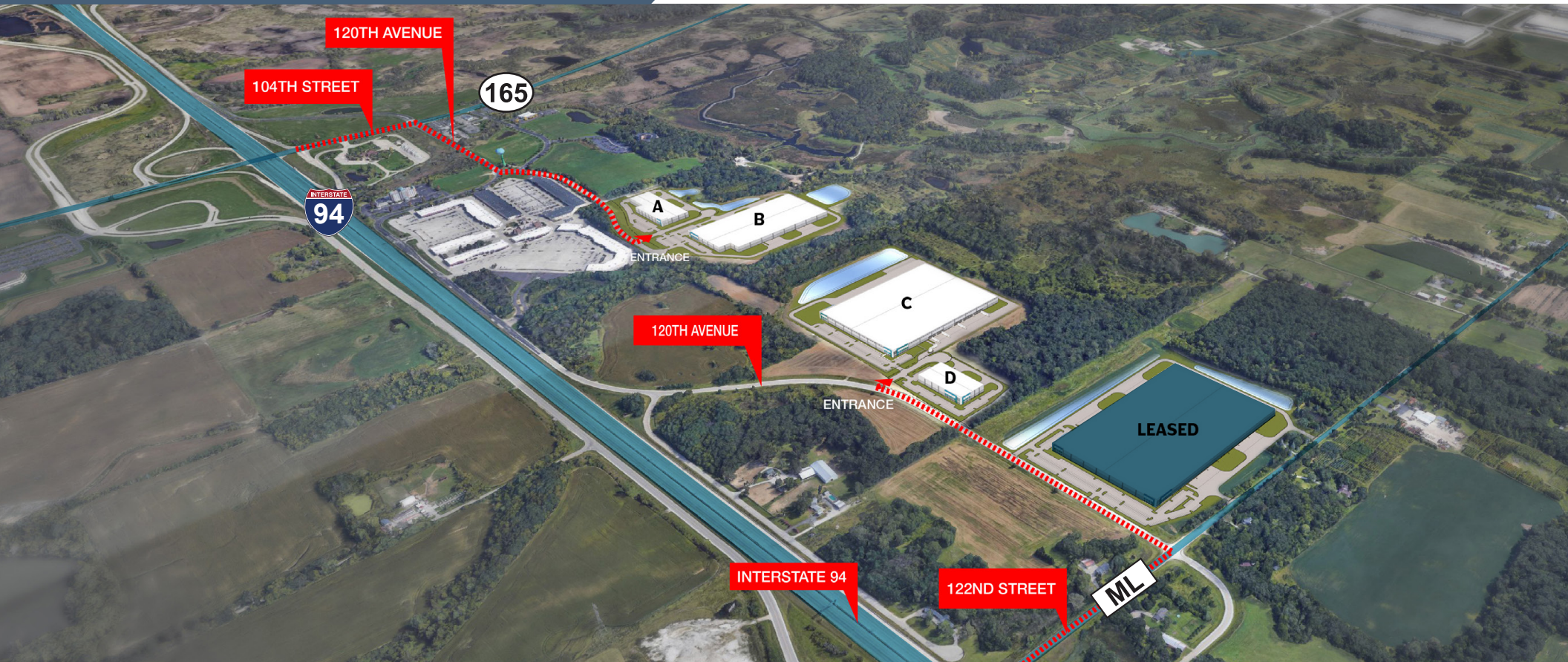




SITES AVAILABLE FOR
BUILD-TO-SUIT FROM
60,000 – 600,000 SF

PLEASANT PRAIRIE, WI

PRIME CORPORATE CAMPUS FOR TODAY'S INDUSTRIAL USER



Eric Fischer, *Managing Director*
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INTEGRATED
REAL ESTATE
SOLUTIONS



