

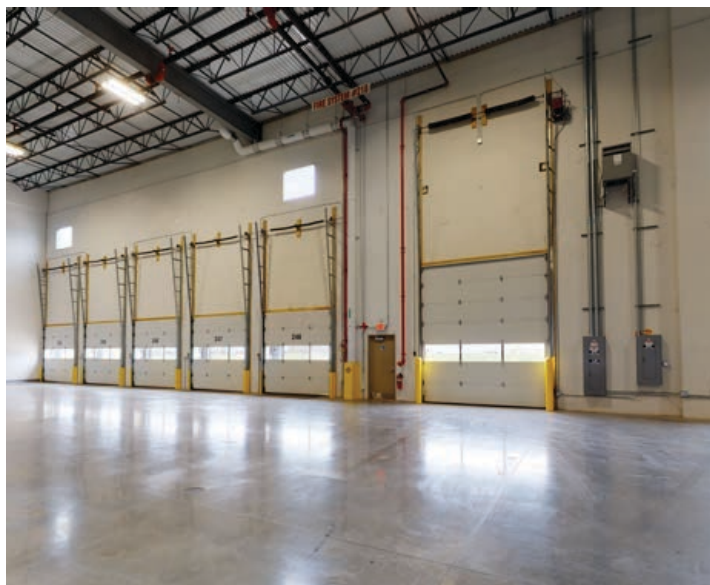
209,463 SF AVAILABLE FOR LEASE
INCLUDING 125,383 SF OF A/C SPACE
ENTERPRISE BUSINESS PARK - BUILDING II
10601 ENTERPRISE WAY, STURTEVANT, WI



[CLICK TO PLAY DRONE VIDEO](#)



[CLICK TO SCHEDULE A TOUR](#)



John Sharpe SIOR, CCIM, LEED-AP
Principal
jsharp@lee-associates.com
D 773.355.3030

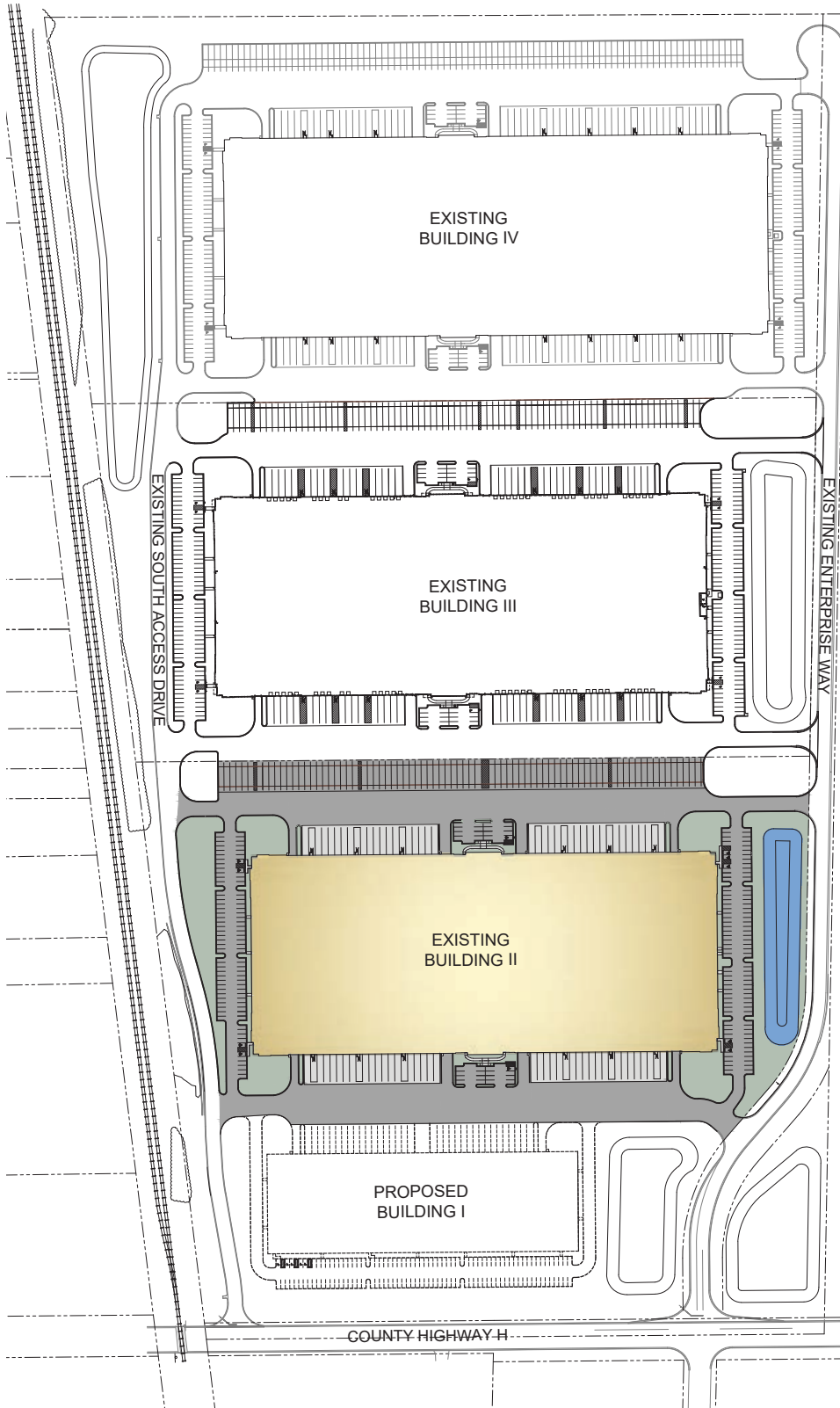
Thomas Boyle SIOR
Principal
tomboyle@lee-associates.com
D 773.355.5079

