

LAKEVIEW CORPORATE PARK - LOT 9

Pleasant Prairie | Southeast Wisconsin | I-94 Corridor



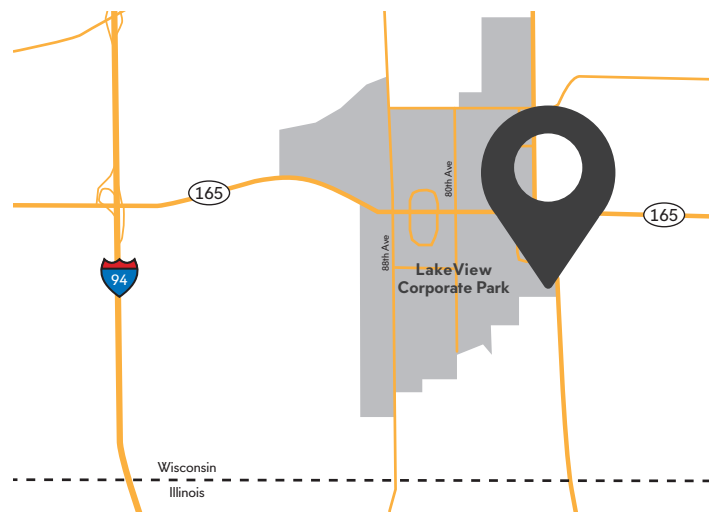
BUILDING INFORMATION

Building Size	152,000 SF ± (Divisible)
Available Space	152,000 SF ±
Office Space	To Suit
Clear Height	32'-0"
Car Parking	89 Spaces (Expandable)
Trailer Parking	14 Positions (On-Building)
Loading	15 Docks (Expandable) 2 Drive-In Doors
Bay Size	55'-6" x 47'-6" 60'-0" Speed Bay
Fire Protection	ESFR System
Power	3,000 Amps (Expandable)
Lighting	High Bay LED Fixtures
Construction	Pre-Cast Panel

AREA INFORMATION

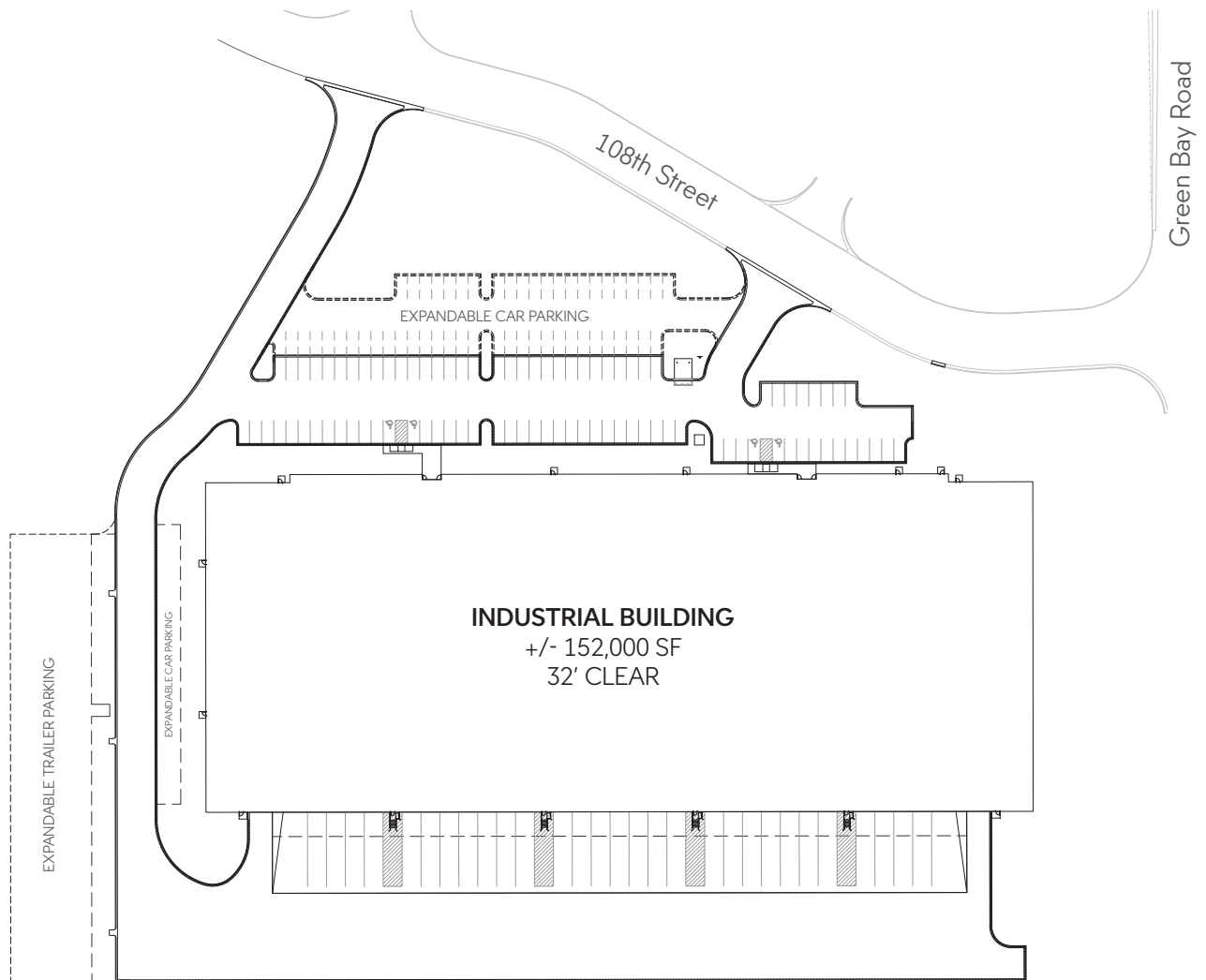
Located between Chicago, IL and Milwaukee, WI along the I-94 Corridor in Pleasant Prairie, WI, LakeView Corporate Park spans 2,400 acres. This established master-planned and amenity-rich development grants users strategic logistical advantages and prime access to major metro markets.

The available building is a functionally-designed, Class A speculative industrial building, capable of accommodating a variety of manufacturing, distribution and e-commerce users.



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TRAVEL DISTANCES

- Easy and quick access to I-94 via State Hwy 165
- 1 mile to Wisconsin/Illinois border
- 5 miles to Kenosha Regional Airport
- 30 miles to Milwaukee General Mitchell International Airport
- 40 miles to Chicago O'Hare International Airport

PARK AMENITIES

- 200 acre recreational park
- 100 acre public lake
- 2.25 miles of walking and biking trails
- 425 acre nature conservancy
- 260,000 square foot recreation center

ADDITIONAL INFORMATION

- Favorable Wisconsin tax environment
- Multiple major corporations in LakeView and nearby
- Available local and state development incentives
- Access to sizable pool of both skilled and low-wage workers
- Competitive and reliable electric and gas service
- Support of reliable and robust infrastructure systems
- Ample municipal water supply sourced from Lake Michigan
- Adjacent outlet mall, hotels, and award-winning daycare facility
- Abundant green space and park-like setting