

30,000 – 600,000 SF
Available for Sale or Lease



State-of-the-Art Industrial Park
Coming Soon to SE Wisconsin Market



Land Sites Available for Sale



Building Four – Delivering Q3 2023



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COMMERCIAL REAL ESTATE

Park 94 at Mount Pleasant

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Park 94



4-Way Interchange

**.5 Mi To I-94
Via a Four-Way Interchange**



Sylvania Airport

58th Rd

Louis Sorenson Rd

International Dr

Louis Sorenson Rd

Washington Ave

West Rd

Wisconsin St

96th St

95th St

97th St

C

20

41-94

41-94

20

V

20

20

H

H

H

H

11

11

11

Drive Times

24 Miles

Downtown Milwaukee

69 Miles

Downtown Chicago

17 Miles

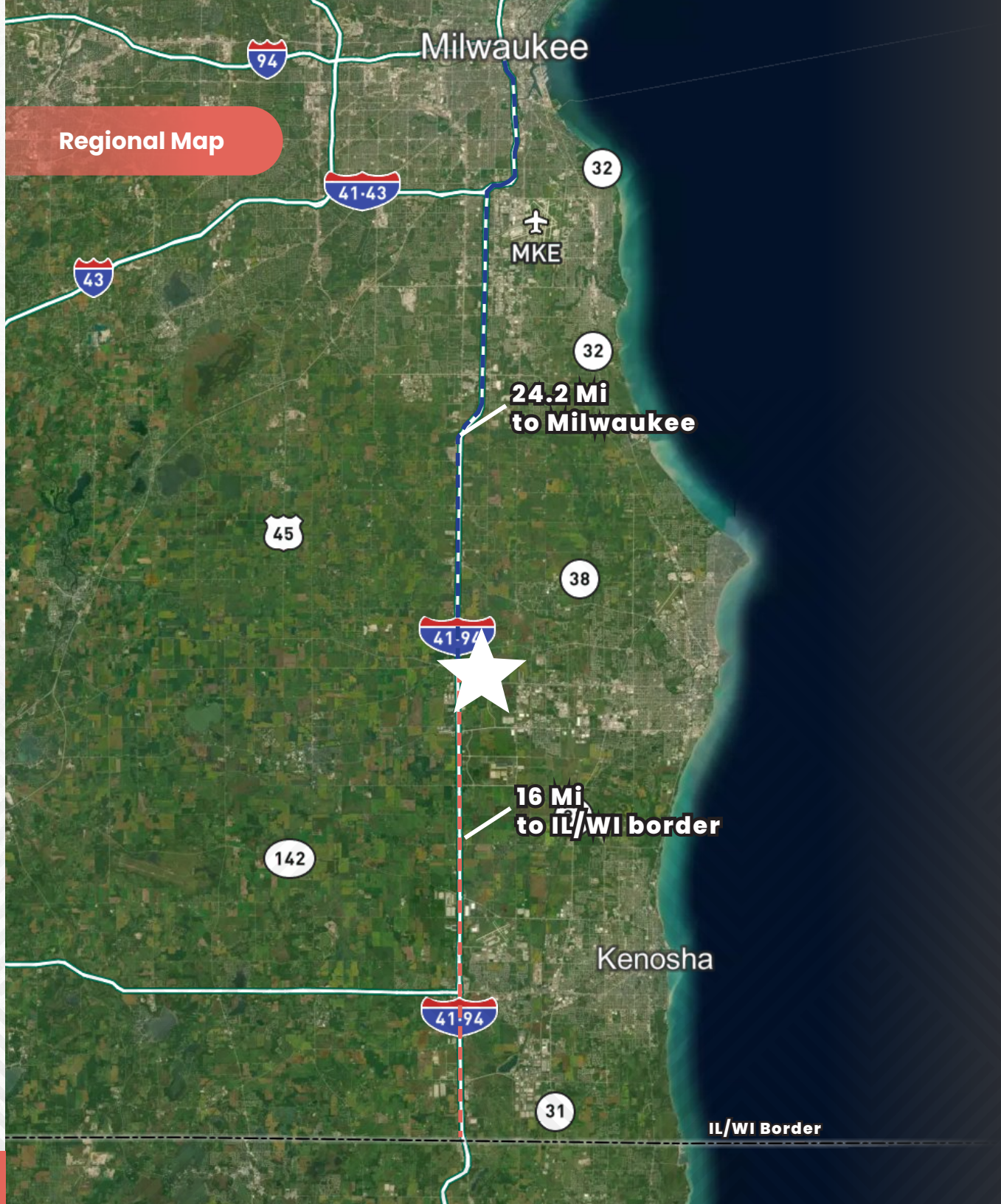
General Mitchell
International Airport

54 Miles

O'Hare Airport

15 Miles

IL/WI Border



For Sale or Lease – 30,000 – 600,000 SF

Park 94 at Mt. Pleasant is SE Wisconsin's newest class-A industrial park less than one-mile East of the I-94 expressway. The park contains 126 acres with 8 lots ready for industrial buildings ranging from 60,000 to 600,000 SF. The land parcels are available for sale as well as built-to-suit opportunities.

Building/Site Highlights

- Full interchange to complete four-way interchange with US Hwy 20 and I-94/I-41 located within ½ mile
- Quick travel times to downtown Milwaukee, General Mitchell International Airport, and Chicago's O'Hare International Airport
- Prestigious corporate neighbors nearby including Seda North America, Ryder Logistics, Diversey Holdings, SC Johnson, Amazon, and more
- Great visibility off heavily traveled I-94 with existing and future retail amenity out-lots nearby
- Low real estate taxes and utility rates
- Pro-business climate
- Opportunity for a build-to-suit sale or land sale is also available
- Utilities are available to northern sites



Delivering Q3 2023