Terry McMahon SIOR
Principal
tmcMahon@boerke.com
D 414.203.3047

Cody Ziegler
Real Estate Advisor
cziegler@boerke.com
D 414.269.2539

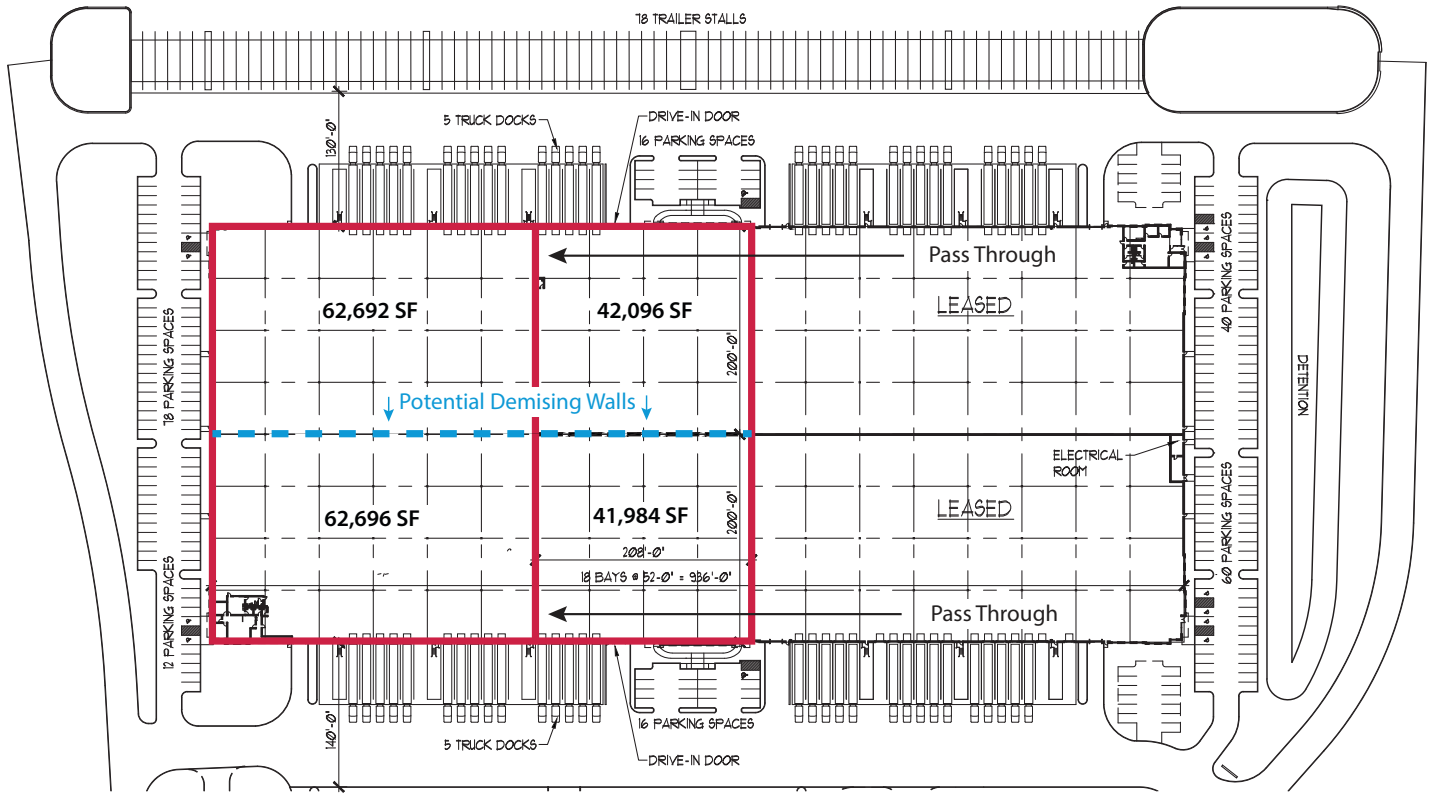
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

