

9505 72ND AVENUE
 Pleasant Prairie, Wisconsin

60,256 SF (Divisible to 15,000 SF)
Available for Sale or Lease

TOWNE INDUSTRIAL V AT LAKEVIEW CORPORATE PARK

HIGH VISIBILITY - 18,200 CARS PER DAY - IDEAL SHOWROOM SPACE



SPECIFICATIONS:

Building Size:	60,256 SF
Divisibility:	15,000 SF
Office Space:	To Suit
Ceiling Height:	28' clear
Car Parking:	83 spaces (expandable)
Loading:	8 docks (expandable) 4 drive in doors (expandable)
Trailer Parking:	10 stalls
Fire Protection:	ESFR System
Power:	1600 amps
Lighting:	Energy-efficient, high-output fluorescent fixtures (T-5)
Construction:	Pre-cast panel
Lease Rate:	\$5.50 PSF base rent (entire building with 5% office)
Sale Price:	Subject to offer
Comments:	<ul style="list-style-type: none"> ▪ Ideal showroom space (18,200 cars per day) ▪ Lighted intersection at Green Bay Road and 95th Street

Professional, local ownership and management provided by:

ZILBER
PROPERTY GROUPSM

- Easy access to I-94 via State Highway 165
- Reverse commute travel times:
 - 45 minutes to O'Hare International Airport
 - 25 minutes to Townline Road (Route 60)
 - 15 minutes to Buckley Road (Route 137)
 - 10 minutes to Grand Avenue (Route 132)
 - 25 minutes to Mitchell International Airport
- Low real estate taxes
- Attractive utility rates
- Access to large, skilled & unskilled labor force
- First-class business park setting with numerous amenities
- Economic development incentive opportunities available



COMMERCIAL REAL ESTATE SERVICES
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For more information, please contact:

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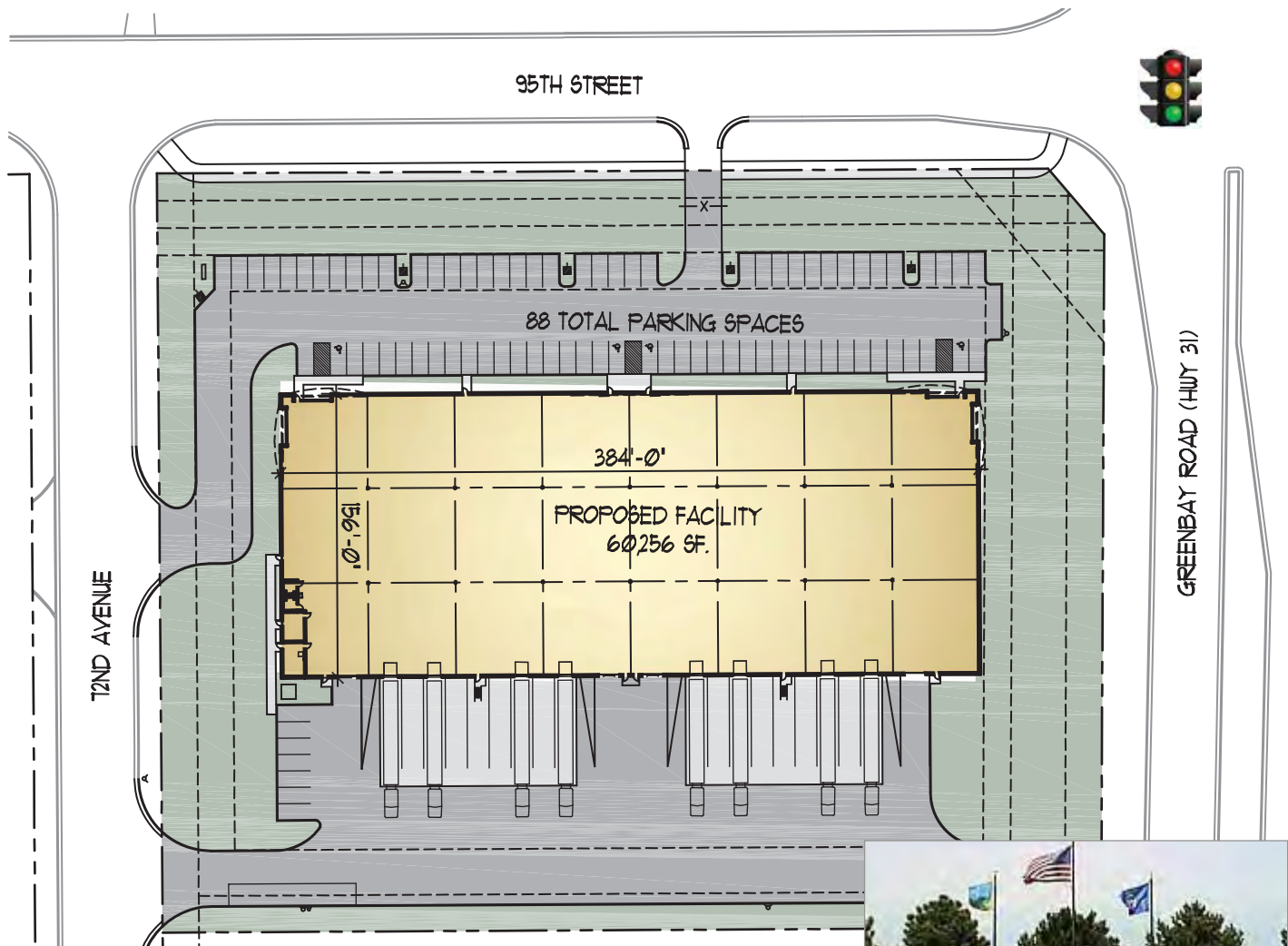
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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LAKEVIEW CORPORATE PARK AMENITIES INCLUDE:

- 200 Acre Recreational Park
- 260,000 SF Recreational Fitness Center
- 100 Acre Public Lake
- Child Daycare Center
- 2.25 Mile Walking/Bike Trail
- 120 Room Hotel and Conference Center
- 425 Acre Nature Preserve
- 90-store shopping, restaurant, and lodging at Prime Outlets



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