

41,894 SF AVAILABLE
ENTERPRISE BUSINESS PARK - BUILDING IV
11201 ENTERPRISE WAY, STURTEVANT, WI

LEE & ASSOCIATES

CUSHMAN & WAKEFIELD BOERKE



VIEW DRONE TOUR

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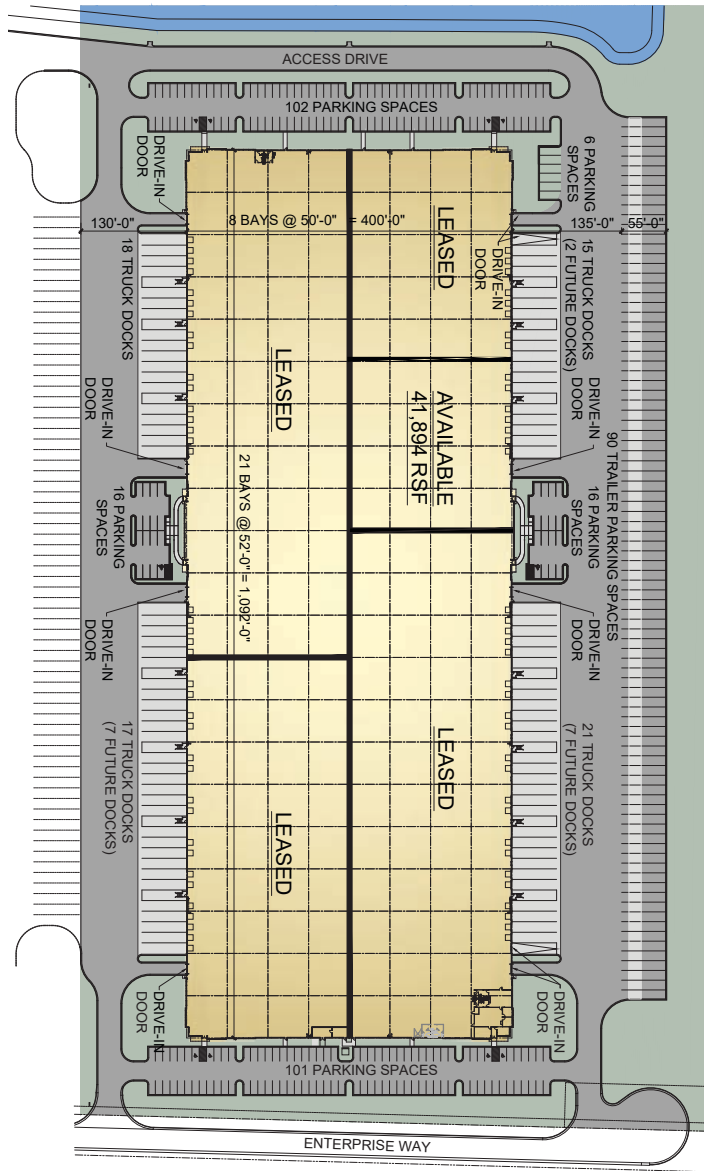
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AshleyCapital

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BUILDING IV SPECIFICATIONS:

BUILDING SIZE:	438,309 SF
AVAILABLE:	41,894 SF
OFFICE:	To Suit
SITE SIZE:	26.8 Acres
BAY SIZE:	50' x 52'
CLEAR HEIGHT:	36'
LAYOUT:	Crossdock
FLOOR:	7" Concrete
LOADING:	<ul style="list-style-type: none"> › 74 Exterior Docks (expandable to 92) › 10 Drive-in Doors
CONSTRUCTION:	Insulated precast panels with clearstory
ROOF:	45 Mil, EPDM
SPRINKLER:	ESFR
CAR PARKING:	241 Spaces (expandable)
TRAILER PARKING:	90 Spaces
HEATING:	Gas Unit Heaters with Destratification Fans
LIGHTING:	LED Lighting
POWER:	3,000 Amps / 480 Volts / 3-Phase
LEASE RATE:	Subject to Offer
TAXES:	\$1.26 PSF
CAM:	\$1.03 PSF

