



Town Nine Business Park










Sale or Lease Opportunity








N104 W12659 Donges Bay Road
Germantown, Wisconsin 53022

54,000-375,000 SF Available Now





The Town Nine Business Park offers fully-improved sites and buildings in a pro-business environment to meet your company's needs. The easily accessible park location off Donges Bay Road & Wasaukee Road makes for a superior business location, close to restaurants, shopping and a large available labor force.

BUILDING #01 - 375,000 SF

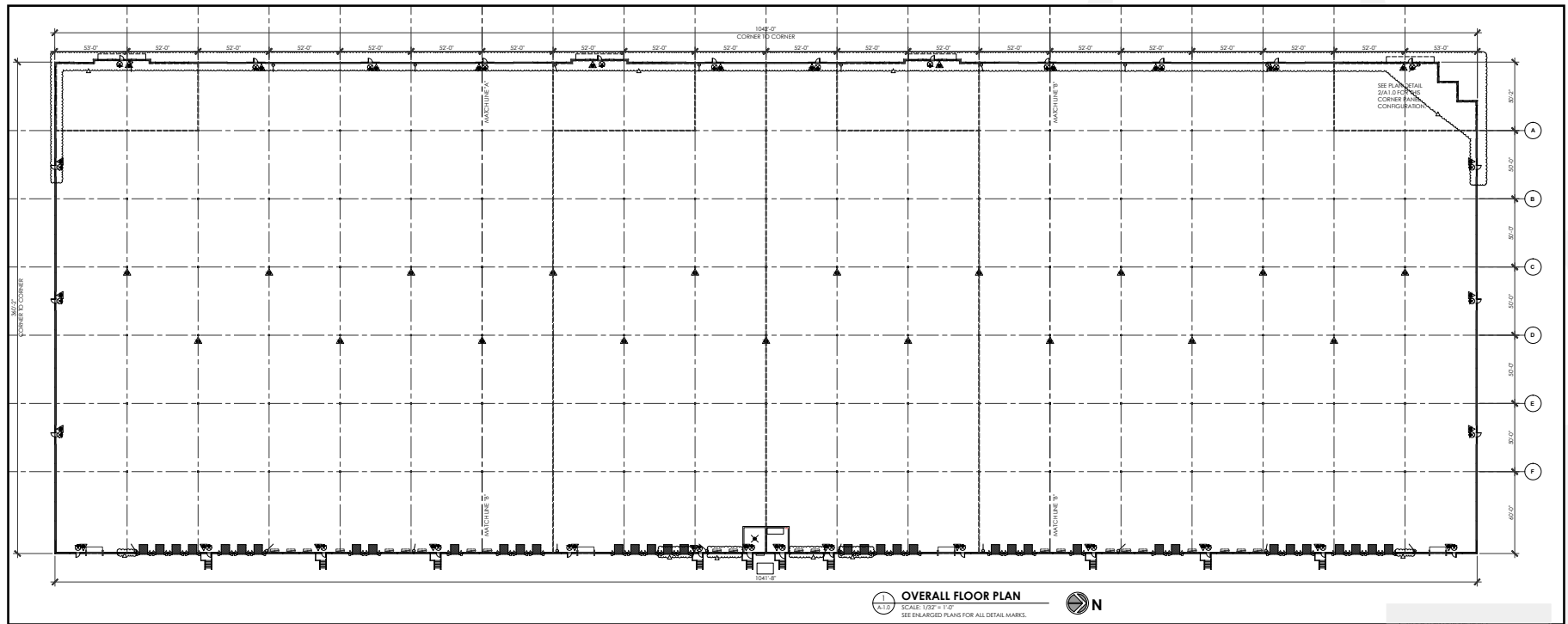
	363 Car Stalls
	36 total dock positions (expandable to 63)
	Docks equipped with 40,000 lb hydraulic levelers
	Expandable 75 trailer stalls off building adjacent to docks
	6" concrete floors (4,000 PSI mix) reinforced with 4# of macro fiber
	ESFR Fire Protection System
	Outdoor storage permitted
	(4) 12.5 ton RTU's currently in place
	36' clear with 40' max deck height

	4 (12' x 14') Grade overhead doors
	52' wide bays
	Office space BTS
	Min divisible 54,000 SF
	4,000 AMP 3-Phase
	Lease Rate: Subject to Offer
	Sale Price: Subject to Offer

