

**PWIS Suite #12**  
**740 W. Oakland Ave, Port Washington WI 53074**

**Spacious industrial warehouse space available for lease with high ceilings and large overhead door. Perfect for contractors, storage, distribution, trucking, fabrication, or light industrial use.**

**The space offers a wide open layout with excellent clearance, making it easy to store equipment, vehicles, materials, or run day-to-day operations.**

**Contact:** 414-350-5466  
barneybannon@yahoo.com

**Availability:** Immediate

**Zoning:** Industrial / Storage / Tradesman Flexspace

**Suite 12 Features:**

- 5600 sqft / \$3400 month + utilities
- Separate utility meters.
- Not available as a residence!
- Also Avail Adjacent: 4000 Sq Ft office @ \$2400/month
- Dimensions: (100' x 38') + (27.5' x 67') =5642 sq ft
- Ceiling Height 15'
  - Doors:
    - (1) Garage Door 13' 8" H x 14' W
    - (3) Man doors 34" wide x 6'6"
- Power
  - 200A 120VAC
  - 2000Amp 240V 3phase Grounded B
- Natural Gas Ceiling Heater(s)
- Fire Sprinkler
- Abundant Windows

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- Bathroom access adjacent
  - (5) Trolley 1 Ton Cranes
  - 3 miles to I-43; On rail line; Safe & Secure Area
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- 14 miles (17 min) to Milwaukee County
  - 24 miles (25 min) to downtown milwaukee

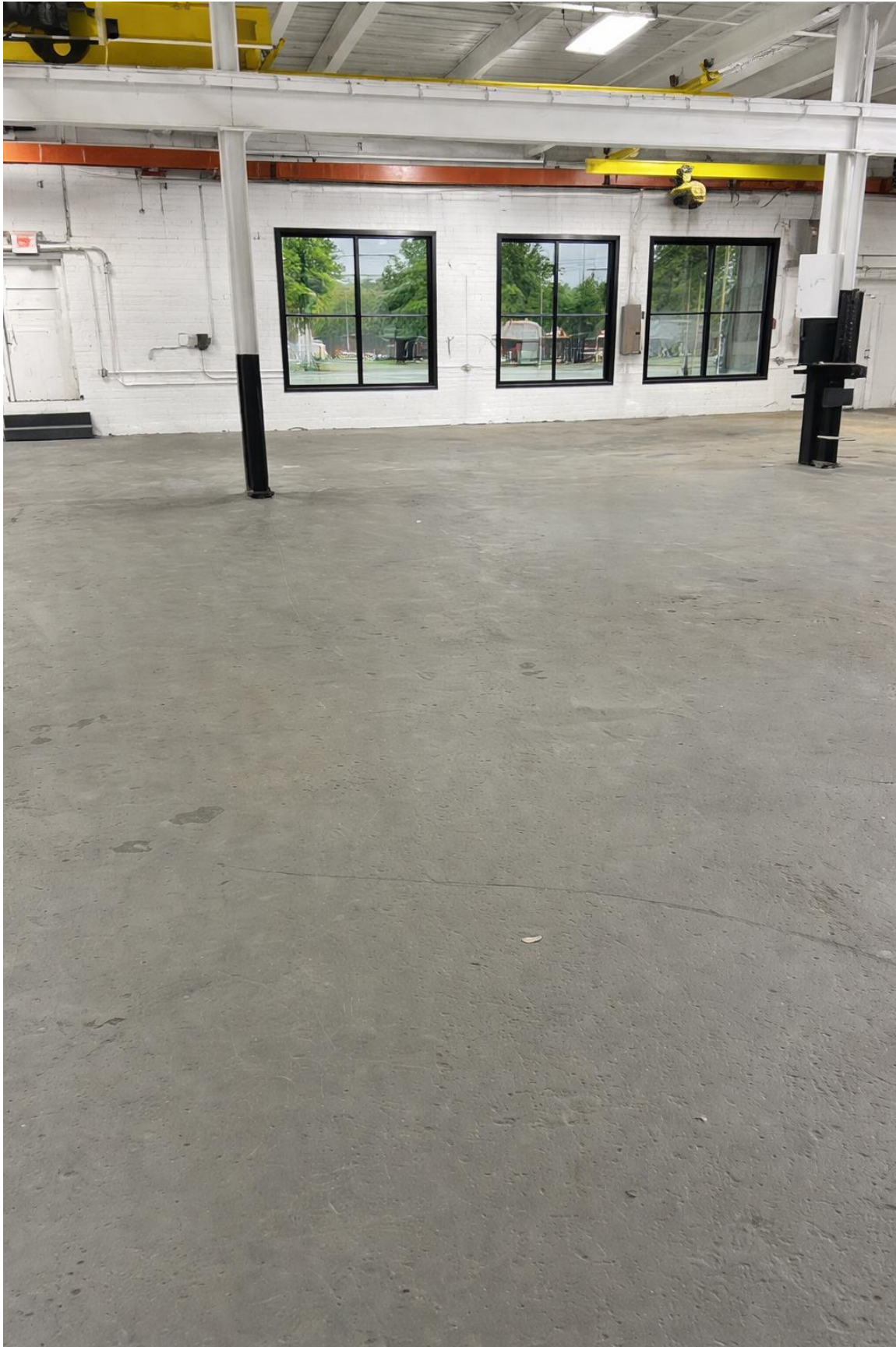
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