



FOR LEASE | 407,321 SF 1220 MOUND AVE | RACINE, WI



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



MOVE-IN READY



**COMPETITIVE
LEASE RATES**



**GREAT ECONOMICAL
SPACE FOR SMALL
BUSINESSES & START-UPS**



**UP TO 24'
CLEAR HEIGHT**



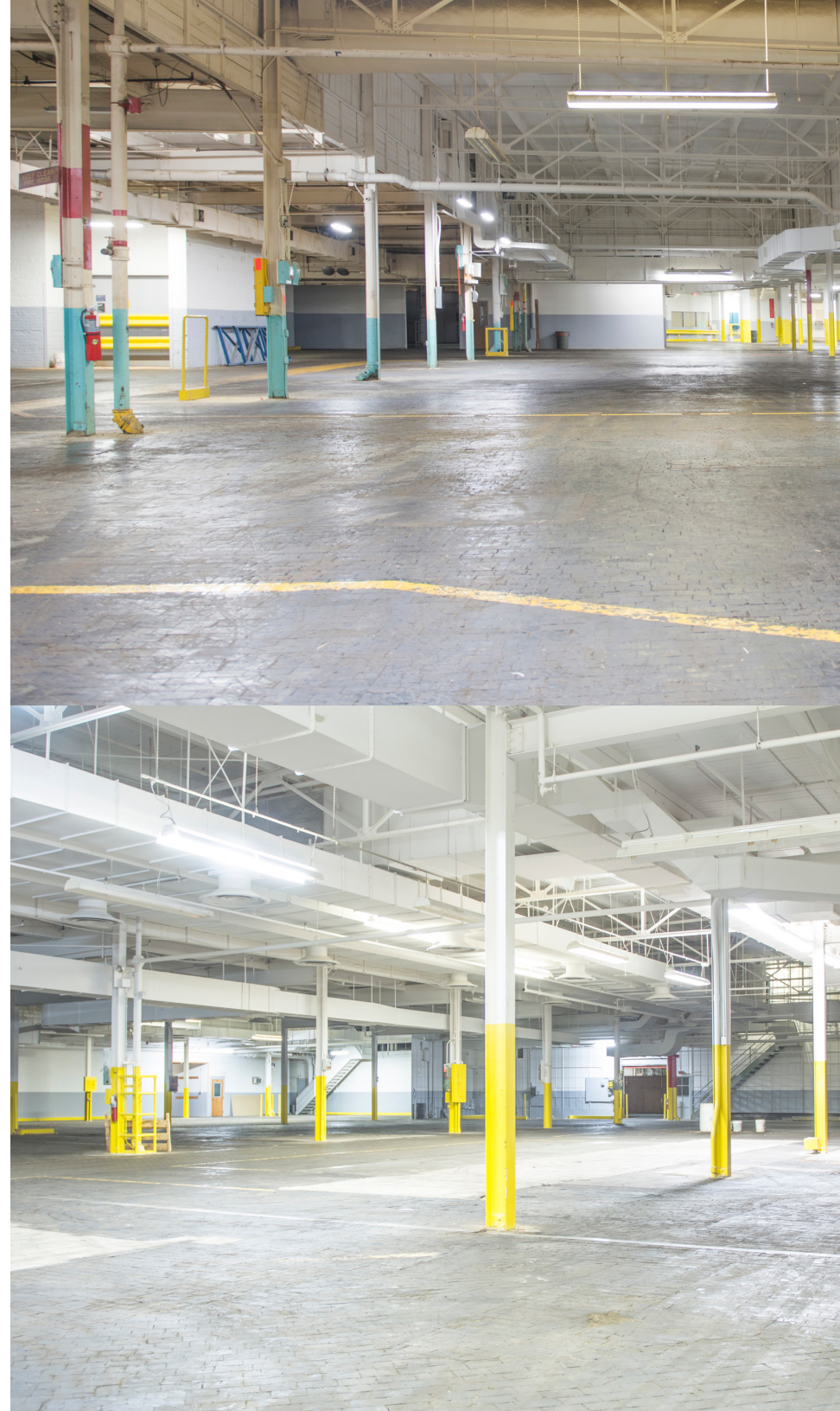
**PROFESSIONALLY
MANAGED**



PROPERTY DETAILS

1220 MOUND AVE | RACINE, WI

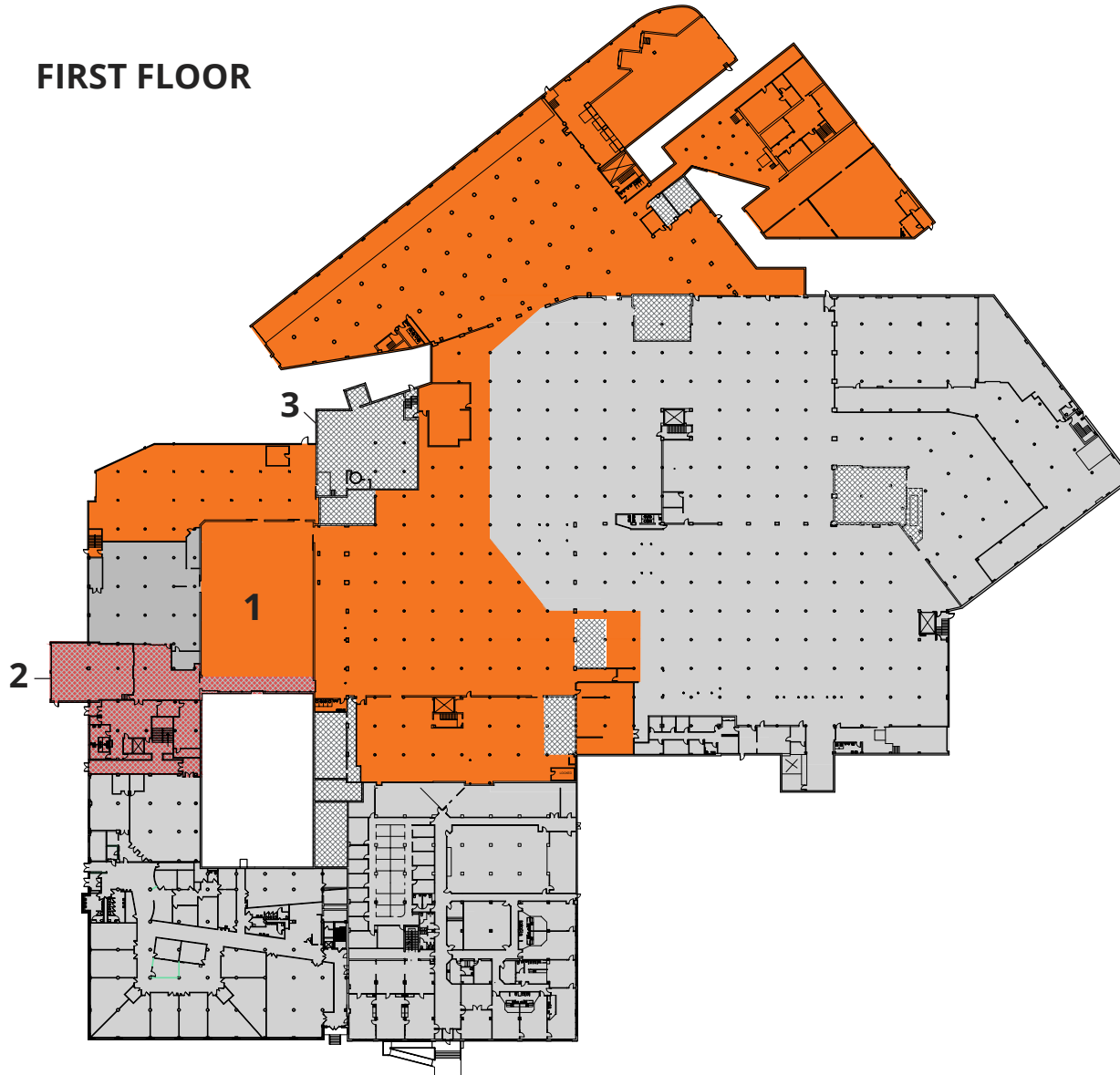
AVAILABLE SPACE	407,321 SF
MINIMUM DIVISIBLE	10,000 SF
DOCK DOORS	10 Exterior
DRIVE-IN DOORS	8
CLEAR HEIGHT	Up to 24'
COLUMN WIDTH/DEPTH	Varies
ROOF	Rubber
WALLS	Brick and Poured Concrete
FLOORS	6" Reinforced Concrete with Some Wood Block
YEAR BUILT	1937 Renovated 2017-2018
FIRE SUPPRESSION	100% Wet
LIGHTING	T-8 Energy Efficient
POWER	Provided by WE Energies
PARKING	377 Standard Spaces, 10 Handicap, 8 Semi
LAND AREA	13.99 Acres
ZONING	1-2 Industrial
PARCEL ID	03056001
WATER & SEWER	Municipal
HEAT	Gas Fired Unit Heaters
OPEX ESTIMATE 2022	\$0.75



