

NEW CONSTRUCTION AVAILABLE - 128,915 SF

ENTERPRISE BUSINESS PARK - BUILDING I ENTERPRISE WAY, STURTEVANT, WI



VIEW DRONE TOUR

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Developed By:

AshleyCapital

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE

ENTERPRISE BUSINESS PARK - BUILDING I

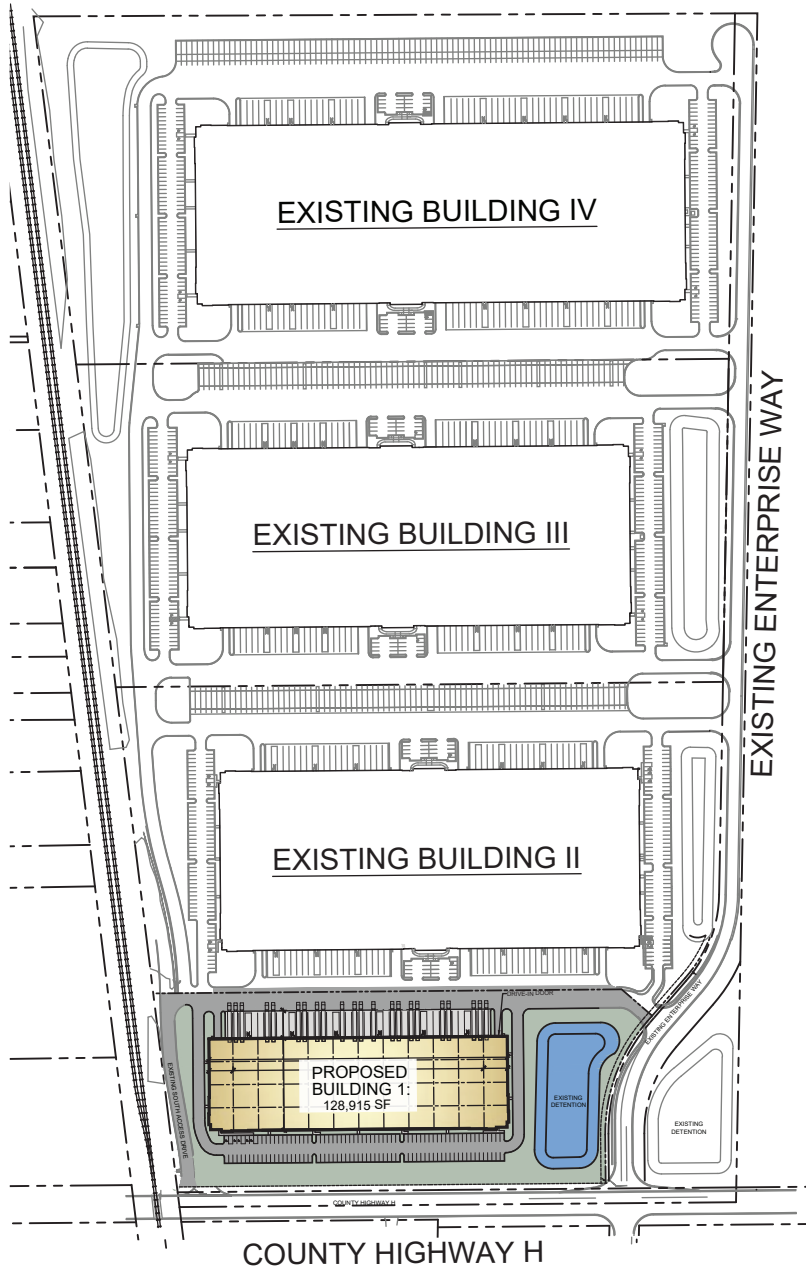
ENTERPRISE WAY, STURTEVANT, WI

LEE &
ASSOCIATES



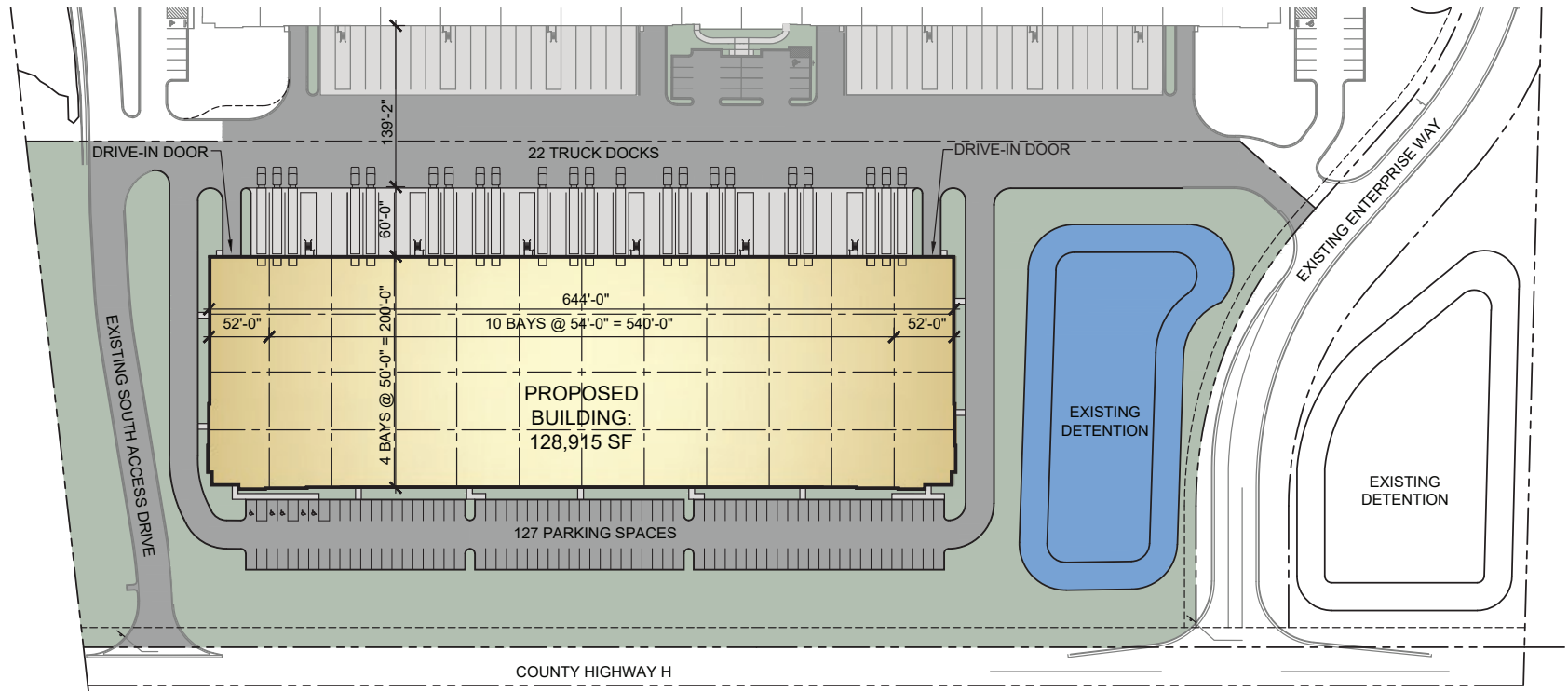
CUSHMAN &
WAKEFIELD

BOERKE



LOCATION HIGHLIGHTS

- High Image 2.1M SF Business Park Environment
- Stable Tax Environment
- Low Occupancy Costs
- Access to Full 4-way Interchange at both Highway 11 & I-94 and Route 20 & I-94
- 2 Minutes East of I-94 Full Interchange at Highway 11
- 10 Minutes North of WI / IL Border
- Other Successful Firms in the Area Include: SC Johnson & Son, Amazon, Bombardier, CNH America, InSinkErator, UNFI, Andis Company, Foxconn, Fresenius, Microsoft
- Well Capitalized Ownership Committed to the Area with Multiple Developments in the Submarket



BUILDING I SPECIFICATIONS:

BUILDING SIZE:	128,915 SF
OFFICE:	To suit
