



AVAILABLE FOR LEASE

INDUSTRIAL | WAREHOUSE | OFFICE
1220 MOUND AVENUE | RACINE, WI | 53404



1220 Mound Avenue | Racine, Wisconsin | 743,809 ±SF



PHOENIX INVESTORS

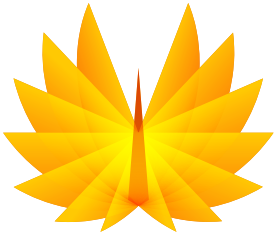
Opportunity. Execution. Value Creation.

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

Ryan Holzhauer
414-930-5437
rholzhauer@phoenixinvestors.com

FEATURES

- Move-in Ready
- Competitive Lease Rates
- Great Economical Space For a Small Business and Start-Ups
- Up to 24' Clear
- Professionally Managed
- Maintenance Staff On-Site

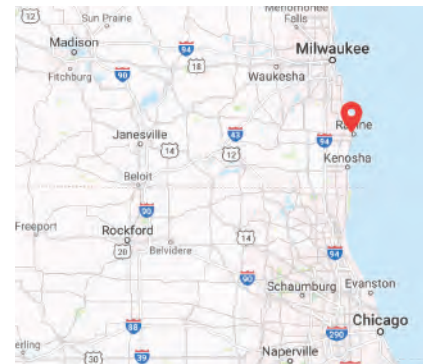
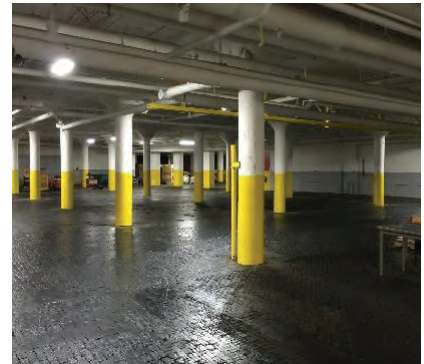


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PROPERTY DETAILS

Building Size:	743,809 ± SF Total
Available Space:	430,304 ± SF
Land Area:	13.99± Acres
Minimum Divisible:	3,000 ± SF
Maximum Contiguous:	200,000± SF
Ceiling Height:	Up to 24' clear
Column Spacing:	Varies
Truck Loading:	6 exterior loading docks 5'-8' x 12' drive-in doors
Construction:	Roof: Rubber Walls: Brick & poured concrete
Power:	Provided by WE Energies
Heat:	Gas fired unit heaters
Water:	Municipal
Sewer	Municipal
Lighting:	T-8 energy efficient
Fire Safety:	100% sprinkled
Parking:	377 standard spaces, 10 handicap, 8 semi
Zoning:	1-2 Industrial
Location:	Interstate 94: 10 miles Milwaukee: 25 miles Chicago: 75 miles
OpEx Estimate 2019:	\$0.51



FOR COMPLETE INFORMATION CONTACT:

✉ RHOLZHAUER@PHOENIXINVESTORS.COM | ☎ (414) 930-5437
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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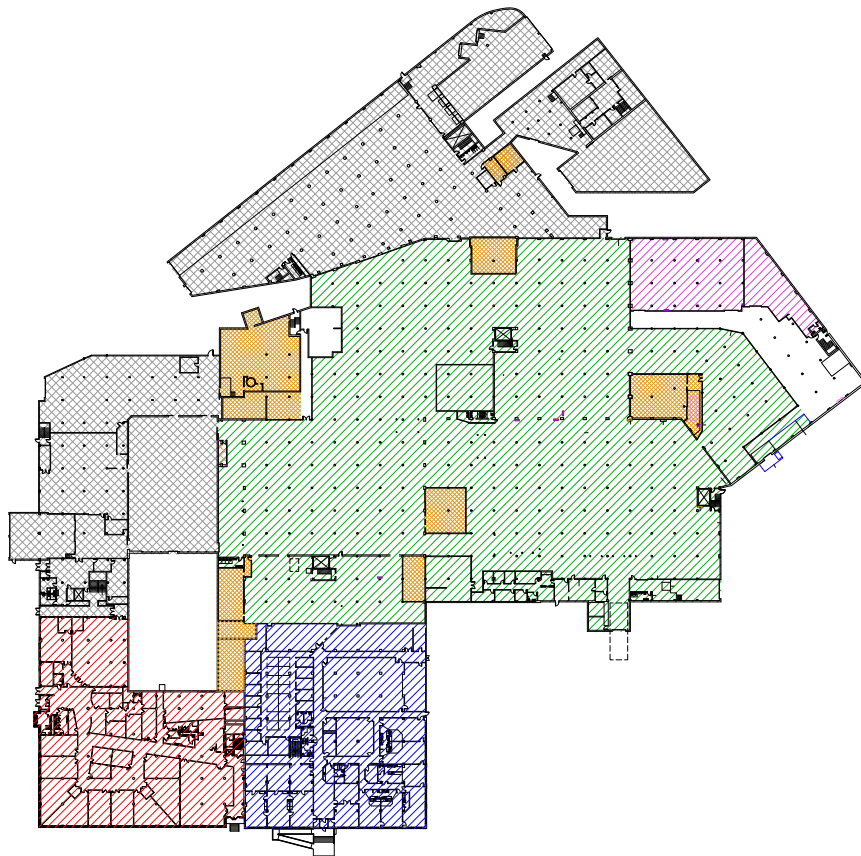