FLOOR PLAN

1220 MOUND AVE | RACINE, WI

FIRST FLOOR



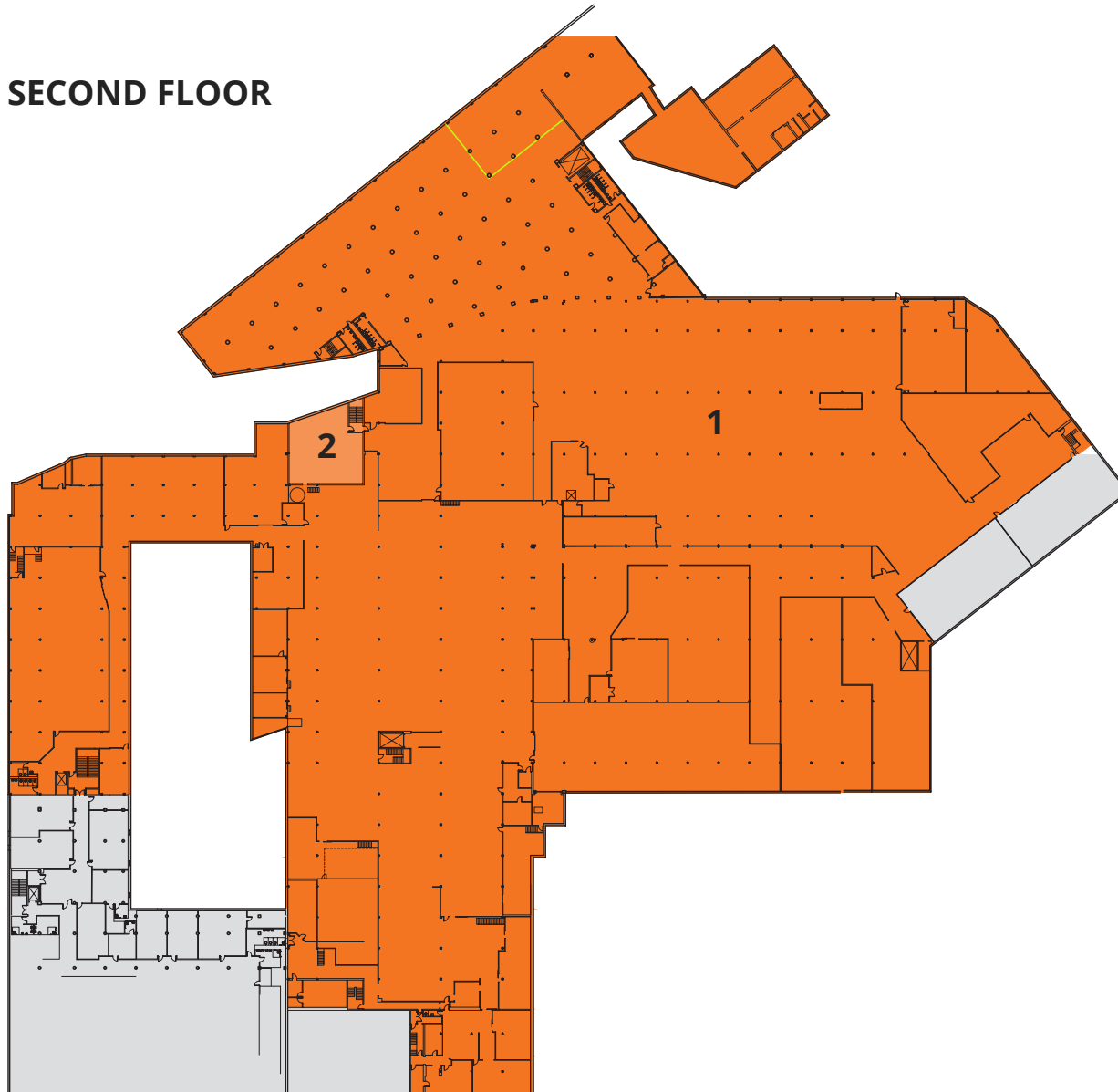
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	109,097 SF
2	COMMON SPACE	8,829 SF
3	MECHANICAL	14,070 SF

FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	231,291 SF
2	MECHANICAL	2,388 SF

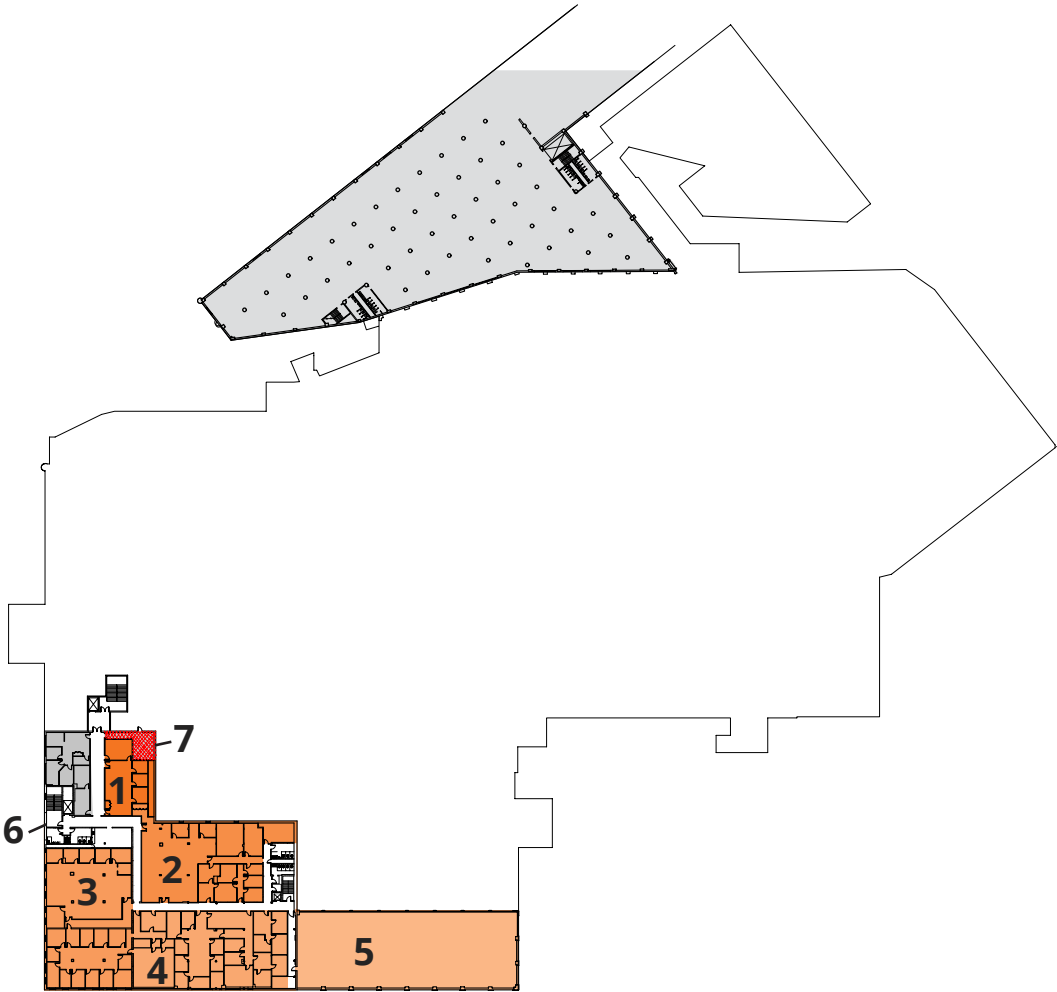
SECOND FLOOR



FLOOR PLAN

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THIRD FLOOR



