



AVAILABLE FOR LEASE

RETAIL | WAREHOUSE | OFFICE
1701-1729 S 108TH STREET | WEST ALLIS, WI | 53214



1701-1729 S 108th St | West Allis, Wisconsin | 5,797± SF



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INVESTORS

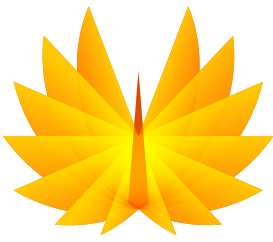
Opportunity. Execution. Value Creation.

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

Jason Lennartz
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FEATURES

- Conveniently located on the corner of Hwy 100 and Mitchell St
- Located along the retail corridor of Hwy 100
- 37,119 CPD
- Parking ratio 2.21/1,000 SF

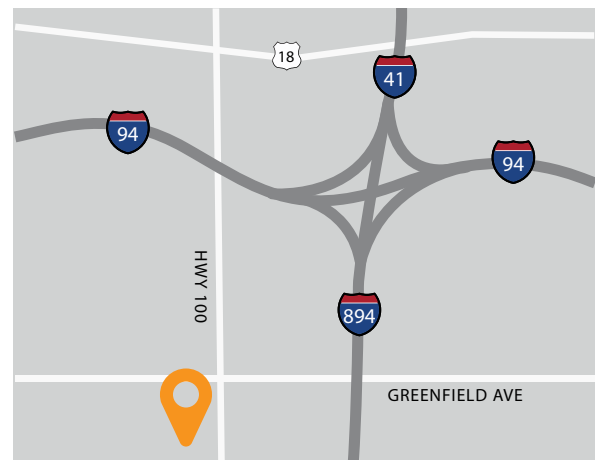


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PROPERTY DETAILS

Building Size:	35,749± SF
Available Space:	5,797± SF Office: 3,387± SF Warehouse: 2,410± SF
Land Area:	2.01± Acres
Minimum Divisible:	2,410± SF
Maximum Contiguous:	5,797± SF
Construction:	Walls: Masonry
Ceiling Height:	Office: 17' 4" Warehouse: 20' 2"
Electric:	WE Energies
Gas:	WE Energies
Water:	Provided by City of Milwaukee
Sewer:	Provided by City of Milwaukee
Door:	1 Drive-in
Parking:	79 free surface spaces ratio of 2.21/ 1,000 SF
Frontage:	349' on S 108th Street / 236' on Mitchell St.
Zoning:	C-4
Traffic:	Collection Street (S 108th St) Cross Street (W Mitchell St. South) / 37,119 CPD/ Year 2015 / Distance .07 mi
Asking Rate:	\$18.00/SF NNN
OpEx Estimate 2017:	\$3.75/SF

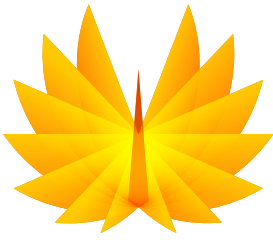


FOR COMPLETE INFORMATION CONTACT:

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



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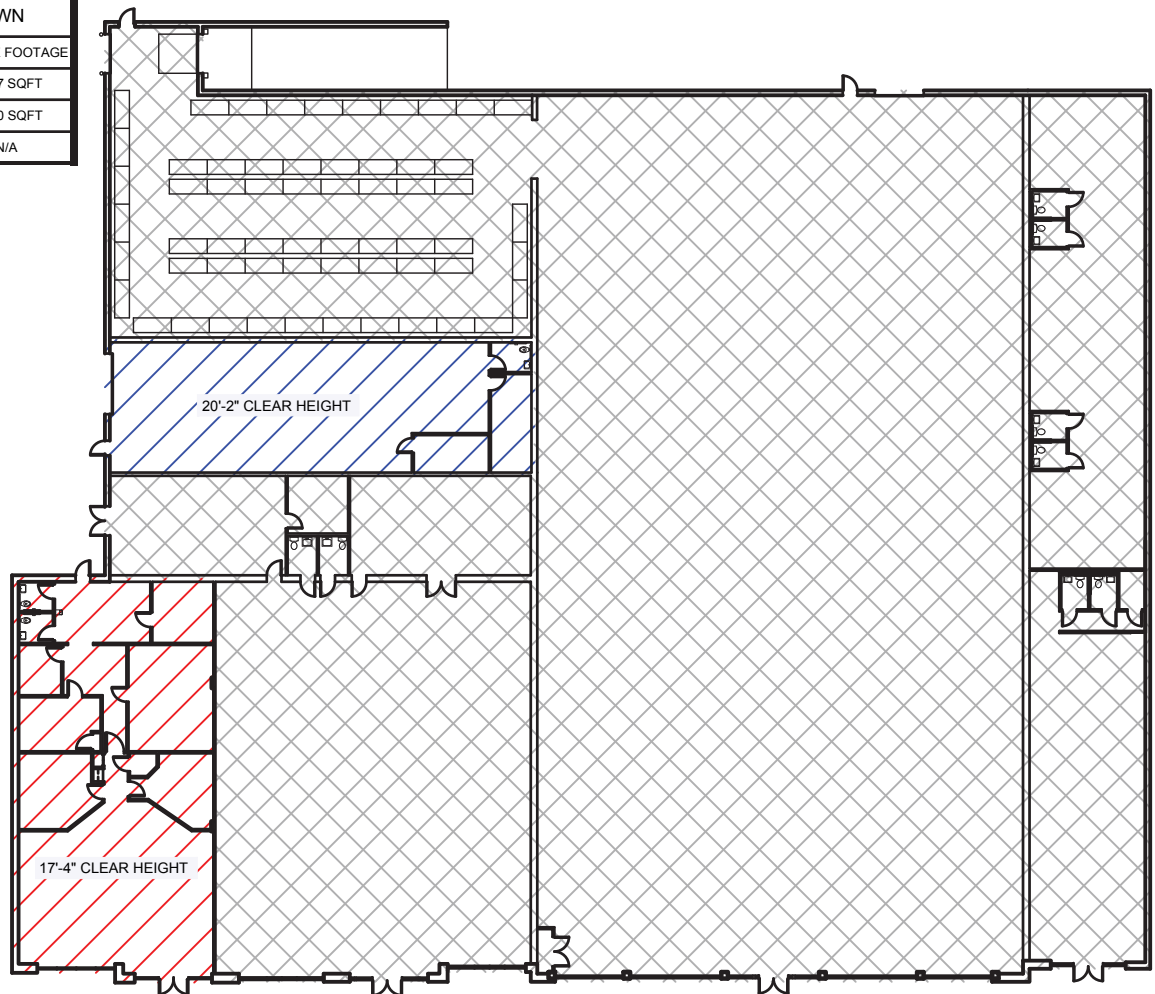
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SITE PLAN

SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FOOTAGE
	RETAIL SPACE	3,387 SQFT
	WAREHOUSE	2,410 SQFT
	EXISTING TENANTS	N/A



1 FACILITY FLOOR PLAN
SCALE: 3/32"=1'-0"

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