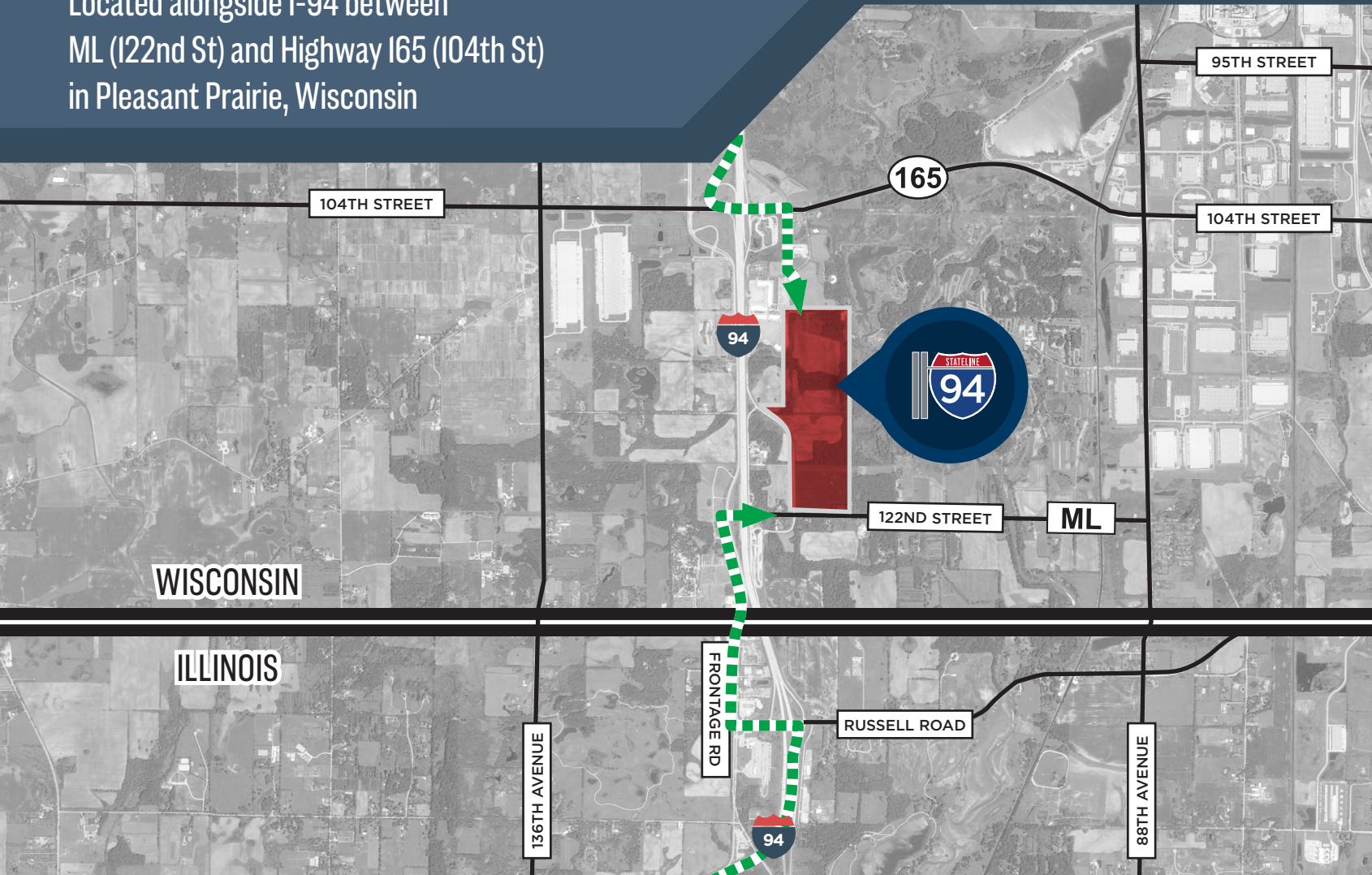
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ACCESS THE BEST OF BOTH STATES

Located alongside I-94 between
ML (I22nd St) and Highway 165 (I04th St)
in Pleasant Prairie, Wisconsin

Located between Milwaukee and Chicago, Stateline 94
positions you for growth in one of the nation's fastest
developing areas for commerce.

Strong economic incentives and a prime location have
brought leading companies to southeast Wisconsin, and
Stateline 94 gives you the opportunity to join them.



