

LAKEVIEW CORPORATE PARK - LOT 103

Pleasant Prairie | Southeast Wisconsin | I-94 Corridor



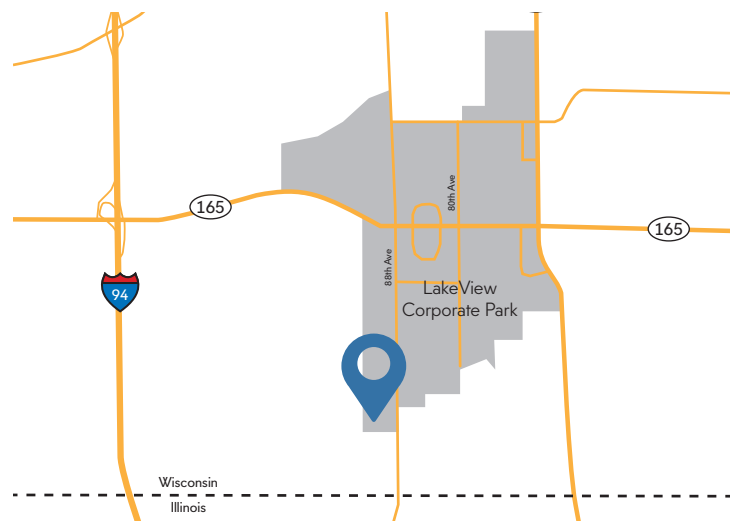
BUILDING INFORMATION

| | |
|-----------------|---|
| Available Space | 80,500 SF (Expandable) |
| Building Size | 80,500 SF |
| Office Space | To Suit |
| Clear Height | 32'-0" |
| Car Parking | 113 Spaces |
| Trailer Parking | 14 Spaces (On-Building) |
| Loading | 7 Docks (Expandable) 1 Drive-In Door |
| Bay Size | 42'-6" x 50'-0" 60'-0" Speed Bay |
| Fire Protection | ESFR System |
| Power | 3,000 Amps (Expandable) |
| Lighting | High Bay LED Fixtures |
| Construction | Pre-Cast Panel |

AREA INFORMATION

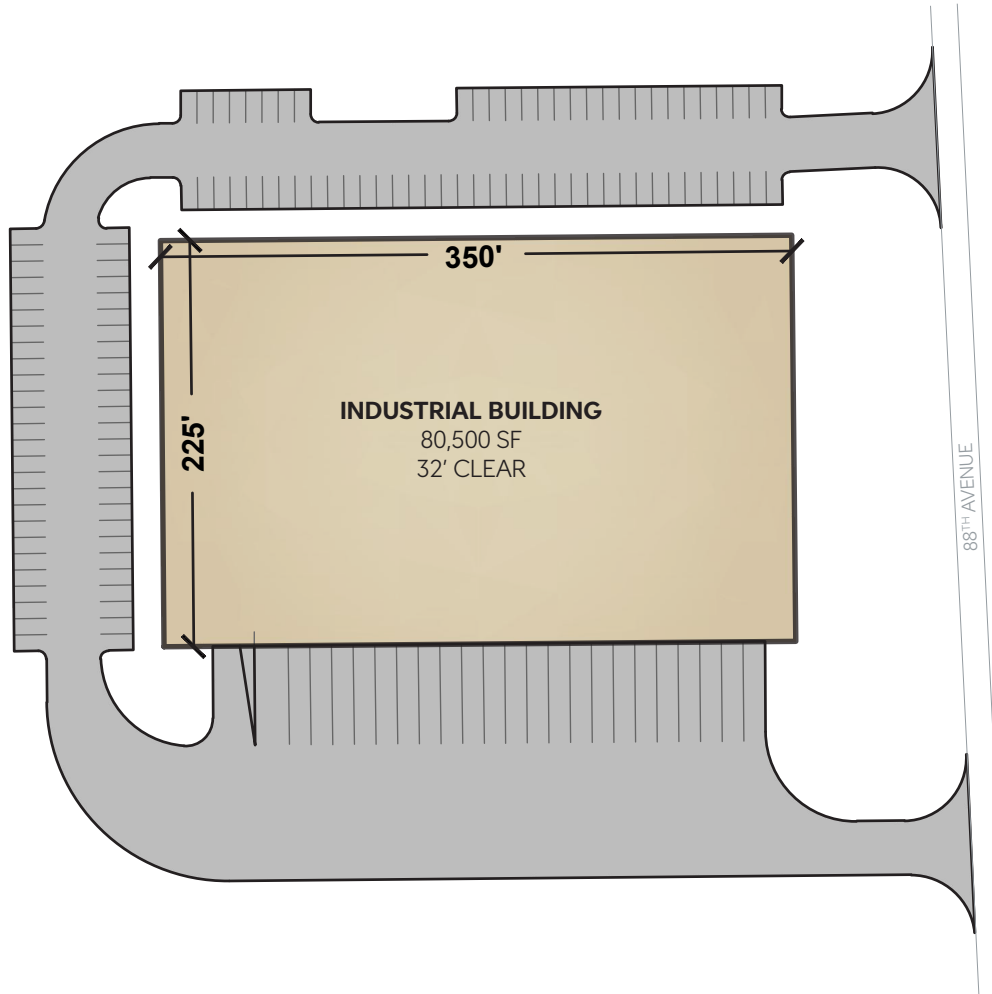
Located between Chicago, IL and Milwaukee, WI along the I-94 Corridor in Pleasant Prairie, WI, LakeView Corporate Park spans 2,400 acres. This established master-planned and amenity-rich development grants users strategic logistical advantages and prime access to major metro markets.

The available building is a functionally-designed, Class A speculative industrial building, capable of accommodating a variety of manufacturing, distribution and e-commerce users.



LAKEVIEW CORPORATE PARK - LOT 103

Pleasant Prairie | Southeast Wisconsin | I-94 Corridor



TRAVEL DISTANCES

- Easy and quick access to I-94 via State Hwy 165
- 1 mile to Wisconsin/Illinois border
- 5 miles to Kenosha Regional Airport
- 30 miles to Milwaukee General Mitchell International Airport
- 40 miles to Chicago O'Hare International Airport

PARK AMENITIES

- 200 acre recreational park
- 100 acre public lake
- 2.25 miles of walking and biking trails
- 425 acre nature conservancy
- 260,000 square foot recreation center

ADDITIONAL INFORMATION

- Favorable Wisconsin tax environment
- Multiple major corporations in Lakeview and nearby
- Available local and state development incentives
- Access to sizable pool of both skilled and low-wage workers
- Competitive and reliable electric and gas service
- Support of reliable and robust infrastructure systems
- Ample municipal water supply sourced from Lake Michigan
- Adjacent outlet mall, hotels, and award-winning daycare facility
- Abundant green space and park-like setting