

LAND AND LAKES at Mount Pleasant Business Park

Mount Pleasant, Wisconsin

132,000 SF (EXPANDABLE)
AVAILABLE FOR SALE OR LEASE



BUILDING SPECIFICATIONS

| | |
|------------------------|---|
| Building Size: | 132,000 SF (expandable) |
| Divisibility: | 45,000 SF |
| Office Space: | To Suit |
| Construction: | Pre-cast panel |
| Ceiling Height: | 30' clear |
| Parking: | Cars: 152 Trailers: Ample |
| Loading: | Exterior Docks: 10 (expandable) Drive-In Doors: 2 (expandable) |
| Bay Size: | 45' x 50' 45' x 60' speed bay |
| Power: | 1600 amps, 277/480 volts, 3-phase |
| Heat: | Positive pressure rooftop units |
| Clerestory: | Windows on all elevations |
| Sprinkler: | ESFR |
| Floor: | 7" 4,000 LB floor slab |
| Lighting: | High-efficiency T-5 fluorescent lighting fixtures |
| Lease Rate: | \$5.25 PSF Net |
| Sale Price: | Subject to offer |

- State-of-the-art distribution facility
- One mile from I-94 at Highway 20, strategically located between Chicago and Milwaukee
- Less than one hour from O'Hare International Airport and 15 minutes from General Mitchell International Airport
- Pro-Business State/County/Municipality
- State of Wisconsin financial assistance/incentives available
- Large skilled/unskilled labor force drawn from Illinois and Wisconsin

For Further Information Contact Owner's Exclusive Representatives:

MIKE PROST
Senior Managing Director
847.208.5400
mprost@ngkf.com

SERGIO CHAPA
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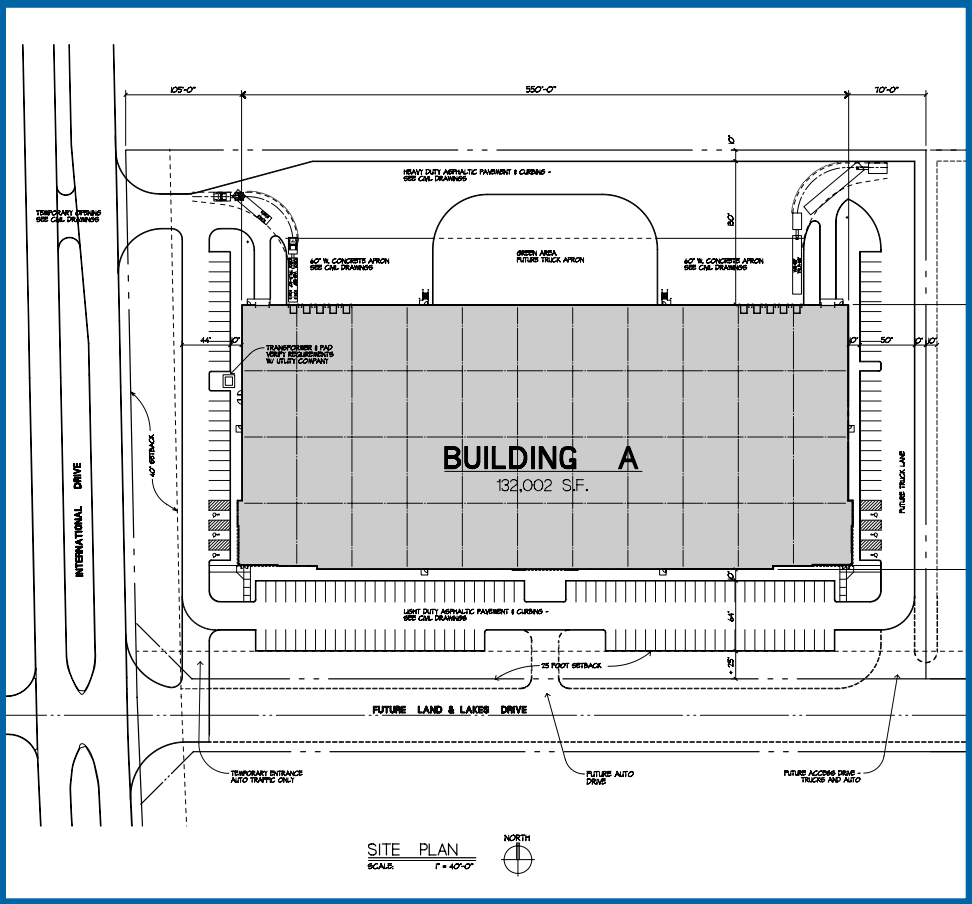


Owner/Developer:

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