CORPORATE NEIGHBORS

amazon

HARIBO

Johnson
wax

meijer

Ocean Spray

RUST-OLEUM
BRANDS

ULINE
SHIPPING SUPPLY SPECIALISTS

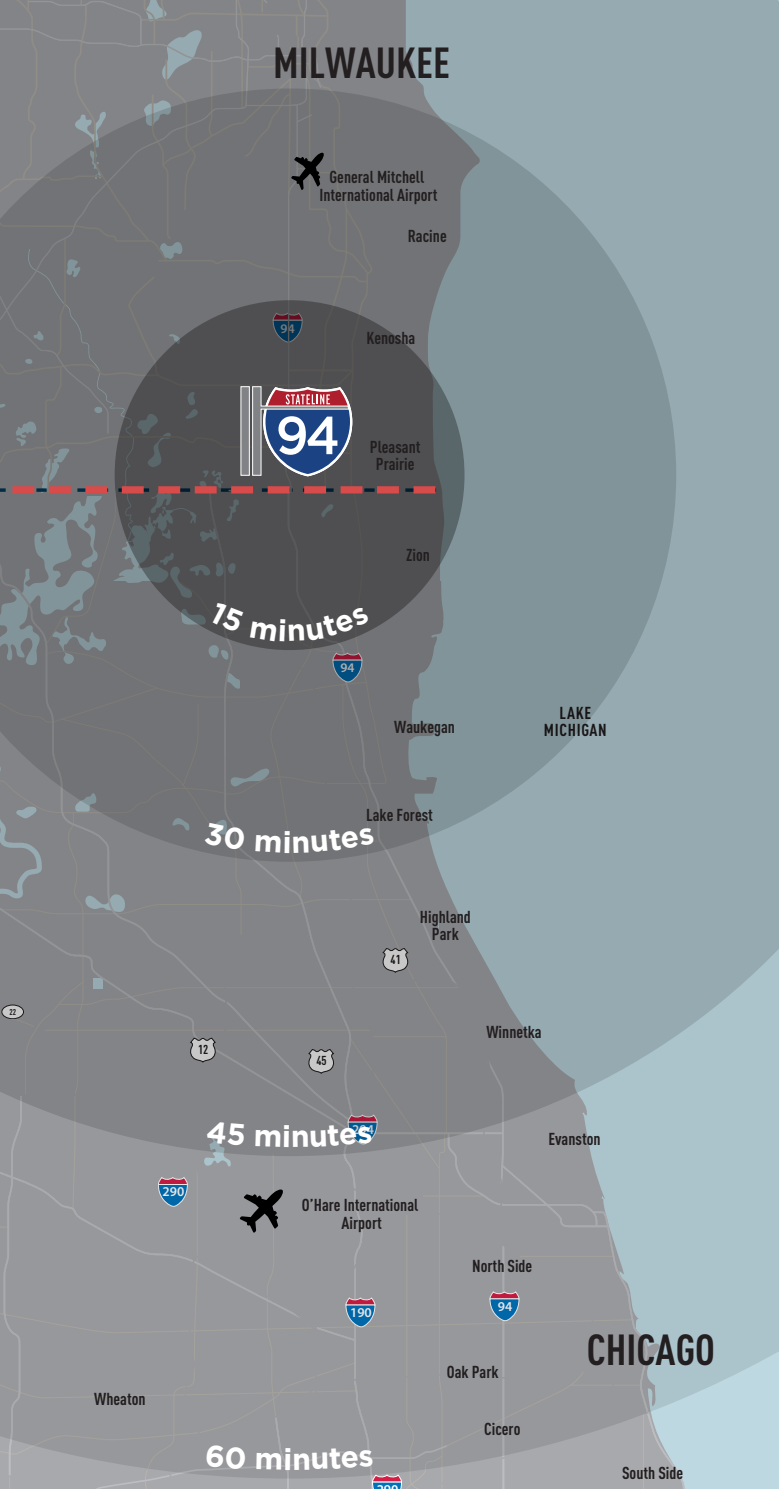
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CUSHMAN &
WAKEFIELD

VENTURE ONE
REAL ESTATE

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LOCATION

½ mile from the Illinois-Wisconsin border

Immediate access to Illinois via I-94

30-minute drive to General Mitchell International Airport

35-minute drive to downtown Milwaukee

45-minute drive to O'Hare International Airport

One-hour drive to downtown Chicago

ADVANTAGE

Economic incentives from the State of Wisconsin, in addition to local and county incentives

Low natural gas and electrical utility rates by Wisconsin Energies

Access to a qualified and diverse bistate labor pool within a 25-mile radius

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FLEXIBLE BUILD-TO-SUIT OPPORTUNITIES FOR DIVERSE USERS



MASTER PLAN (OPTION ONE)