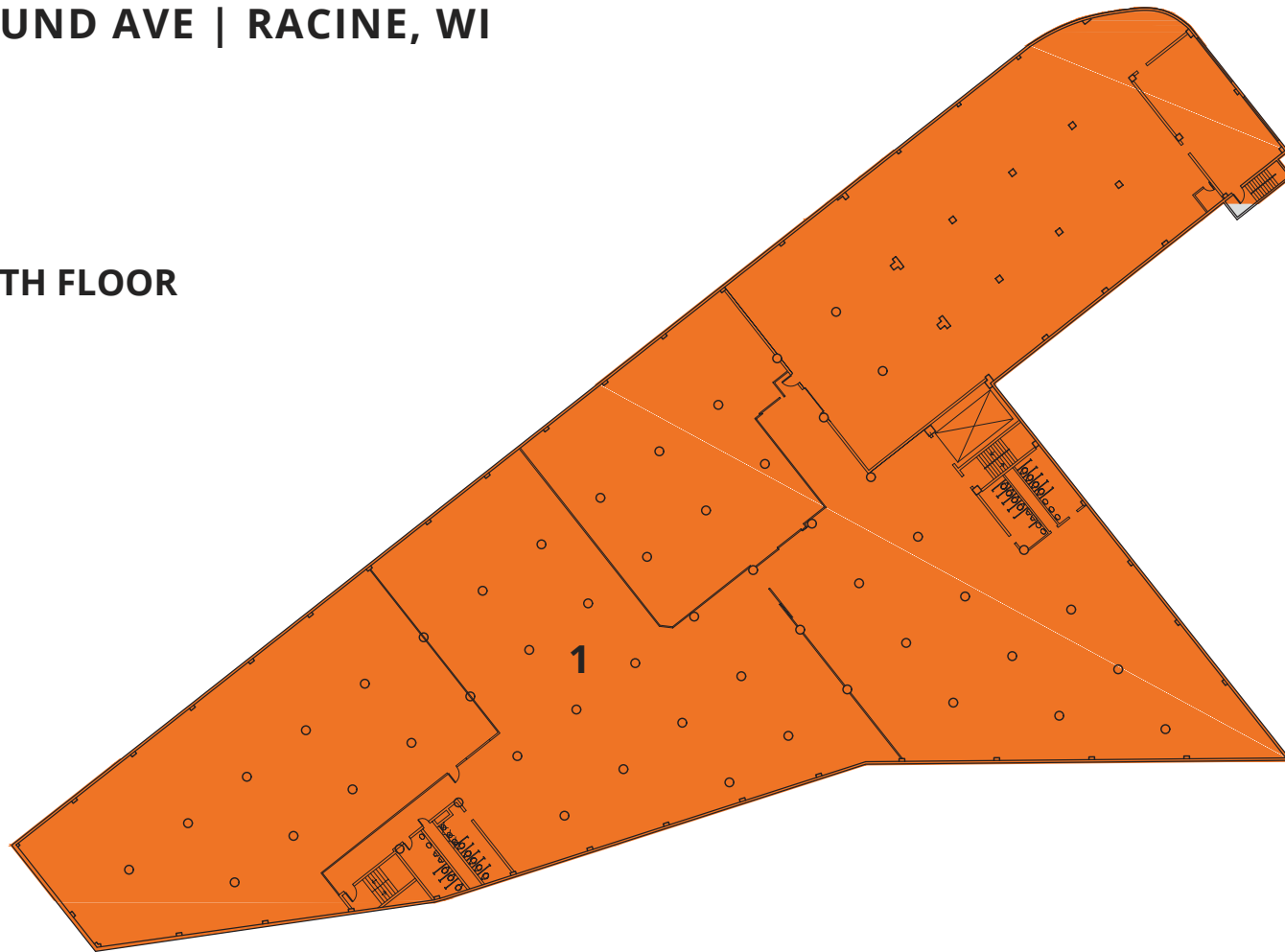
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	1,680 SF
2	AVAILABLE	5,652 SF
3	AVAILABLE	6,434 SF
4	AVAILABLE	6,703 SF
5	AVAILABLE	9,041 SF
6	COMMON SPACE	5,901 SF
7	MECHANICAL	458 SF



