



CROSSRAIL COMMERCE CENTER | LAND FOR SALE OR LEASE

New Industrial Development Offering Presented by F Street & Keller

County Highway NN and County Road G | West Bend, Wisconsin

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F STREET | Colliers



City of **WEST BEND**

West Bend, located just 30 minutes north of Milwaukee in Washington County, is nestled along the scenic Milwaukee River in the heart of the Kettle Moraine. This vibrant city, home to over 32,000 residents, offers a rich tapestry of cultural and historical attractions, complemented by 1,200 acres of award-winning parks. Residents enjoy access to top-tier healthcare and exceptional educational opportunities, making it an ideal place for families and professionals alike. The charming historic downtown area is bustling with thriving businesses, unique shops, and diverse restaurants, while several business and industrial parks are strategically positioned for future growth.

A significant development contributing to this growth is the Crossrail Commerce Center. This state-of-the-art commercial hub is set to transform the economic landscape of West Bend. Designed to attract a variety of businesses, the Crossrail Commerce Center will offer cutting-edge facilities and infrastructure, catering to both established companies and innovative startups. Its strategic location provides easy access to major transportation routes, enhancing connectivity and logistics for businesses operating within the center.

The development of the Crossrail Commerce Center is expected to create numerous job opportunities, boosting the local economy and attracting new residents to the area. With a focus on sustainability and modern design, the center will feature green spaces and energy-efficient buildings, aligning with West Bend's commitment to environmental stewardship. As the Crossrail Commerce Center takes shape, it promises to be a catalyst for economic vitality, fostering a dynamic business environment that will benefit the entire community.



Property DETAILS

± 4.37 - 90 Acres Available adjacent
to West Bend Industrial Park

Park Size	+/- 100 Acres
Zoning	M-2 (Planned)
Topography	Generally Level
Rail	Wisconsin & Southern Railroad (WSOR), operated by Watco
Sale Price	\$90,000 - \$110,000 / Acre (Inquire with Broker)

Municipal and/or TIF Incentives May Be Available



+/- 90 Acres
Available

+/- 10 Acres
Pending

Wisconsin & Southern
Railroad (WSOR)

Individual sites can be combined or divided

Lot 10 +/- 6.11 AC



Property LOCATION



90+ Housing
Development Project

Federal Tool &
Engineering

Moraine
Plastics

ACI Advanced
Coatings

RRD

Gruber Tool & Die

Metalcraft of
Mayville

Beacon Building
Prodcuts

Rusco Road

S Main Street

+/- 90 Acres
Available

Sale
Pending

Ideal Surfaces

WB Warehousing
& Logistics - South

Milwaukee
Tool

Mile View Road

WB Warehousing
& Logistics - Rail

Kettle Moraine
Glass & Shower Door

Jackson
Concrete

ALPLA

41

LMZ
Trucking

Midwest Assembly
Warehouse & Distribution

CTY HWY NN

Wisconsin & Southern
Railroad (WSOR)

