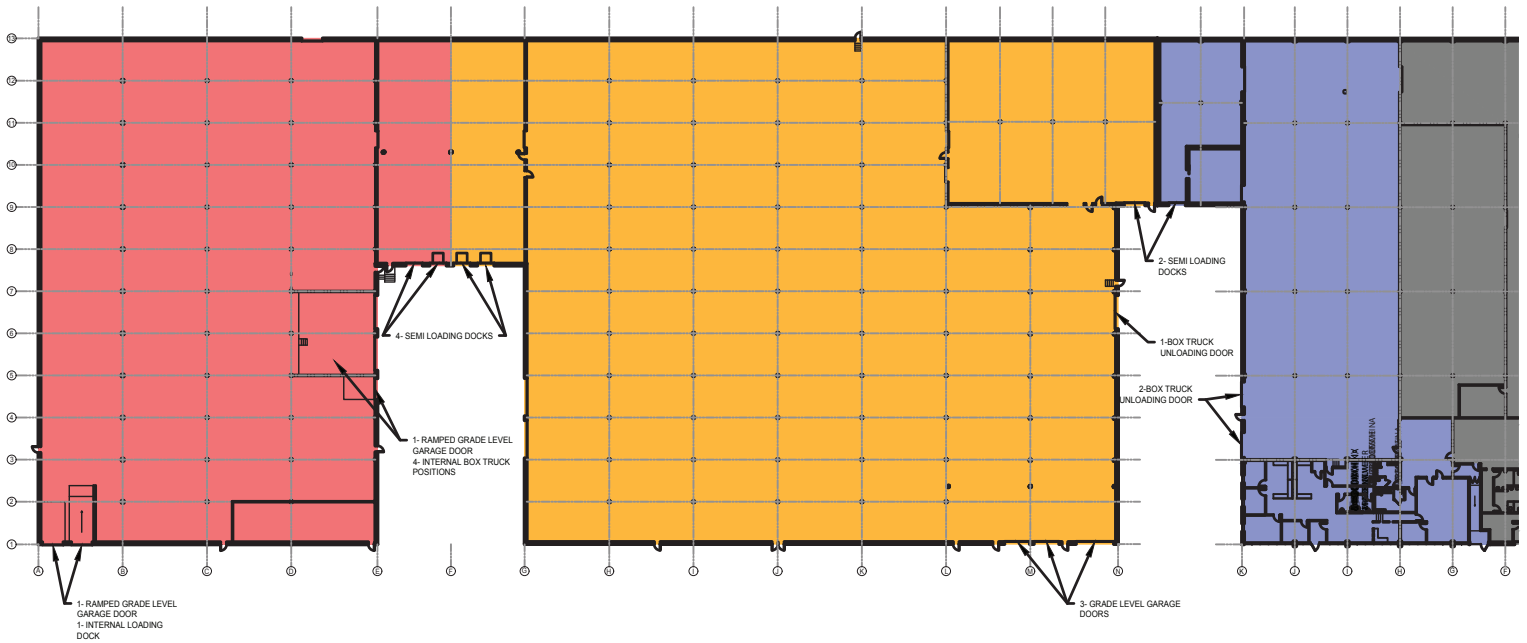
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SITE PLAN



SQUARE FOOTAGE BREAKDOWN				
HATCH	SPACE DESIGNATION	SQUARE FOOTAGE	CLEAR HEIGHTS	DOCKS/ GRADE LEVEL GARAGE DOORS/ BOX TRUCK HEIGHT DOORS
	VACANT WAREHOUSE 1	42,480 SQFT	13'-6" - 17'-8"	3 DOCKS/ 2 G.L. / 4 BOX T.H.
	VACANT WAREHOUSE 2	72,992 SQFT	13'-6"	3 DOCKS/ 3 G.L. / 1 BOX T.H.
	VACANT WAREHOUSE/OFFICE 3	23,236 SQFT	17'-0" - 19'-0"	1 DOCKS / 2 BOX T.H.
	EXISTING TENANT	N/A	N/A	N/A
	TOTAL AVAILABLE	138,708 SQFT	N/A	N/A