BUILDING A
±105,000 SF
9.60 Acres

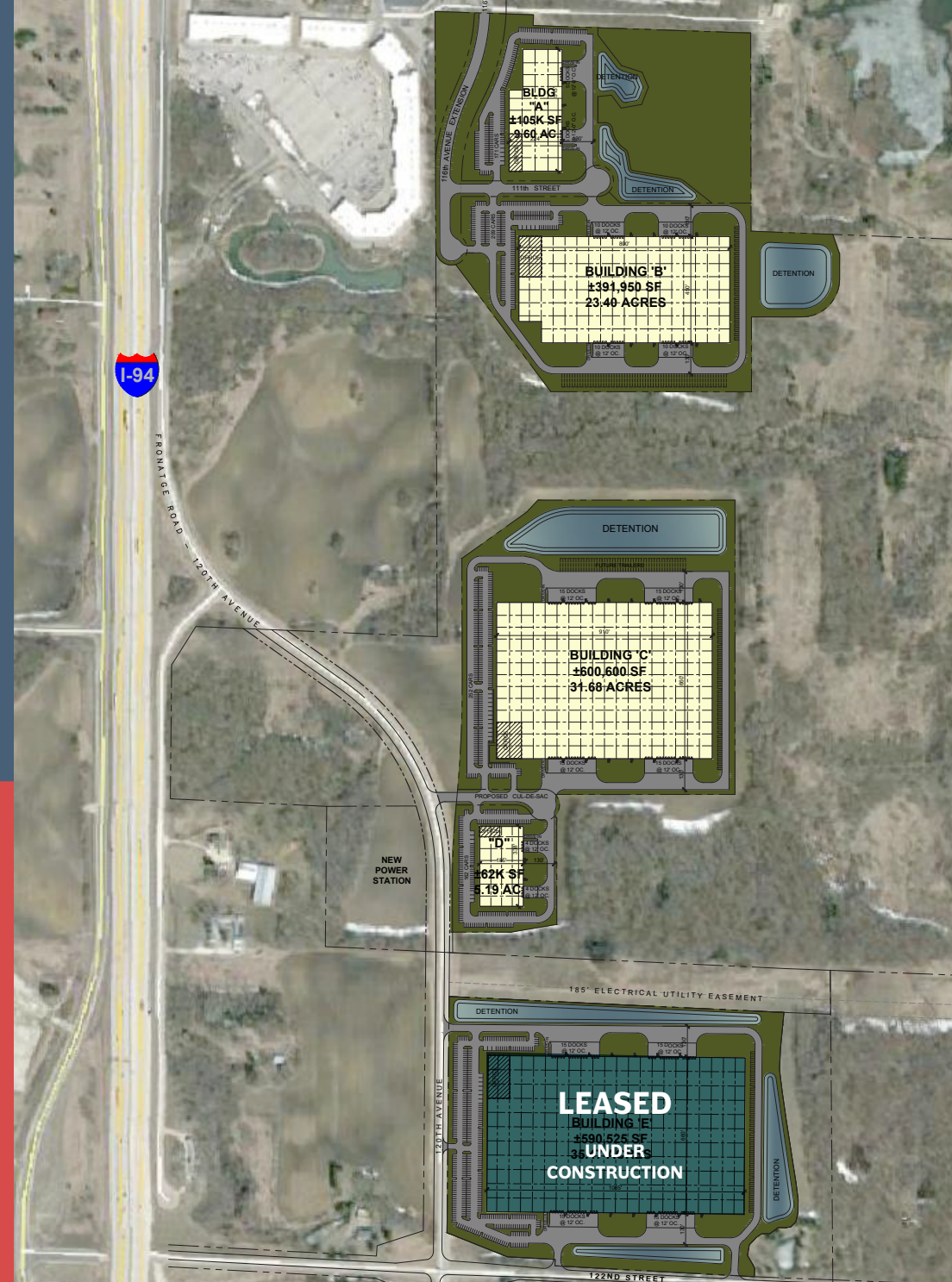
BUILDING B
±391,950 SF
23.40 Acres

BUILDING C
±600,600 SF
31.68 Acres

BUILDING D
±62,000 SF
5.19 Acres

LEASED*
±590,525 SF
35.47 Acres

*Under Construction



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PLAN FOR GROWTH WITH AVAILABILITIES UP TO 600,600 SF



MASTER PLAN (OPTION TWO)

