

Discover your business's new home with up to 68,000 SF along I-94 in Eau Claire. Enjoy unparalleled visibility and capitalize on strong traffic counts in this rapidly growing area. Perfect for expanding enterprises, this prime location offers easy access and high exposure, ensuring your business stands out. Don't miss out on this opportunity and contact us today!



4740 Bourbon Street

3,170 - 68,000 SF
SPACE AVAILABLE IN
EAU CLAIRE, WI 54701



BROKER

ULTRA COMMERCIAL REALTY
(715) 495-2785
info@ultracommercialrealty.com

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4740 Bourbon Street

PROPERTY OVERVIEW

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The Paragon housing development
under construction, adding 305 doors

**Johnny's Steakhouse &
Holiday Inn** across I-94

INTERSTATE-94

PROPOSED FUTURE CONNECTIVITY PLAN

LOCATION
UNKNOWN

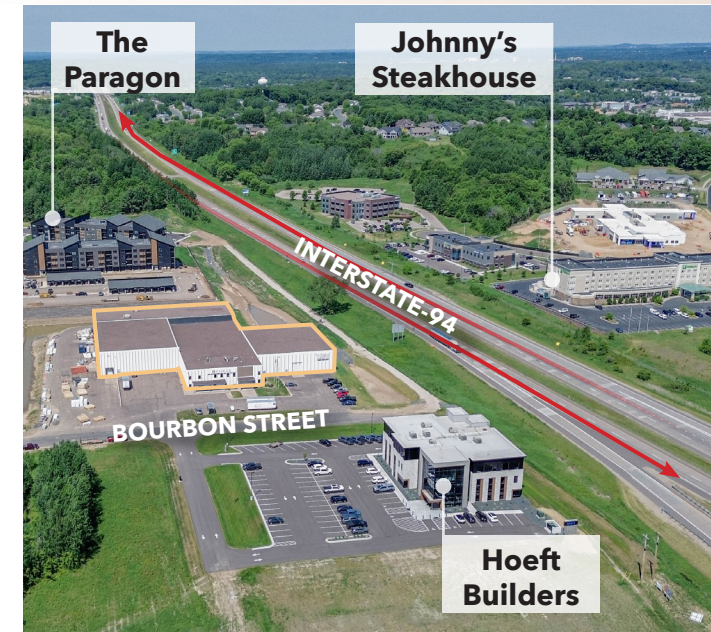
****For Additional Consideration:** Future D.O.T.
plan in place to connect Oakwood Mall area to
development area with bridge access over I-94

I-94 Vehicles Per Day:
30,000 (as of 2024)

NEW Hoeft Builders HQ
across Bourbon St.

PROPERTY FACTS

Building Height	2 Stories
Clear Height	Up to 27' Side Walls
Power	800 Amp 3-Phase 480V
Year Built	1979



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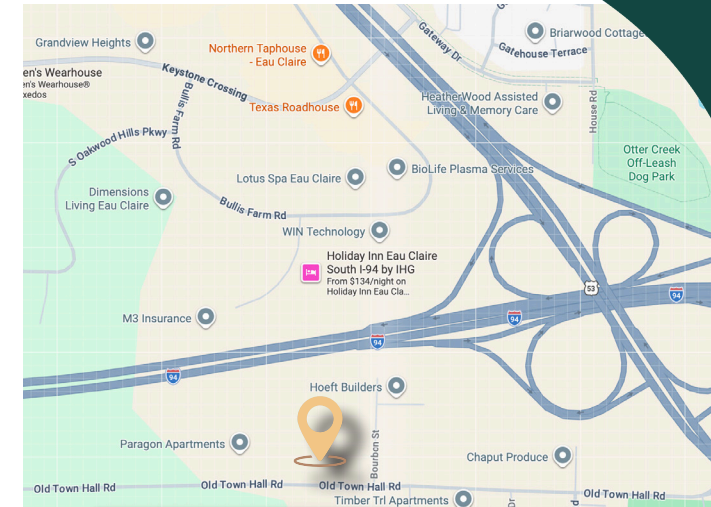
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4740 Bourbon Street TRAFFIC



Street view from
Bourbon Street facing West

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4740 Bourbon Street PROPERTY BOUNDARIES



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4740 Bourbon Street SNAPSHOT

HIGHLIGHTS

- ✓ Immediate I-94 visibility and access.
- ✓ Placement within the newer Sevens/Keystone Crossing corporate corridor.
- ✓ Proximity to major hospitality assets including Holiday Inn Eau Claire South I-94 and Candlewood Suites Eau Claire I-94.
- ✓ Nearby corporate offices, contractors, healthcare users, and regional-service businesses.
- ✓ Less than 10 minutes from downtown Eau Claire's arts and entertainment district.
- ✓ Over 100,000 residents within 10 miles.
- ✓ Oakwood Hills is the strongest area for office space in the Eau Claire market.



REGIONAL MARKET ACCESS

Market	Approx. Drive Time
Chippewa Falls	20 minutes
Menomonie	25 minutes
Hudson	60 minutes
Minneapolis	90 minutes

TRANSPORTATION PROXIMITIES

Destination	Approx. Distance
Interstate 94	Adjacent/Immediate access
US Highway 53	Adjacent/Immediate access
US Highway 12	2-3 miles
WI Highway 93	3 miles
Downtown Eau Claire	5 miles (10 minute drive)
Chippewa Valley Regional Airport	8-10 miles
MSP Int'l Airport	90 miles

RETAIL AMENITIES

Destination	Approx. Distance
Oakwook Mall	0.9 miles
Target	1.1 miles
Festival Foods	2.2 miles
Hy-Vee	2.8 miles

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