

4200 N Holton St

Milwaukee, WI 53212 - Milwaukee East Ind Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1960
RBA:	325,414 SF
Floors:	2
Typical Floor:	325,414 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	56,000 SF
Max Contig:	142,734 SF
Total Available:	142,734 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$0.63 (2019)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	56,000 - 142,734	142,734	142,734	Withheld	Vacant	Negotiable

Phoenix Investors, LLC - Patrick Dederer (414) 376-6933

LEASING COMPANY

Company:	Phoenix Investors, LLC
Contacts:	Patrick Dederer (414) 376-6933

SALE

Last Sale:	Sold on May 1, 2013 for \$750,000 (\$2.30/SF)
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LOADING

Docks:	3 int/12 ext	Drive Ins:	4 tot./12'w x 16'h
Cross Docks:	Yes	Rail Spots:	None

POWER & UTILITIES

Power:	480v 3p Heavy
Utilities:	Heating, Lighting, Sewer - City, Water - City

FEATURES

Fenced Lot, Signage

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LAND	
Land Area:	14.40 AC
Zoning:	IL2
Parcel	241-0012-000

TRANSPORTATION	
Parking:	280 free Surface Spaces are available; Ratio of 1.68/1,000 SF
Airport:	21 minute drive to General Mitchell International Airport

KEY TENANTS			
Store Here Self Storage	149,069 SF	Pathfinders Inc	41,479 SF
Penske Truck Rental	1,500 SF		