BUILDING A
±500,000 SF
33.34 Acres

BUILDING B
±600,600 SF
39.94 Acres

LEASED*
±590,525 SF
35.47 Acres

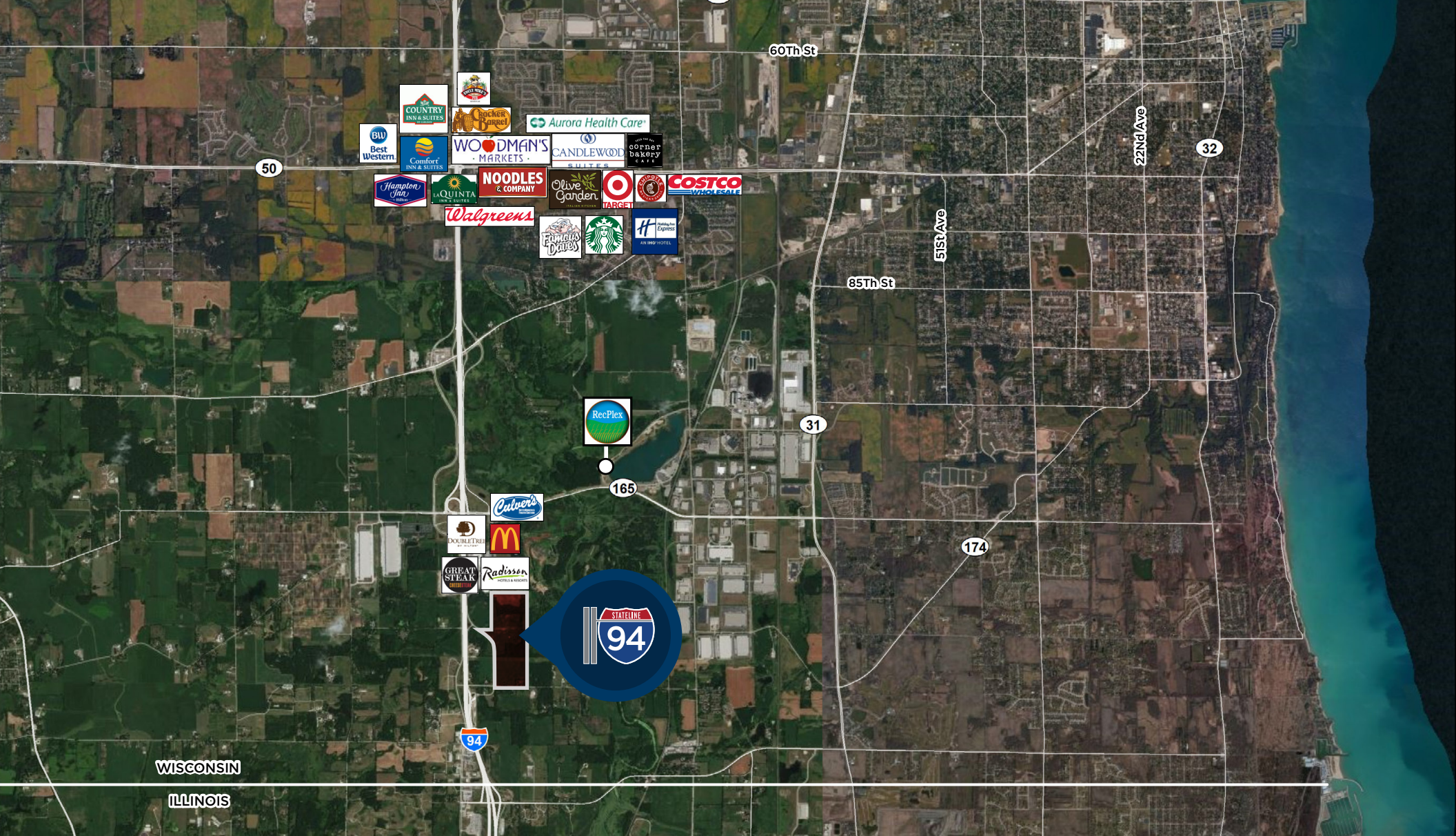
*Under Construction



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SURROUNDED BY LOCAL AMENITIES

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