

**AVAILABLE**  
**99,838 SF**  
**EXTRA LAND TO EXPAND BY**  
**+/- 31,250 SF**

**10680**  
**88TH**  
**AVENUE**  
PLEASANT PRAIRIE, WI

**AVAILABLE:** 99,838 SF  
**OFFICE:** 3,422 SF  
**YEAR BUILT:** 2003  
**CLEAR HEIGHT:** 28'-43'  
**LOADING:** 6 Exterior Docks (4 with Levelers)  
2 Drive-In Doors (12'X14')  
**POWER:** 6000 Amps @ 480 Volts (2 Panels)  
**PARKING:** 75 Cars (Expandable)  
**SITE SIZE:** 9.24 Acres  
**RAIL:** Canadian Pacific (Active)



**FOR MORE INFORMATION PLEASE CONTACT:**

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**CBRE**  
CB RICHARD ELLIS



- Extra land to expand by +/- 31,250 SF
- Active Rail - Canadian Pacific (6-7 rail cars)
- ESFR Sprinklered
- Office / Maintenance shop
- M/W locker rooms (with showers) and office / warehouse lunch rooms
- Skylights and high-bay windows in the warehouse
- Two-story shipping office
- T-5 lighting throughout warehouse

**Sale Price: \$5,250,000 (\$52.60 p.s.f.)**

**2010 R. E. Taxes: \$1.02 p.s.f. (\$101,841)**

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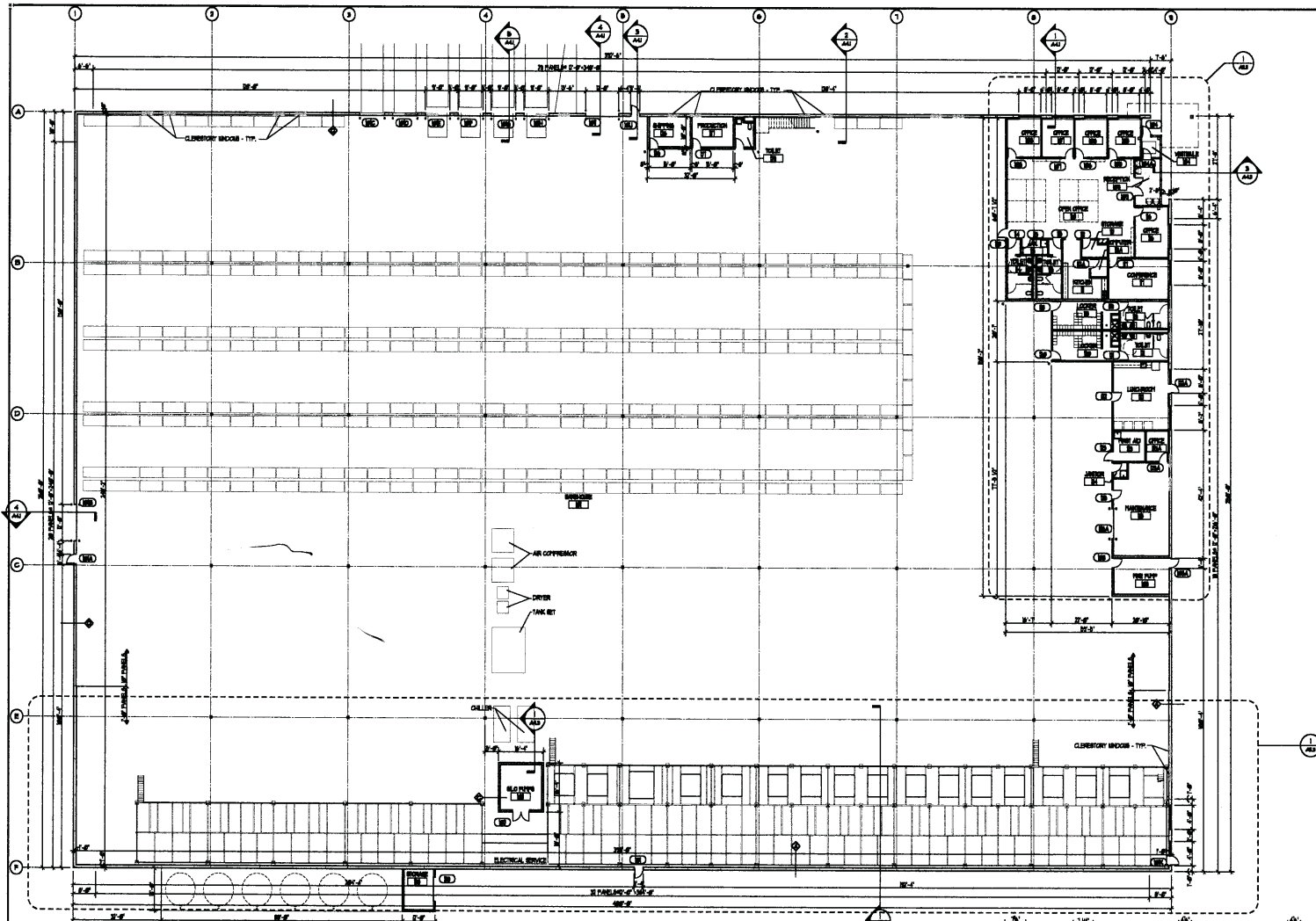
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**BUILDING PLAN**