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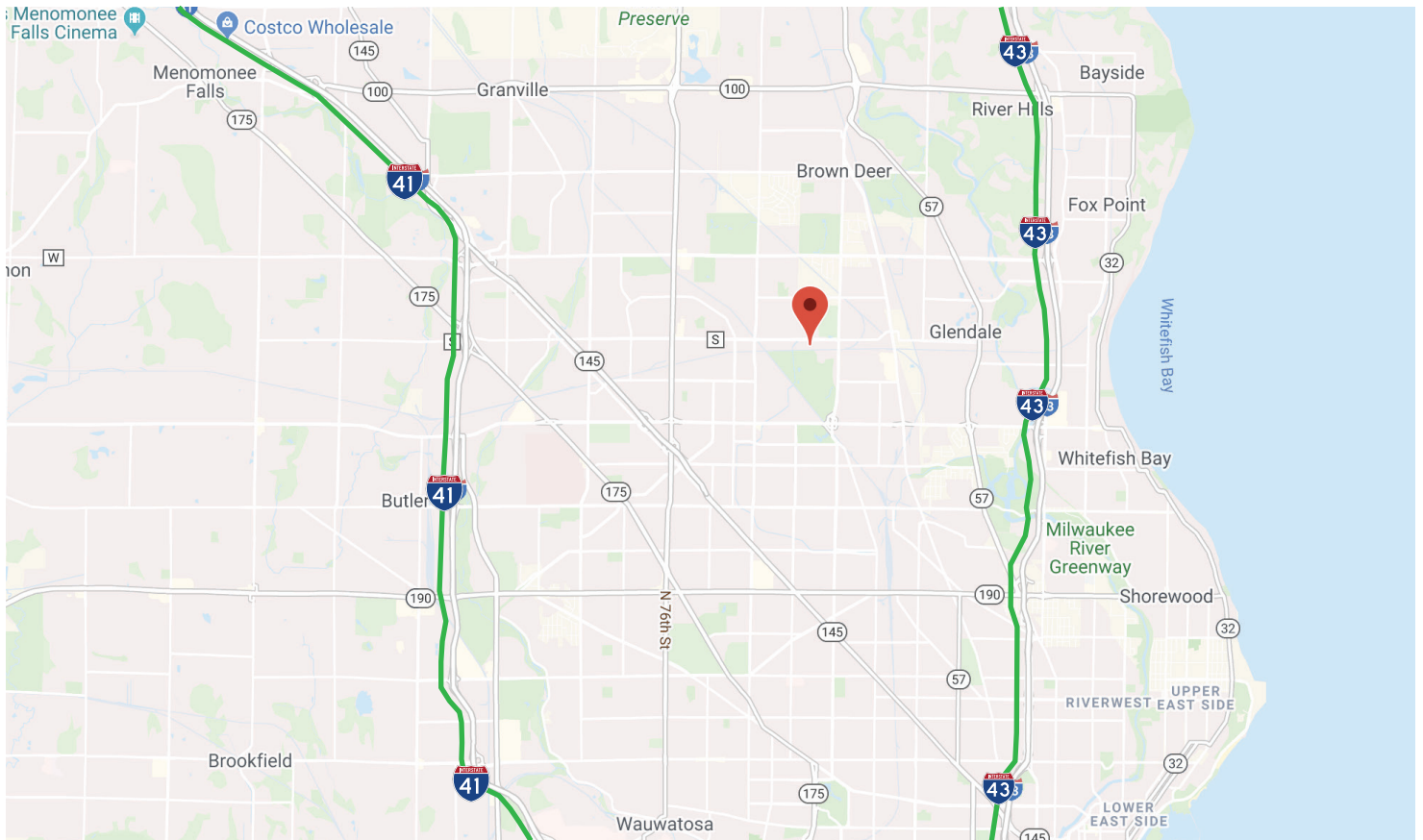
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LOCATION MAP



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