

Lease Availability Report

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3866-3870 N Fratney St

Milwaukee, WI 53212 - Milwaukee East Ind Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1959
RBA:	39,984 SF
Floors:	1
Typical Floor:	39,984 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	17,109 SF
Max Contig:	17,109 SF
Total Available:	17,109 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$0.57 (2019)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	17,109/2,898 ofc	17,109	17,109	Withheld	Vacant	Negotiable

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

LEASING COMPANY

Company:	Phoenix Investors, LLC
Contacts:	Kurt Jensen (262) 308-0008, Patrick Dederling (414) 376-6933

SALE

Last Sale:	Sold on Dec 22, 2014 for \$300,000 (\$7.50/SF)
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LOADING

Docks:	1 ext	Drive Ins:	5 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3p
Utilities:	Heating - Electric

FEATURES

Fenced Lot, Floor Drains, Signage

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LAND	
Land Area:	1.46 AC
Zoning:	IL2
Parcel	274-9975-111

TRANSPORTATION	
Parking:	25 free Surface Spaces are available; Ratio of 1.25/1,000 SF
Airport:	21 minute drive to General Mitchell International Airport

KEY TENANTS	
Spike Brewing LLC	14,471 SF