



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation

FOR LEASE

Up to 310,000 SF

1220 Mound Avenue, Racine, WI



Property

Land: 13.23 Acres

Zoning: I-2 Industrial

- Competitive lease rates
- Expansion capability as your business grows
- Manufacturing and warehouse space available
- Ample surface parking

Lease Rate: \$2.50/SF NNN

Est. Operating Exp.: \$0.70/SF

Quality industrial space for lease in the heart of Racine!

Building	
Building Size:	737,309 SF
Available:	310,000 SF
Min. Divisible	5,000 SF
Power:	Heavy
Loading:	6 Interior Docks
Drive-Ins:	2
Clear Height:	16'-24'
Fire Suppression:	100% Sprinkled

For Information:

Javonni Butler

Mobile: 262-894-6665

Javonni@PhoenixInv.com

Patrick Dederling

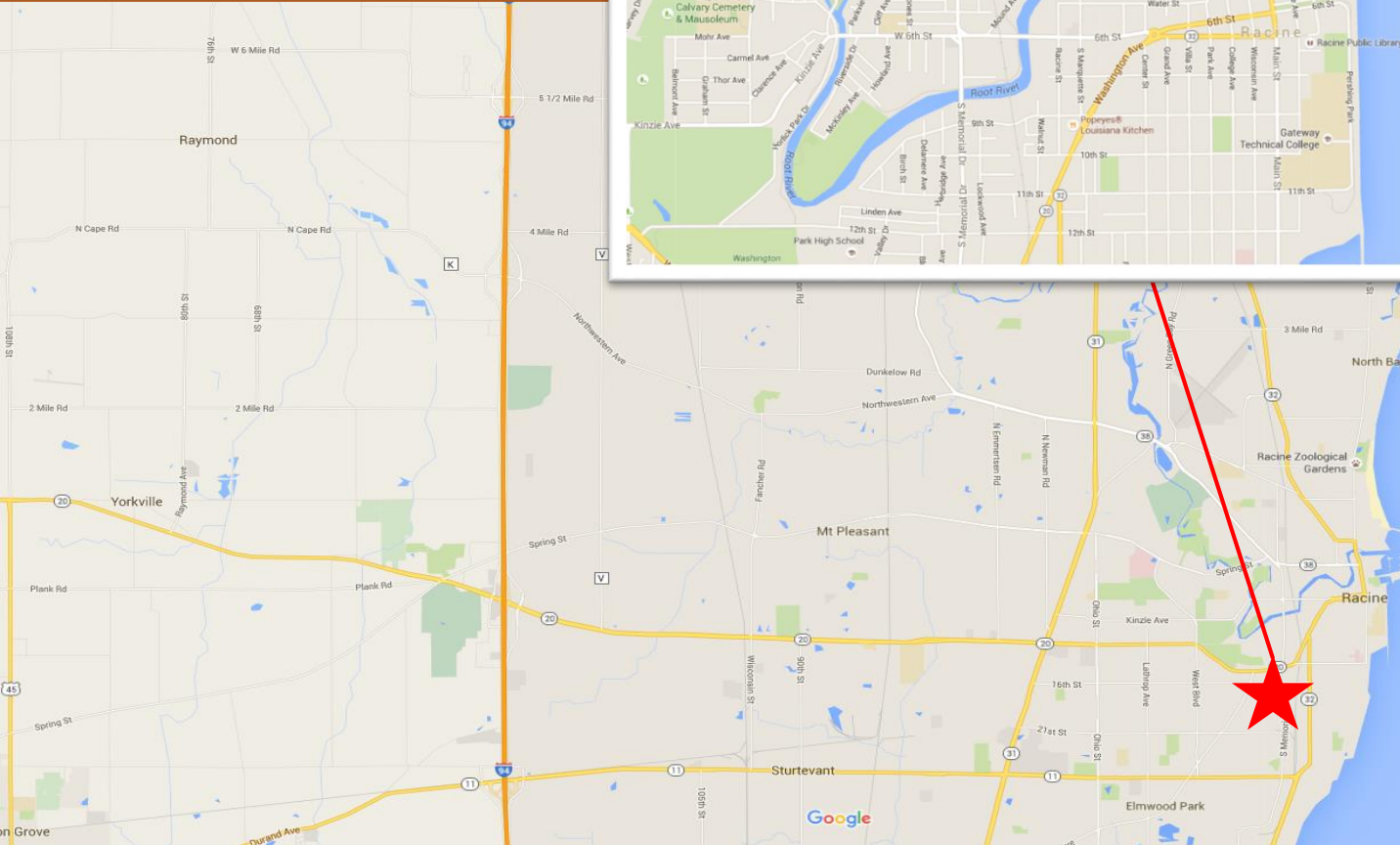
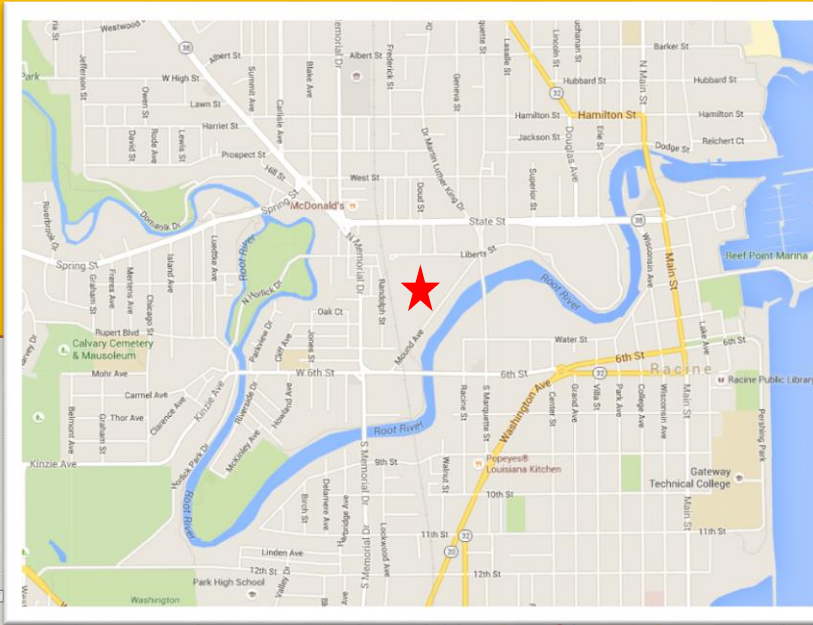
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