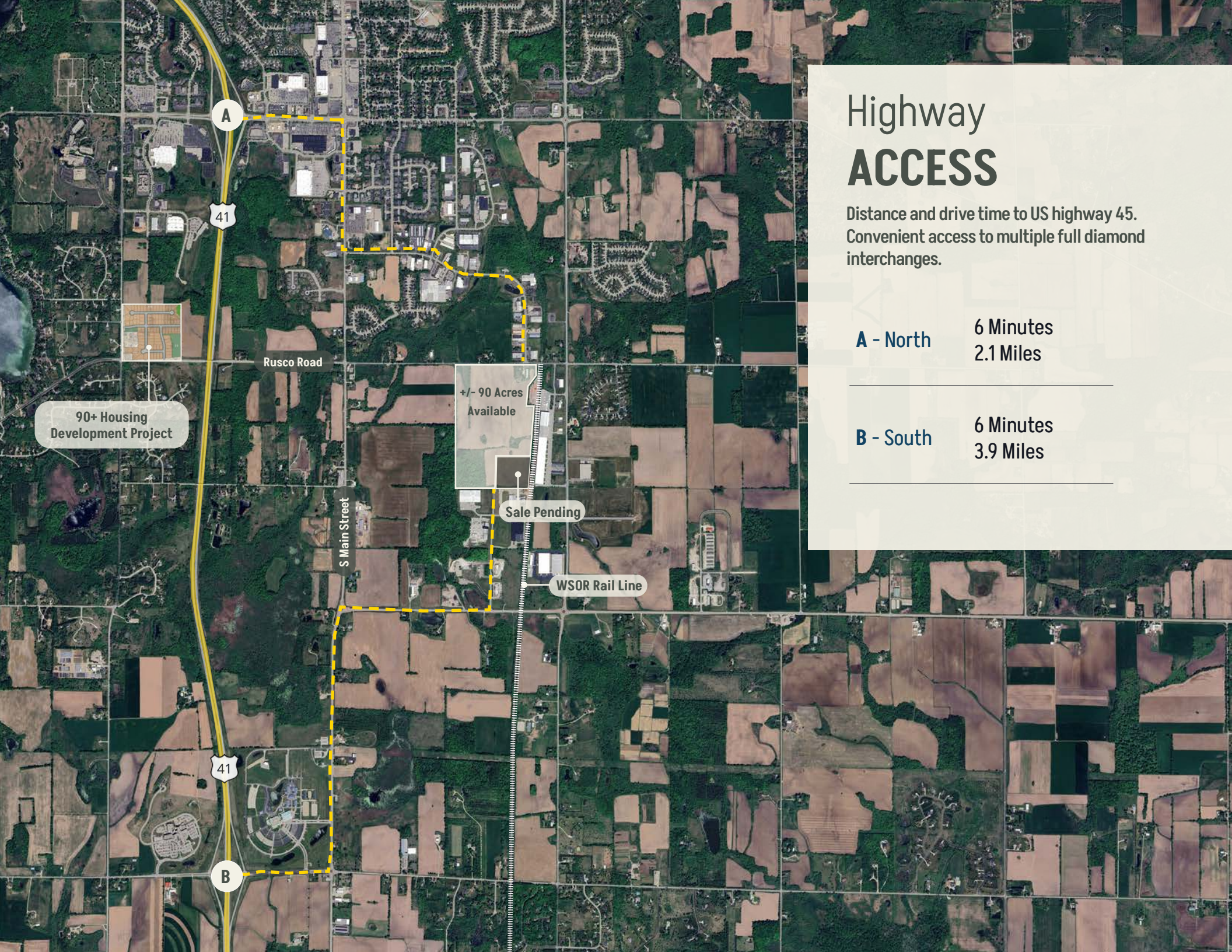
S River Road

Highway ACCESS

Distance and drive time to US highway 45.
Convenient access to multiple full diamond
interchanges.

