



# FOR LEASE

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4

# 176,394 SF

WEST MILWAUKEE, WI

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## PHOENIX INVESTORS

*Opportunity. Execution. Value Creation.*

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## **PROPERTY HIGHLIGHTS**



**EXTENSIVE CRANE  
INFRASTRUCTURE:  
(2) 1-TON TO 2-TON,  
(4) 5-TON**



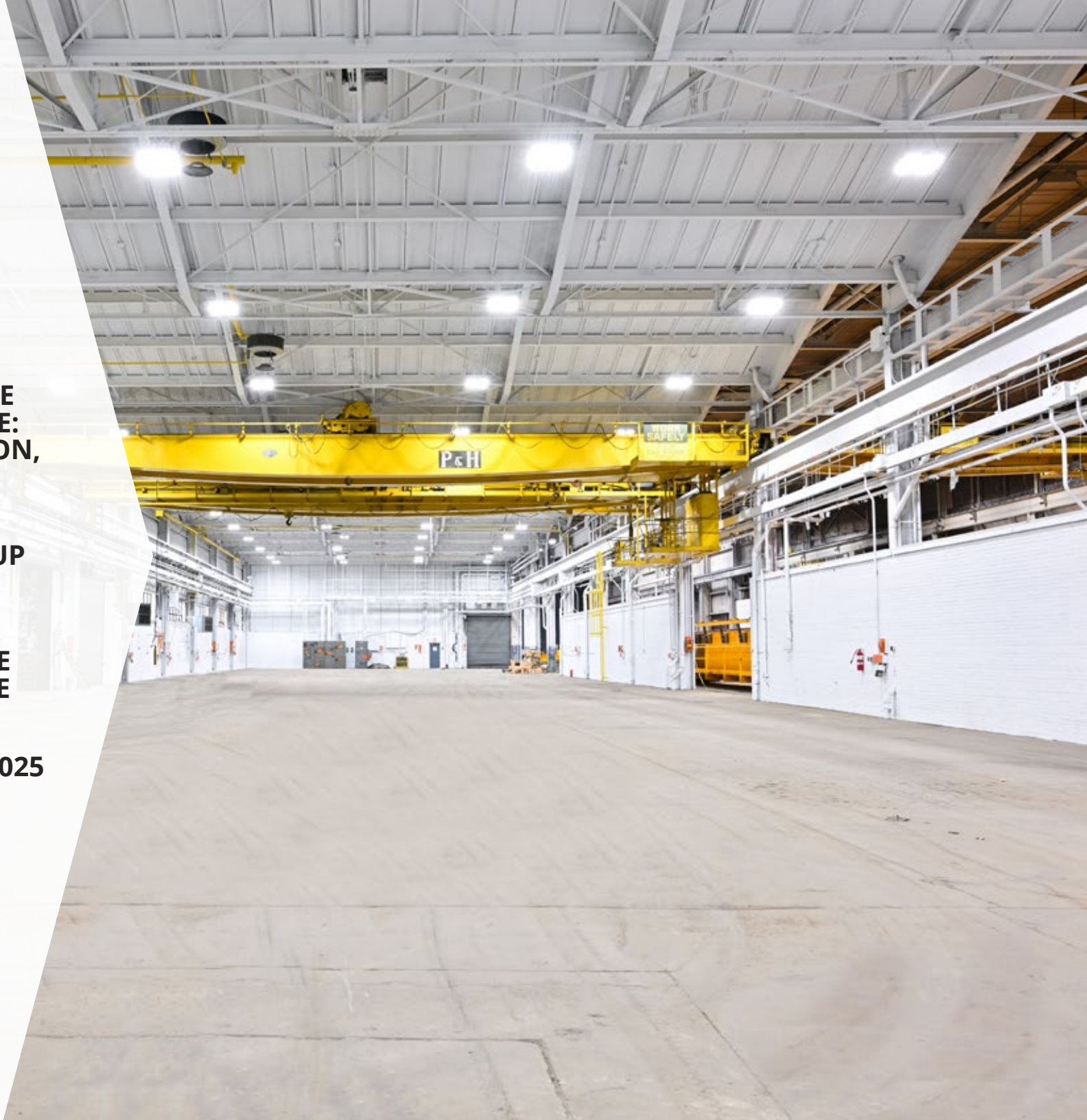
**CLEAR HEIGHTS UP  
TO 47' 10"**



**30,000+ SF OFFICE  
SPACE AVAILABLE**



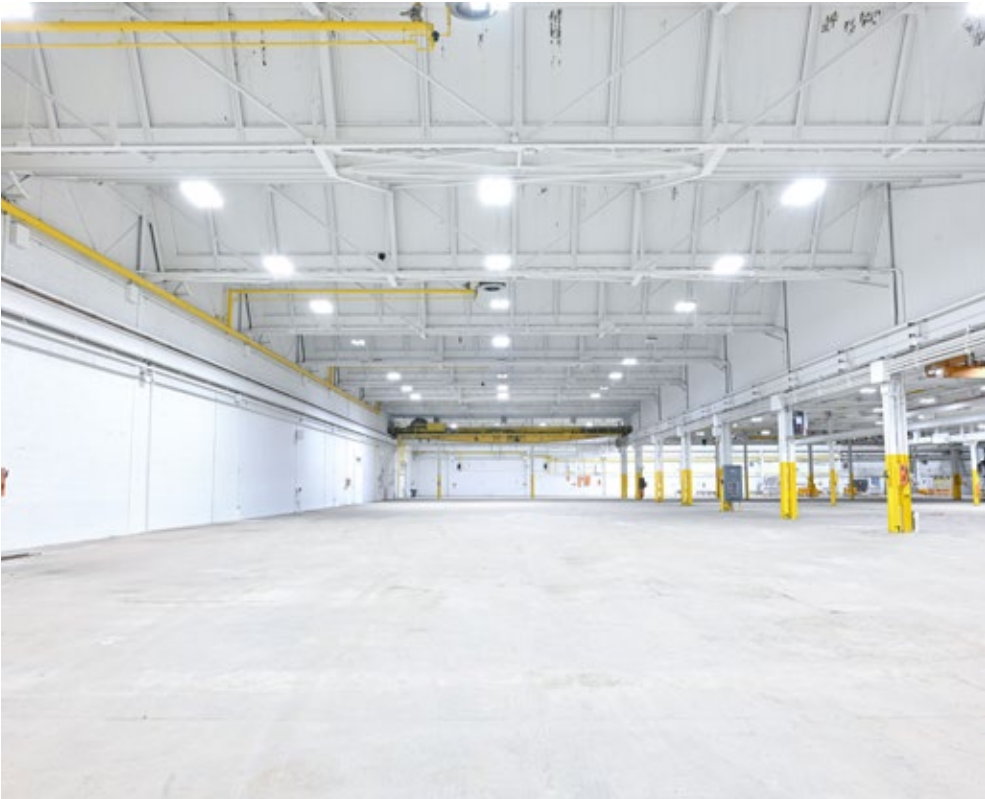
**RENOVATED IN 2025**



# PROPERTY DETAILS

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | WEST MILWAUKEE, WI

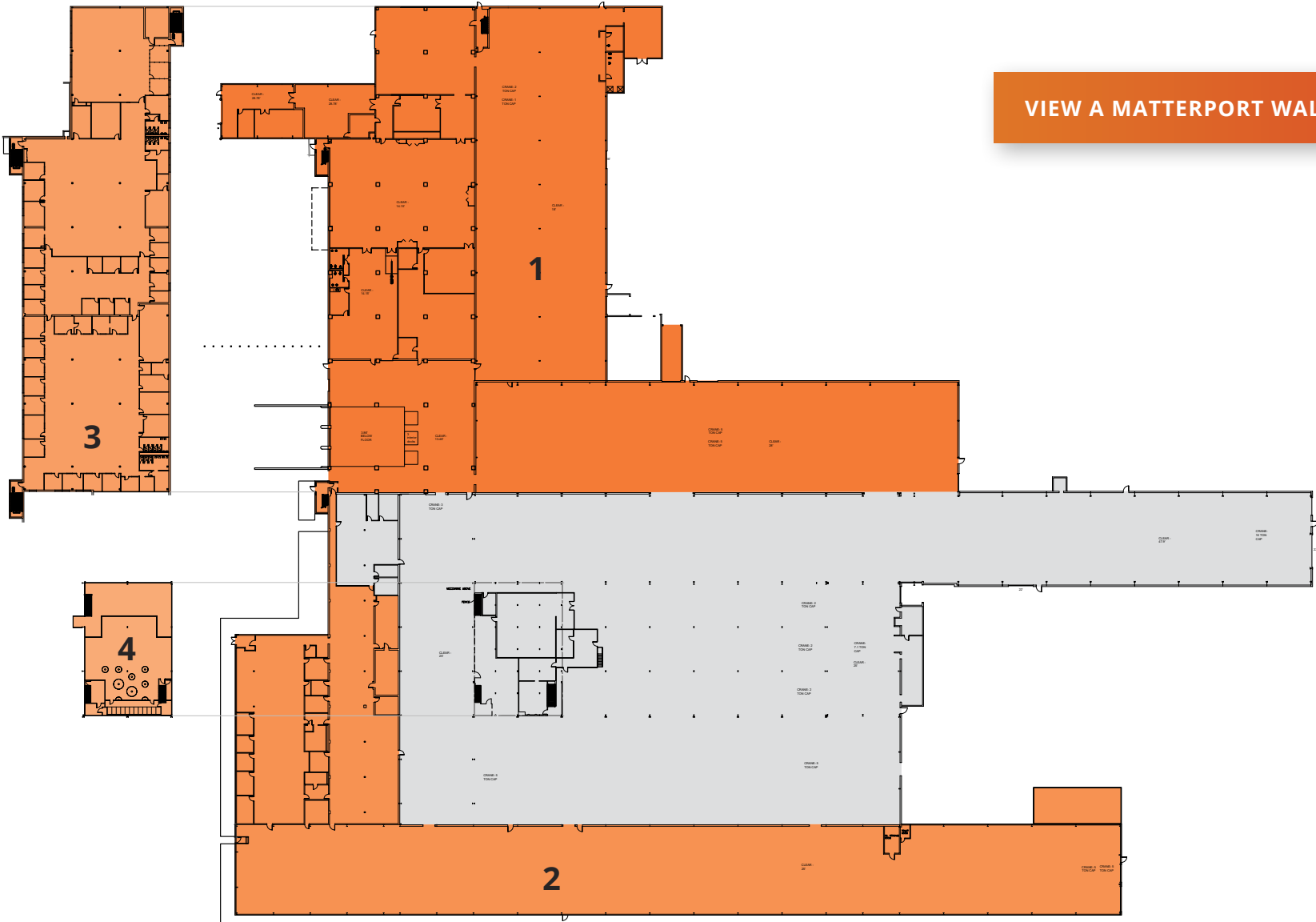
|                            |                                       |
|----------------------------|---------------------------------------|
| AVAILABLE SPACE            | 176,394 SF                            |
| MINIMUM DIVISIBLE          | 100,000 SF                            |
| WAREHOUSE SPACE            | 239,080 SF                            |
| OFFICE SPACE               | 36,541 SF                             |
