

FOR SALE OR LEASE

9201 Wilmot Road, Pleasant Prairie, WI

Building Specifications

Building Size:	363,468 Square Feet
Office:	35,160 Square Feet
Land:	+/- 23 Acres
Ceiling Height:	22' Clear
Loading:	5 Interior Docks; 2 DID; 10 Exterior Docks
Power:	4 - 3,000 Amp Switches 480/277-V Transformers for 120/289-V, 3-Phase
Sprinklers:	ESFR
Parking:	200 Spaces Expandable to 800
Real Estate Taxes:	\$0.25 PSF (2008)
Sale Price:	\$7,900,000 (\$21.74 PSF)
Lease Rate:	\$3.75 PSF Gross



Features:

- ◆ **Divisible to 50,000 Square Feet**
- ◆ **+/- 17 Acres Additional Land Available for Sale**
- ◆ **Fully Air-Conditioned Facility**
- ◆ **Seller Financing Available**
- ◆ **Potential Joint Venture**



Entre Commercial Realty LLC
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Building and 23 Acres



- ◆ +/- 23 Acres Attributable to the Building
- ◆ +/-17 Acres Additional Available for Sale

Additional 17 Acres Available



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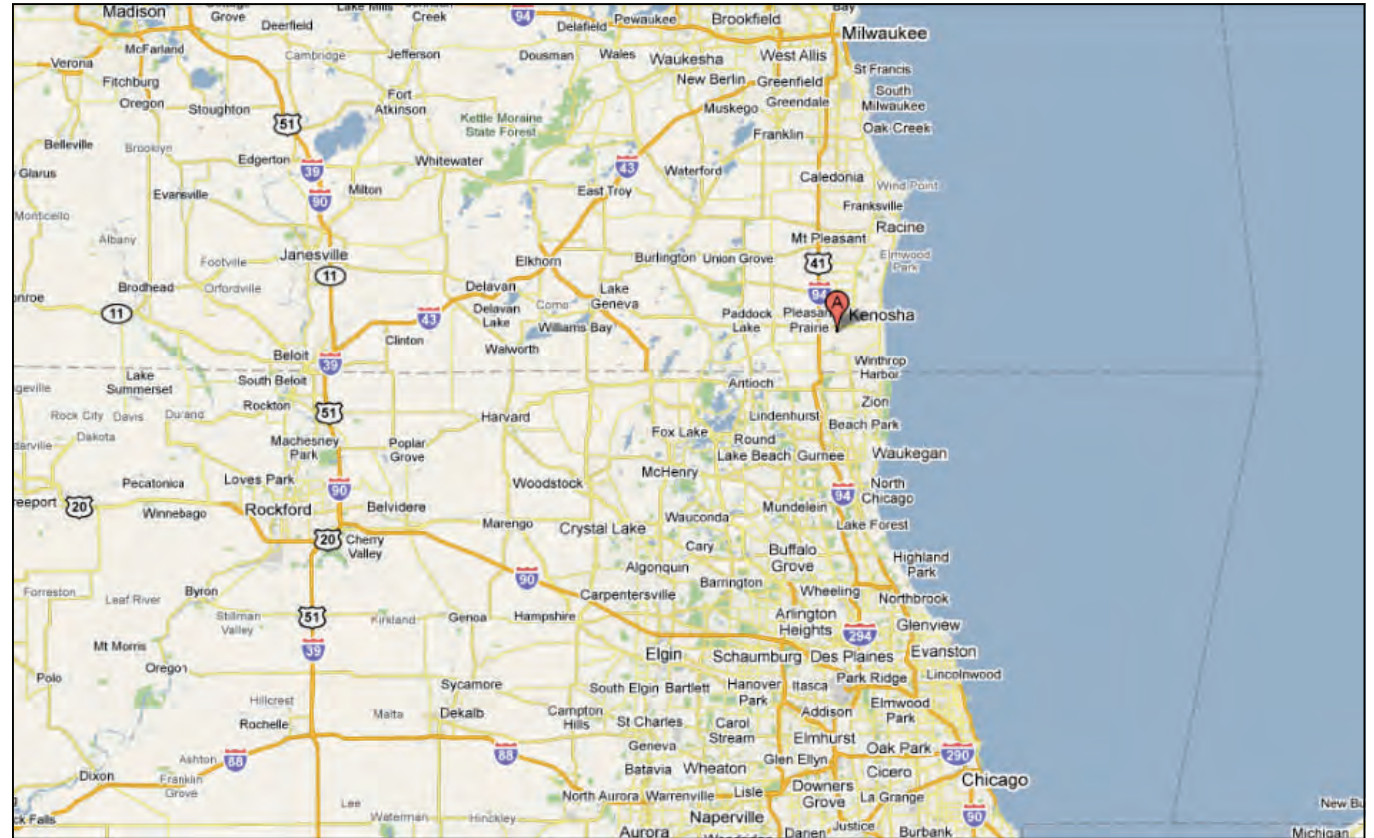
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- ◆ Exceptional location on County C, 2 miles from I-94
- ◆ One mile north of Lakeview Corporate Park



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