A - North 6 Minutes
2.1 Miles

B - South 6 Minutes
3.9 Miles



Example
**BUILD-TO-SUIT
RENDERINGS**



Build-To-Suit Renderings provided by Keller, Inc



Area OVERVIEW

Developments in the Area

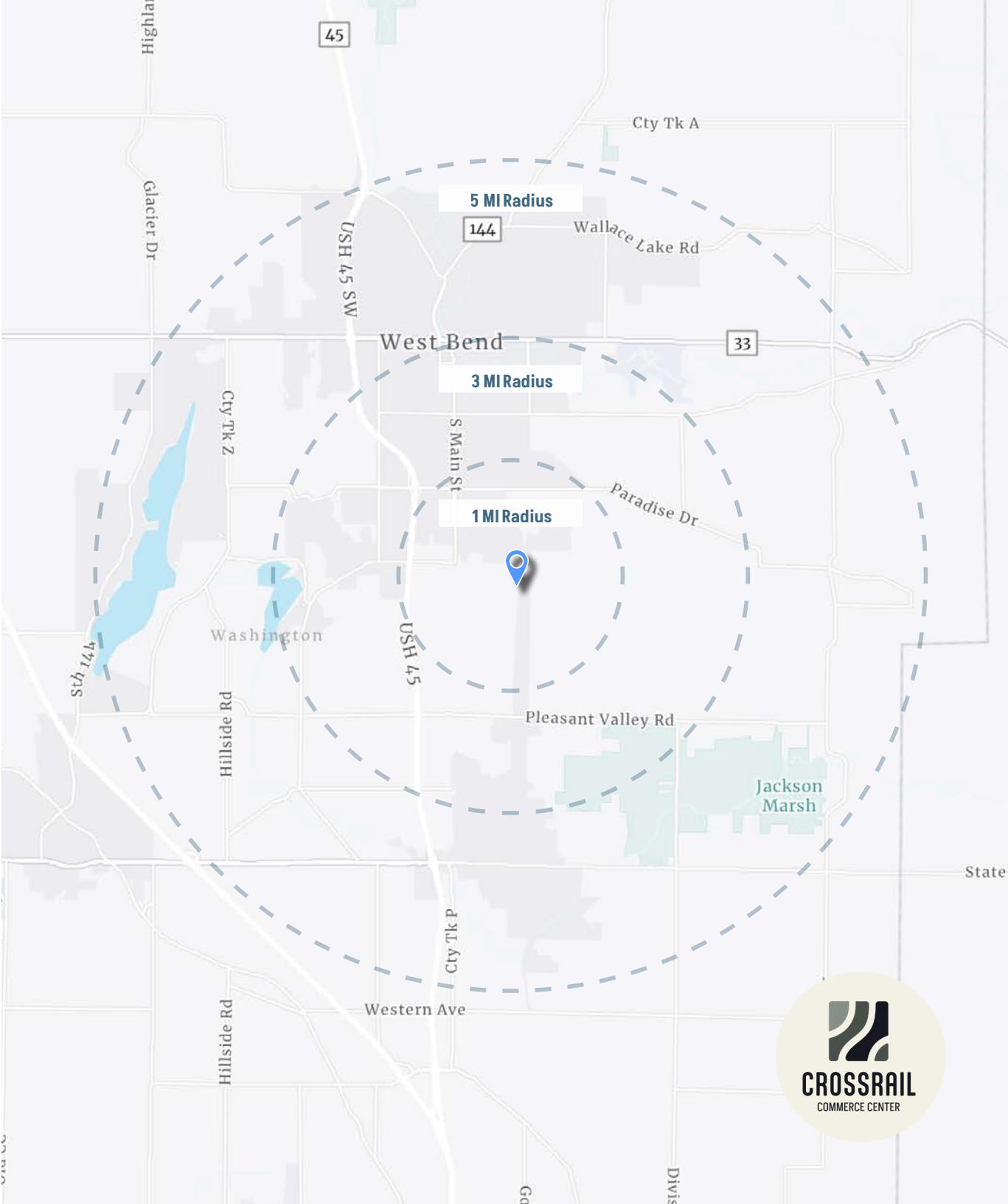
Crossrail Commerce Center stands as West Bend's most recent industrial development. Spanning over 90 acres of predominantly level terrain, this industrial park offers the West Bend community an opportunity to boost economic growth and provide dynamic space for new businesses to thrive.

Another new development is underway on a significant 34-acre site located just north of CTH NN and east of 18th Avenue, strategically positioned for optimal accessibility and convenience. Plans for the future include a comprehensive housing project featuring over 90 modern, well-designed units, catering to a diverse range of residents in the community.