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SITE PLAN

SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
	EXISTING TENANT	26,675 SQFT
	EXISTING TENANT	28,056 SQFT
	SELF STORAGE SPACE	122,603 SQFT
	EXISTING TENANT	9,240 SQFT
	MECH/UNUSABLE	15,396 SQFT
	VACANT / AVAILABLE	86,128 SQFT
N/A	TOTAL	297,403 SQFT



 1 FIRST FLOOR
SCALE: 1"=40'

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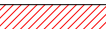


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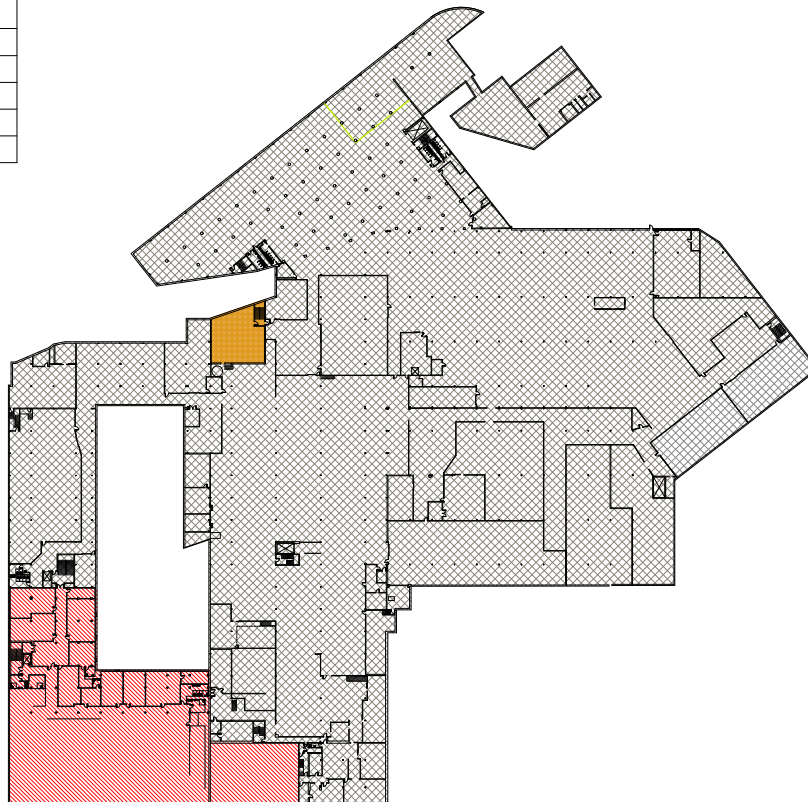


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SITE PLAN

SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
	EXISTING TENANT	32,060 SQFT
	MECH/UNUSABLE	2,388 SQFT
	VACANT / AVAILABLE	235,504 SQFT
N/A	TOTAL	269,952 SQFT