| DOCK DOORS                 | 3                                     |
| GRADE-LEVEL DRIVE-IN DOORS | 9                                     |
| CLEAR HEIGHT               | 13' 7" - 47' 10"                      |
| WALLS                      | Metal Paneling & Brick                |
| FLOORS                     | Reinforced Concrete                   |
| YEAR BUILT                 | 1920 - 1973                           |
| CRANES                     | 14                                    |
| FIRE SUPPRESSION           | Wet                                   |
| LIGHTING                   | Mix of LED & Fluorescent              |
| POWER                      | 480V, 3-Phase                         |
| PARKING                    | Ample Trailer & Car Parking Available |
| ZONING                     | M-2 - General Manufacturing District  |
| PARCEL ID                  | 436-1117-013                          |



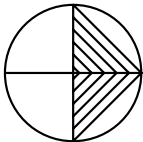
# FLOOR PLAN

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | WEST MILWAUKEE, WI

| NUMBER | SPACE DESIGNATION   | CLEAR HEIGHT    | CRANES                         | DOCKS | SQUARE FEET |
|--------|---------------------|-----------------|--------------------------------|-------|-------------|
| 1      | WAREHOUSE           | 14' 3" - 28' 9" | (2) 1-TON, 2-TON;<br>(2) 5-TON | 3     | 83,847 SF   |
| 2      | WAREHOUSE           | 25'             | (2) 5-TON                      | 0     | 55,072 SF   |
| 3      | SECOND FLOOR OFFICE | DROP CEILING    | N/A                            | N/A   | 31,079 SF   |
| 4      | SECOND FLOOR OFFICE | N/A             | N/A                            | N/A   | 5,462 SF    |
| TOTAL  |                     |                 |                                |       | 176,394 SF  |



[VIEW A MATTERPORT WALK-THROUGH](#)





# LOCATION MAP

4503 - 4699 W GREENFIELD AVE - BLDGS 3 & 4 | WEST MILWAUKEE, WI



|                        |           |
|------------------------|-----------|
| I-94                   | 1 MILE    |
| PORT OF MILWAUKEE      | 8 MILES   |
| MITCHELL INT'L AIRPORT | 9 MILES   |
| CHICAGO, IL            | 91 MILES  |
| INDIANAPOLIS, IN       | 278 MILES |
| MINNEAPOLIS, MN        | 334 MILES |