

# Lease Availability Report

## 4200 N Holton St

Milwaukee, WI 53212 - Milwaukee East Ind Submarket



### BUILDING

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

### AVAILABILITY

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

### EXPENSES PER SF

Taxes:	<b>\$0.63 (2019)</b>
--------	----------------------

### SPACES

Floor	Use	Type	SF Avail	Flr 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 Dederig (414) 376-6933

### LEASING COMPANY

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

### SALE

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

### LOADING

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

### POWER & UTILITIES

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

### FEATURES

Fenced Lot, Signage

# Lease Availability Report

## 4200 N Holton St

Milwaukee, WI 53212 - Milwaukee East Ind Submarket



### LAND

---

Land Area:	<b>14.40 AC</b>
Zoning:	<b>IL2</b>
Parcel	<b>241-0012-000</b>

---

### 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		

---