SITE #02

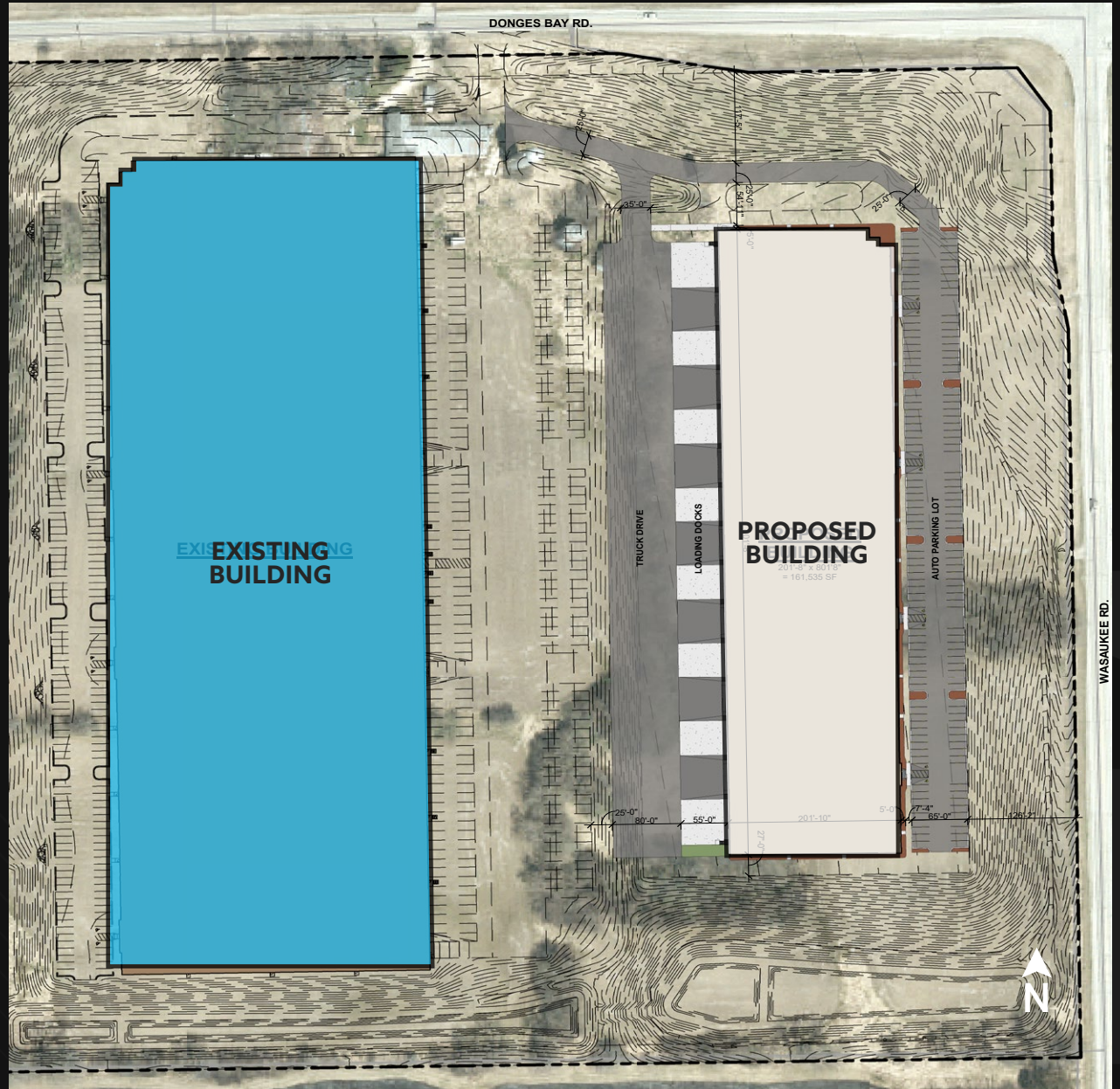
	13 Acres (10 acres buildable, flat)
	Fully graded pad
	Sewer and water to property line
	Build to suit opportunities - flexible from 50K SF - 200K SF

Floor Plan



Site Plan

The Town Nine Business Park's first building is 375,000 SF. Other building opportunities are flexible for either a build-to-suit or another flexible spec development.