FLOOR PLAN

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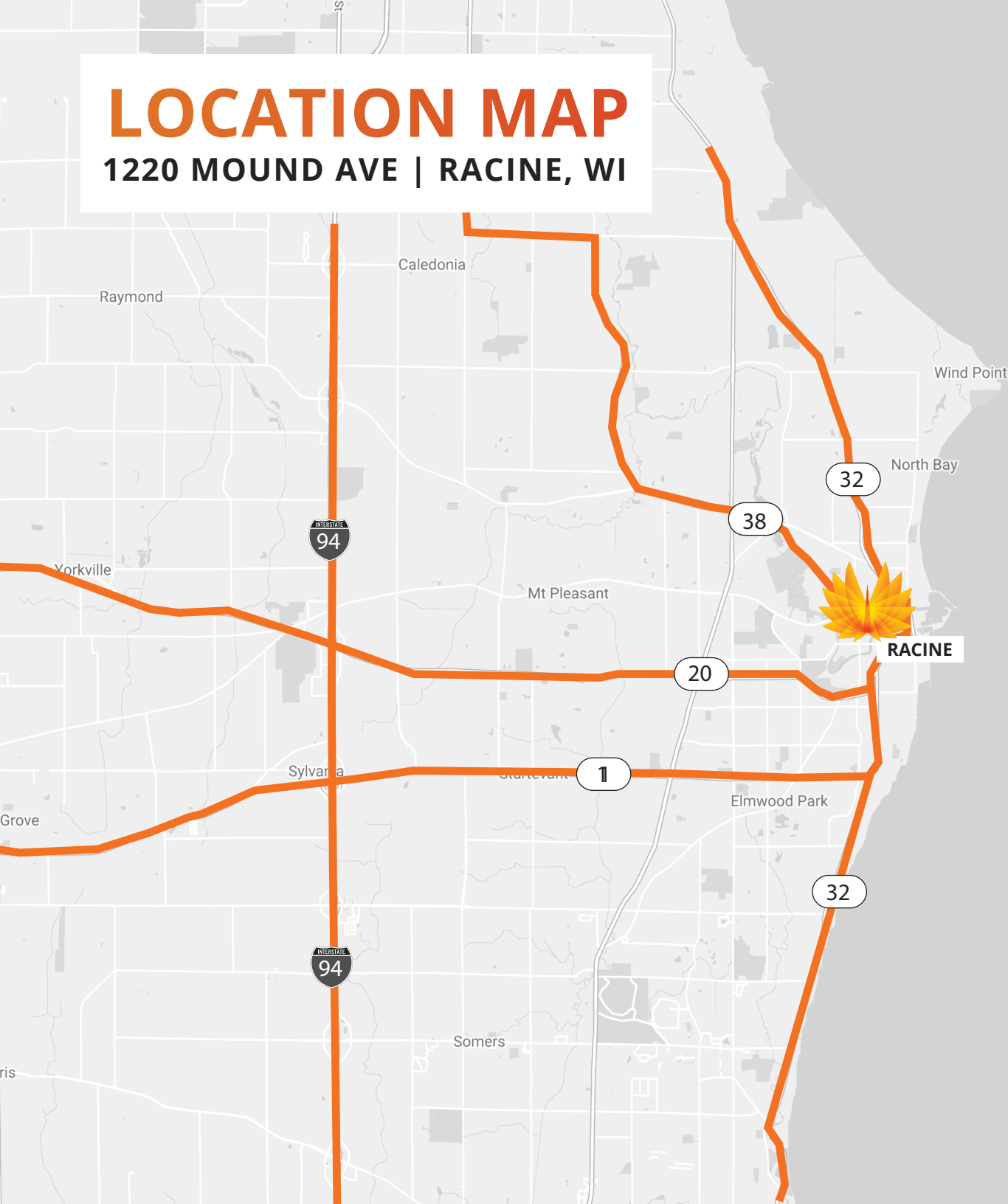
FOURTH FLOOR



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	36,882 SF

LOCATION MAP

1220 MOUND AVE | RACINE, WI



WI-38	0.5 MILES
I-94	10 MILES
MITCHELL INT'L AIRPORT	22 MILES
MILWAUKEE	25 MILES
CHICAGO	75 MILES
MINNEAPOLIS	350 MILES