Location Demographics

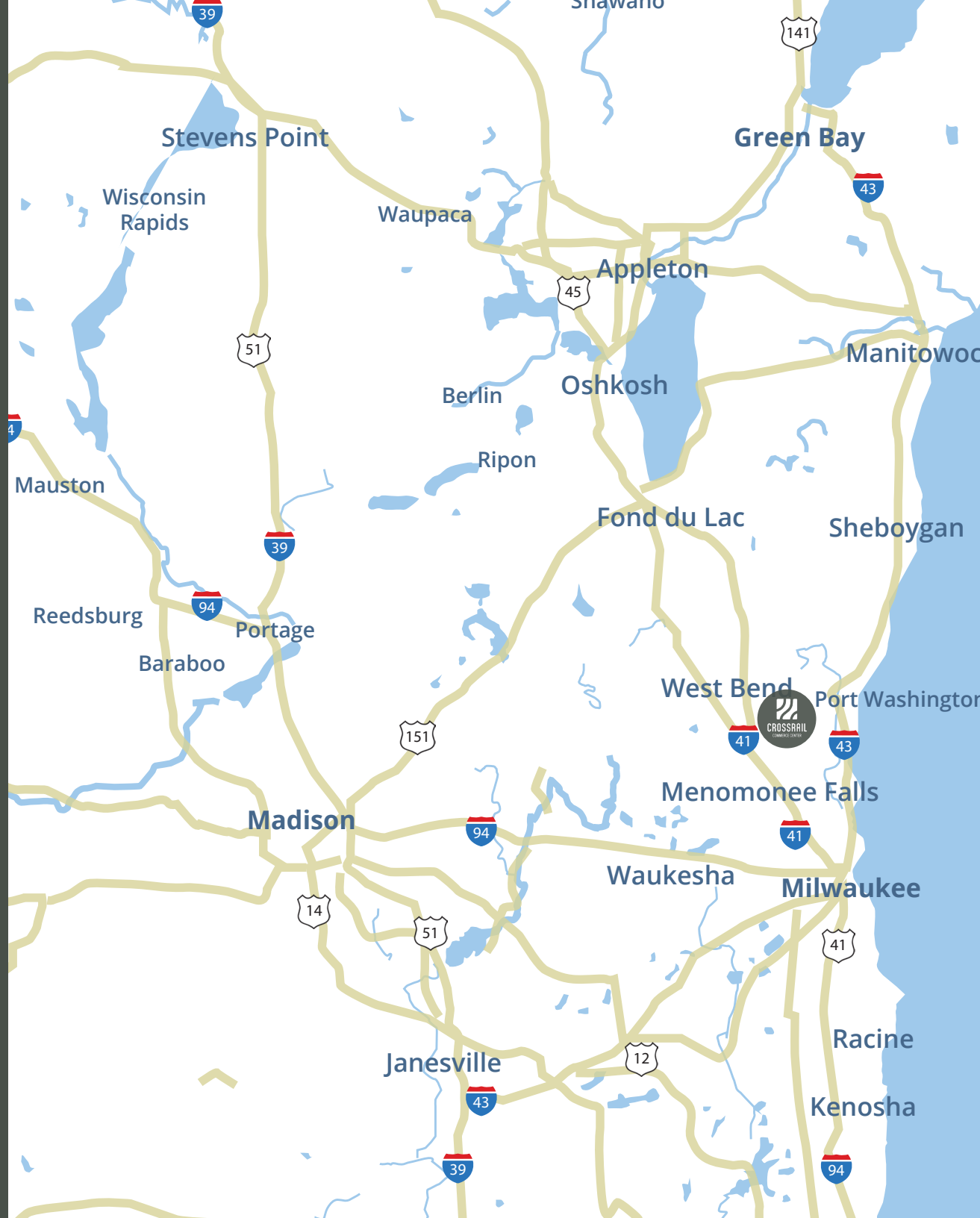
Population		Average Household Income		Median Age	
1 ^{MI}	1,627	1 ^{MI}	\$93,934	1 ^{MI}	41.7
3 ^{MI}	18,919	3 ^{MI}	\$99,138	3 ^{MI}	42.3
5 ^{MI}	48,654	5 ^{MI}	\$96,255	5 ^{MI}	42.9

Workforce Population		Employment Rate	
1 ^{MI}	1,251	1 ^{MI}	98%
3 ^{MI}	11,707	3 ^{MI}	99%
5 ^{MI}	23,347	5 ^{MI}	98%



Drive TIMES

I-41	3.9 Miles 6 Minutes
I-43	14.4 Miles 20 Minutes
Milwaukee	36 Miles 37 Minutes
Fond du Lac	40 Miles 43 Minutes
Milwaukee Airport	41.5 Miles 40 Minutes
Madison	90.5 Miles 1 Hour 36 Minutes
Green Bay	105 Miles 1 Hour 40 Minutes
Chicago	124 Miles 1 Hour 56 Minutes





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STATE OF WISCONSIN | BROKER DISCLOSURE



Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>