BAY SIZE:	54' x 50' with 52' bays on the North & South ends
CLEAR HEIGHT:	32'
LOADING DOCKS:	22 exterior (expandable to 36)
DRIVE-IN DOORS:	2 (can add 2 on West wall & 1 on North & South wall)
CONSTRUCTION:	Insulated pre-cast panels

ROOF:	45 mil, EPDM
SPRINKLER:	ESFR
CAR PARKING:	127 parking spaces
HEATING:	Gas unit heaters with destratification fans
LIGHTING:	LED lighting
POWER:	2,000 amp, 480/277-volt
LEASE RATE:	Subject to Offer

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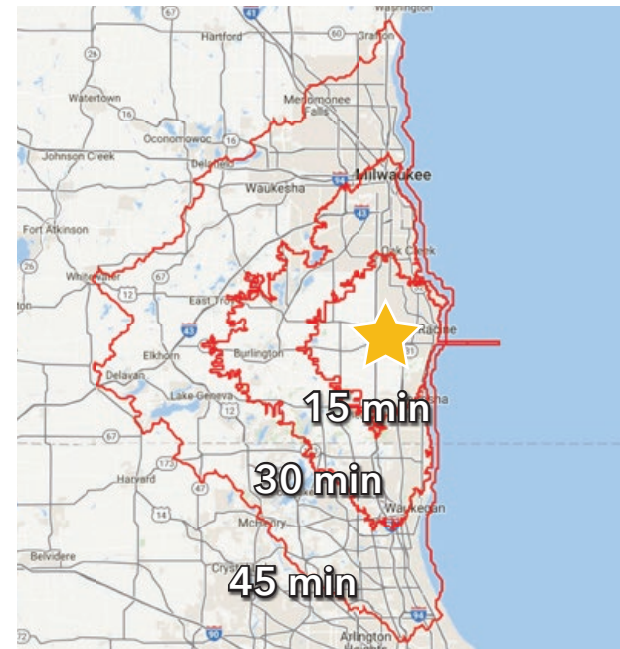
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ENTERPRISE BUSINESS PARK - BUILDING I

ENTERPRISE WAY, STURTEVANT, WI



- › 20 Minutes to Mitchell International Airport
- › 30 Minutes to Downtown Milwaukee
- › 60 Minutes to O'Hare International Airport
- › 90 Minutes to Downtown Chicago



EDUCATIONAL ATTAINMENT	15 MINUTES	30 MINUTES	45 MINUTES
ANY COLLEGE	54,869	306,733	849,366
BACHELOR DEGREE OR HIGHER	22,165	145,035	457,791
OCCUPATION	15 MINUTES	30 MINUTES	45 MINUTES
WHITE COLLAR WORKERS	37,022	223,687	629,320
BLUE COLLAR WORKERS	17,038	94,487	216,712

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