**209,463 SF AVAILABLE FOR LEASE
INCLUDING 125,383 SF OF A/C SPACE
ENTERPRISE BUSINESS PARK - BUILDING II
10601 ENTERPRISE WAY, STURTEVANT, WI**



LOCATION HIGHLIGHTS

- High Image 2.1M SF Business Park Environment
- New Crossdock Facility
- Divisible to $\pm 42,000$ SF
- 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
- Successful Firms in the Area Include: SC Johnson & Son, Bombardier CNH America, InSinkErator, UNFI, Andis Company, Fresenius, Microsoft
- Well Capitalized Ownership Committed to the Area with Multiple Developments in the Submarket



AVAILABLE SPACE SPECIFICATIONS:

BUILDING SIZE: 375,908 SF
(approximately 400' x 936')

AVAILABLE: 209,463 SF

OFFICE: 2,240 SF and To Suit

BAY SIZE: 50' x 52'

CLEAR HEIGHT: 32' (minimum)

LAYOUT: Crossdock

FLOOR: 7" Concrete

LOADING:
 › 30 Exterior Docks
 › 2 Drive-in Doors

CONSTRUCTION: Insulated Pre-cast

ROOF: 45 Mil, EPDM

SPRINKLER: ESFR

CAR PARKING: 122 Spaces

TRAILER PARKING: 43 Spaces

AIR CONDITIONED: 125,383 SF

HEATING: Gas Unit Heaters with
Destratification Fans

LIGHTING: LED Lighting

POWER: 1,600 Amps / 480 Volts / 3-Phase

LEASE RATE: Subject to Offer

TAXES: \$1.26 PSF

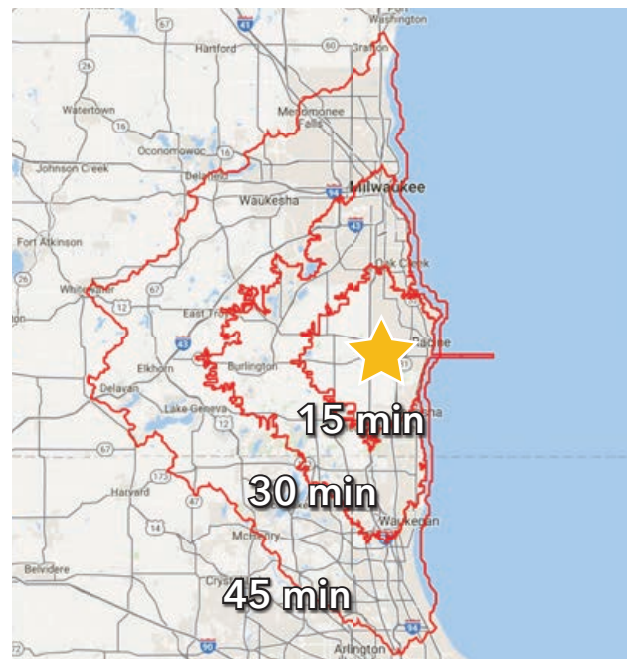
CAM: \$1.03 PSF

209,463 SF AVAILABLE FOR LEASE INCLUDING 125,383 SF OF A/C SPACE ENTERPRISE BUSINESS PARK - BUILDING II 10601 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



John Sharpe SIOR, CCIM, LEED-AP
Principal
jsharp@lee-associates.com
D 773.355.3030

Thomas Boyle SIOR
Principal
tomboyle@lee-associates.com
D 773.355.5079

Terry McMahon SIOR
Principal
tmcMahon@boerke.com
D 414.203.3047

Cody Ziegler
Real Estate Advisor
cziegler@boerke.com
D 414.269.2539

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.