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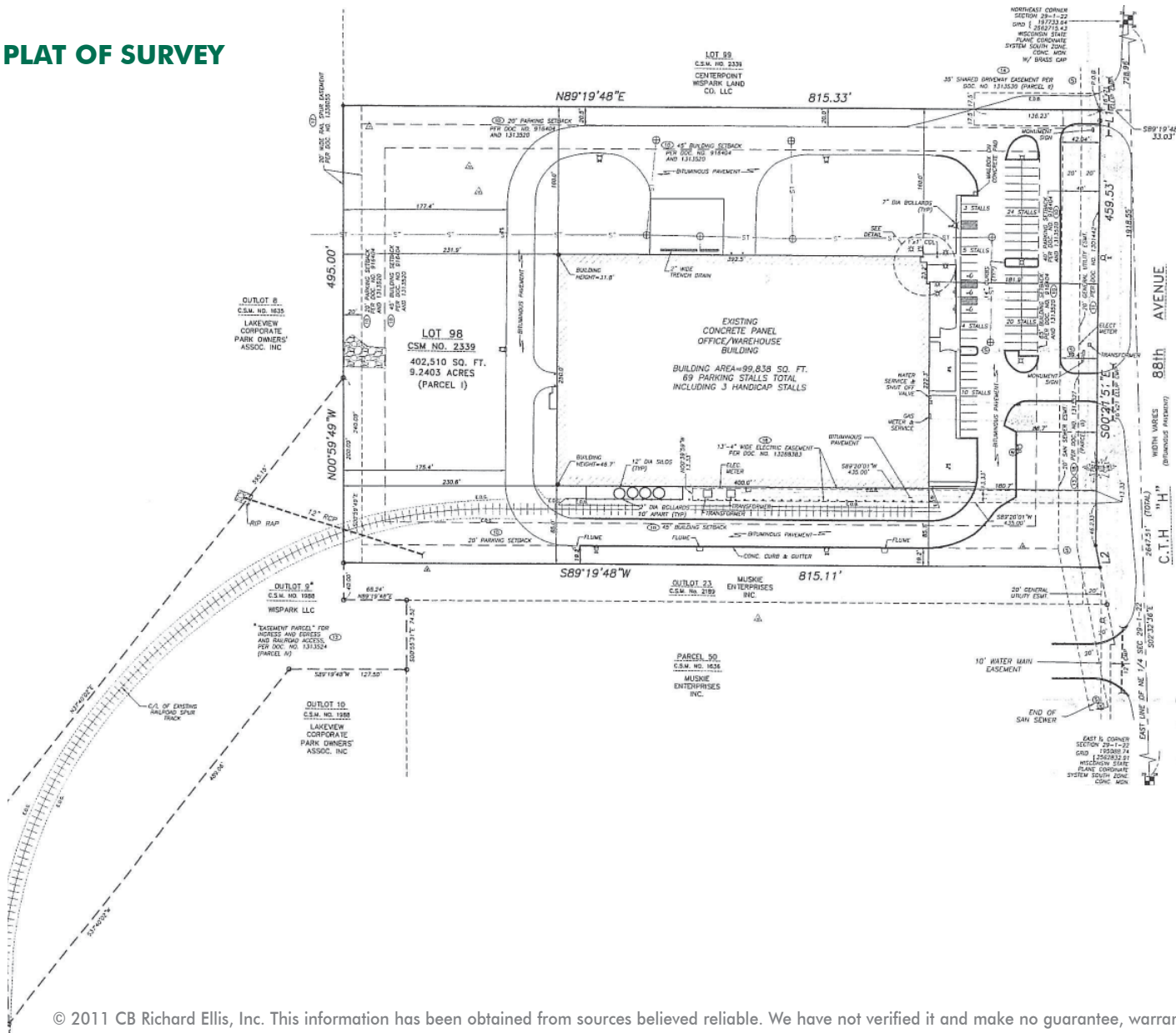
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**PLAT OF SURVEY**



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