Building Four Specifications

Building Size	226,200 SF
Site Size	12.80 Acres
Office	To Suit
Ceiling Height	36' Clear
Loading	52 Exterior, 2 Drive-Ins
Parking	293 Car
Trailer Parking	38 Trailer
Dimensions	260' x 870'
Power	To Suit
Sprinklers	ESFR
Lighting	LED with Motion Sensors
Construction	Precast Concrete
Zoning	Business Park
Availability	Q3 2023
Lease Rate	Subject to Proposal

Executive Summary

With the bustling cities of Chicago and Milwaukee only a short drive away via Interstate 94, Mount Pleasant, Wisconsin, is a prime location for businesses requiring quick access to large metro areas. The pro-business community provides a strong, diverse labor pool and multiple retail and dining amenities nearby. Incentives are available to interested tenants and low real estate taxes make this area an ideal location for last mile and corporate users.



Mt. Pleasant Demographics

*Source: ESRI Data, 2021

	1 Mile	3 Miles	5 Miles
2021 Population	120	7,404	28,135
2021 Daytime Population	942	15,880	36,791
2021 Total Labor Force	67	3,176	13,965
Average Household Income	\$98,548	\$95,081	\$89,035
Median Age	51.2	40.4	44.0
White Collar Employees	29 (46.8%)	1,841 (60.2%)	8,466 (63.2%)
Blue Collar Employees	22 (35.5%)	845 (27.6%)	3,406 (25.4%)
Service Employees	11 (17.7%)	374 (12.2%)	1,534 (11.4%)
Unemployment Rate	6%	3.7%	4%
Transportation & Warehousing Employees	8 (12.9%)	192 (6.3%)	634 (4.7%)
Manufacturing Employees	16 (25.8%)	740 (24.2%)	3,375 (25.2%)
Professional, Scientific, and Technical Services	0 (0%)	87 (2.8%)	703 (5.2%)
Health Care Employees	5 (8.1%)	411 (13.4%)	2,025 (15.1%)

197,921

Total Racine Population

77,324

Households

\$61,328

Median Household Income

105,553

Labor Force
(5.1% unemployment rate)

**For more
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Carrington Drive

Kilbourn Drive

Hiwy 20

County Road V

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