Aerial Map

The Town Nine Business Park is located a couple minutes off Interstate 94 & Donges Bay Road in Mequon. Stem times for your semi-trucks are fantastic. It's the closest new business park to existing industrial parks in Germantown and offers great access to northwest metro Milwaukee skilled and unskilled workforce (Washington, Milwaukee, Waukesha and Ozaukee Counties).





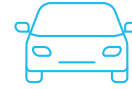
Amenity Map

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Local Map



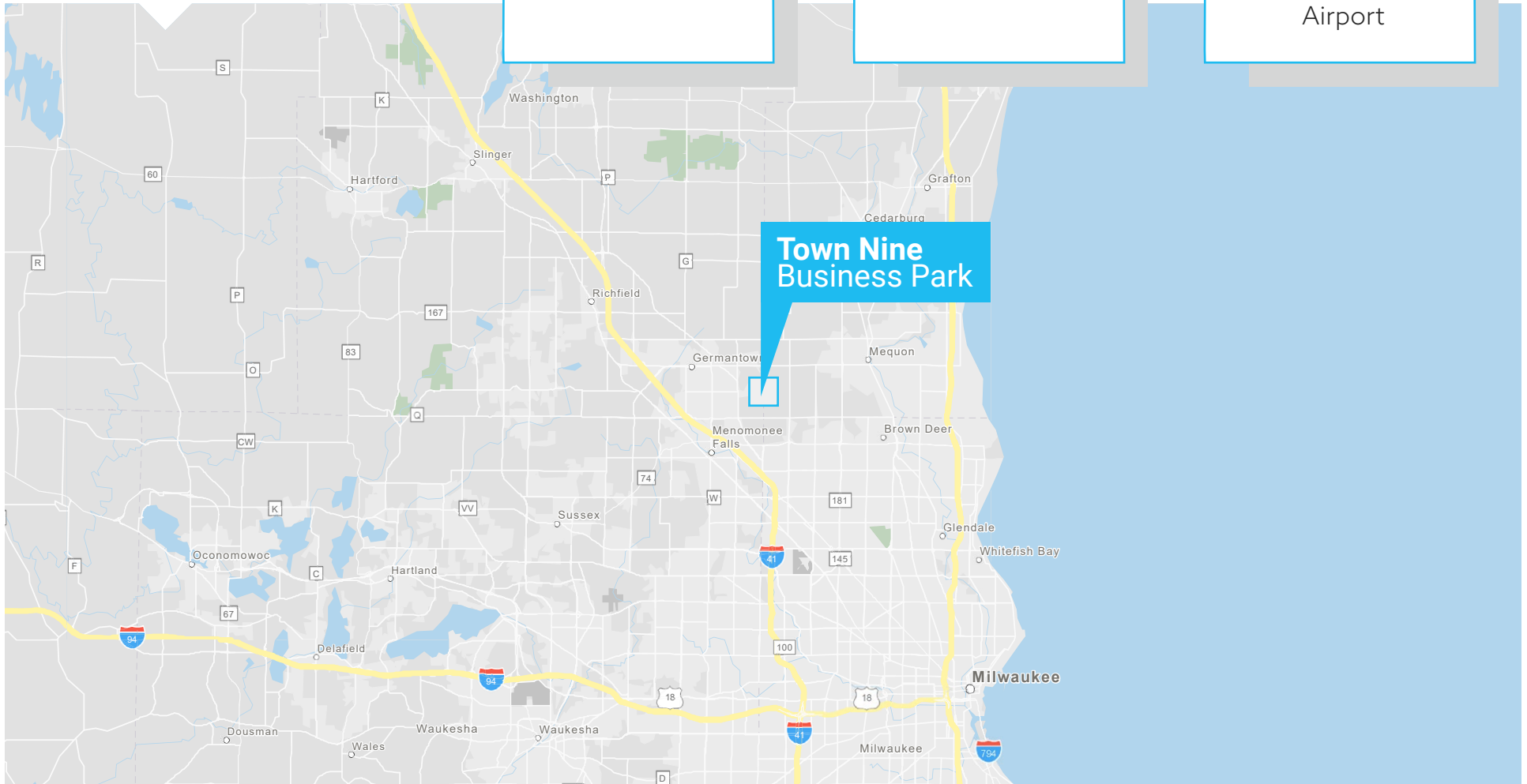
15 minutes
to Zoo Interchange
via I-94 and I-41



25 minutes
to downtown
Milwaukee



30 minutes
to Milwaukee
Mitchell International
Airport





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