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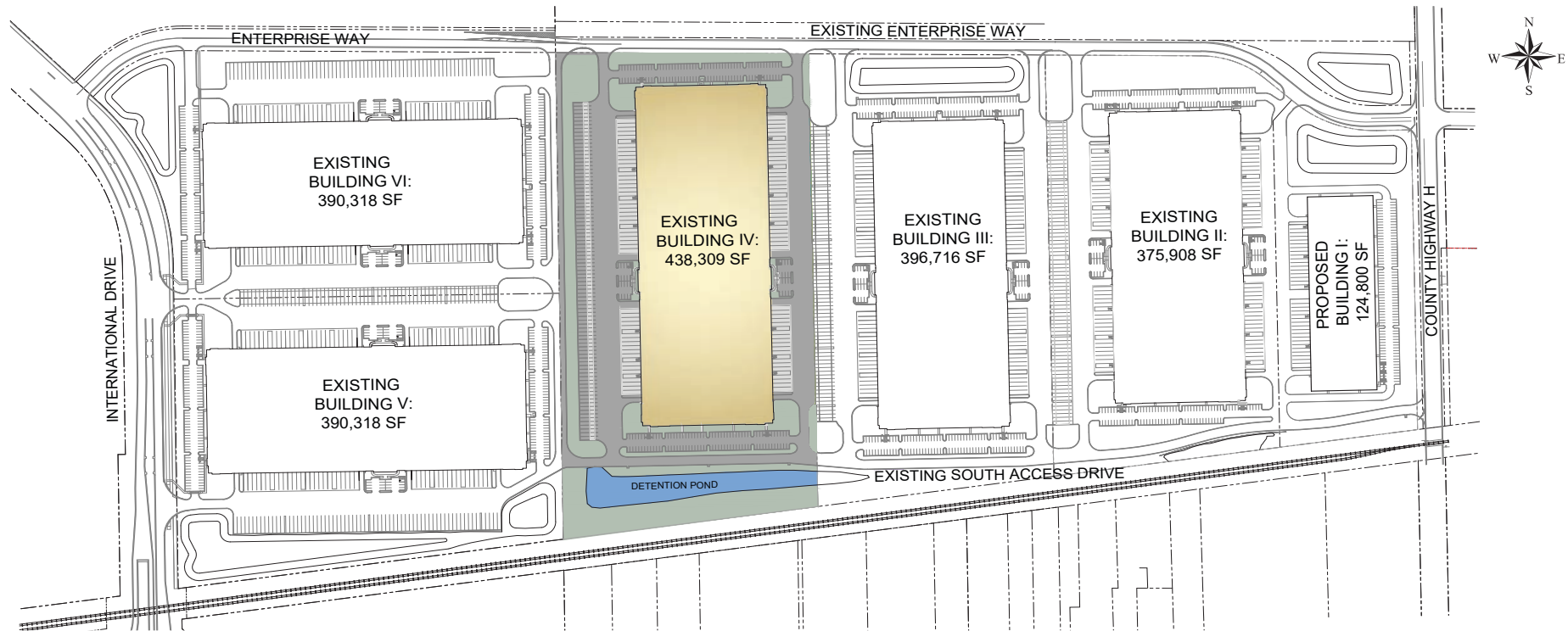
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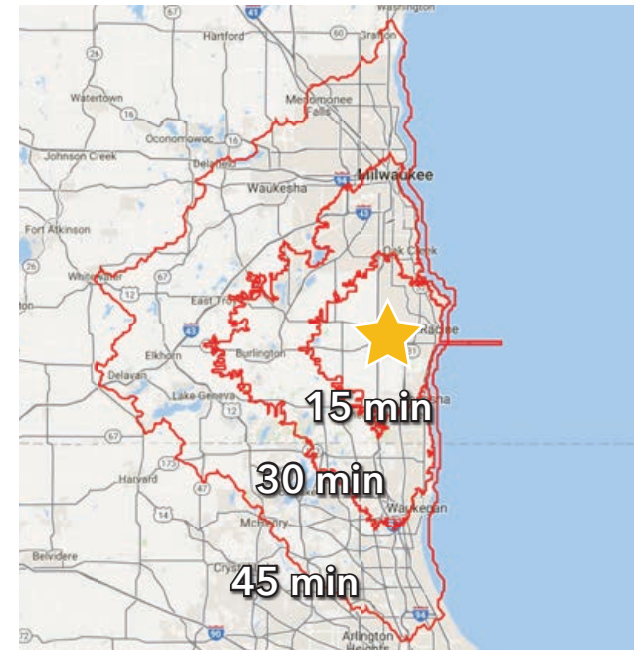


LOCATION HIGHLIGHTS

- High Image 2.1M SF Business Park Environment
- New Crossdock Facility
- Divisible to $\pm 42,000$ SF
- Stable Tax Environment
- Low Occupancy Costs
- Access to Full 4-way Interchange at both Highway 11 & I-94 and Route 20 & I-94
- 2 Minutes East of I-94 Full Interchange at Highway 11
- 10 Minutes North of WI / IL Border
- Successful Firms in the Area Include: SC Johnson & Son, Amazon, Bombardier, CNH America, InSinkErator, UNFI, Andis Company, Fresenius, Microsoft
- Well Capitalized Ownership Committed to the Area with Multiple Developments in the Submarket



- › 20 Minutes to Mitchell International Airport
- › 30 Minutes to Downtown Milwaukee
- › 60 Minutes to O'Hare International Airport
- › 90 Minutes to Downtown Chicago



EDUCATIONAL ATTAINMENT	15 MINUTES	30 MINUTES	45 MINUTES
ANY COLLEGE	54,869	306,733	849,366
BACHELOR DEGREE OR HIGHER	22,165	145,035	457,791
OCCUPATION	15 MINUTES	30 MINUTES	45 MINUTES
WHITE COLLAR WORKERS	37,022	223,687	629,320
BLUE COLLAR WORKERS	17,038	94,487	216,712

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