 1 SECOND FLOOR
SCALE: 1"=40'

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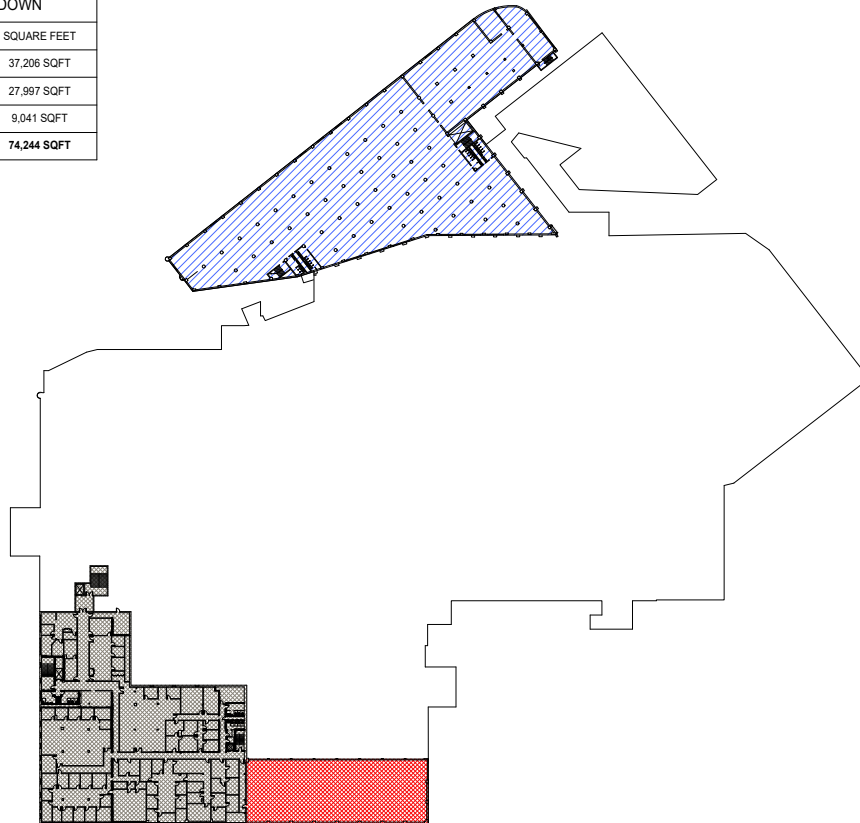


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SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
	EXISTING TENANT	37,206 SQFT
	VACANT / AVAILABLE OFFICE SPACE	27,997 SQFT
	UNFINISHED OFFICE AREA	9,041 SQFT
N/A	TOTAL	74,244 SQFT



 1 THIRD FLOOR
SCALE: 1"=40'

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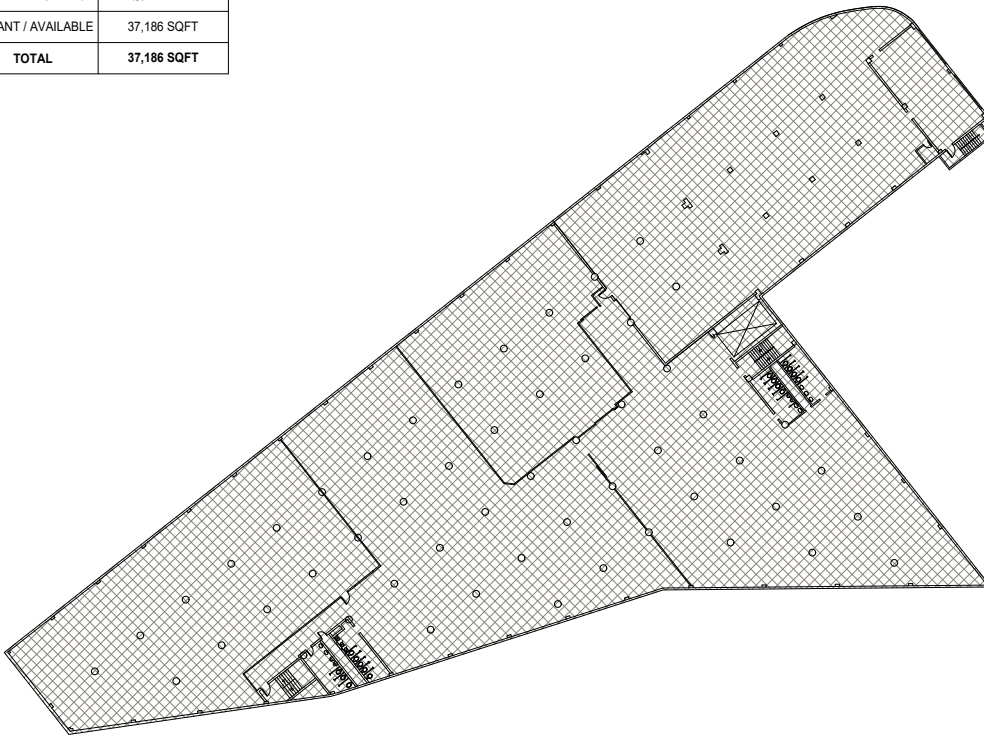


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SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
	VACANT / AVAILABLE	37,186 SQFT
N/A	TOTAL	37,186 SQFT



1

FOURTH FLOOR

SCALE: 1/16"=1'-0"

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