

# LAKEVIEW CORPORATE PARK

Pleasant Prairie, Wisconsin

176,433 SF (Divisible to 33,000 SF)  
Available for Sale or Lease

## TOWNE INDUSTRIAL VI AT LAKEVIEW CORPORATE PARK

**BREAKING GROUND MAY 2014 / READY FOR TENANTS OCTOBER 2014**



### SPECIFICATIONS:

<b>Building Size:</b>	176,433 SF
<b>Divisibility:</b>	33,000 SF
<b>Office Space:</b>	To Suit
<b>Ceiling Height:</b>	28' clear
<b>Car Parking:</b>	218 spaces (expandable)
<b>Loading:</b>	16 docks (expandable) 4 drive in doors (expandable)
<b>Trailer Parking:</b>	28 stalls
<b>Fire Protection:</b>	ESFR System
<b>Power:</b>	3000 amps
<b>Lighting:</b>	Energy-efficient, high-output fluorescent fixtures (T-5)
<b>Construction:</b>	Pre-cast panel
<b>Lease Rate:</b>	\$5.25 PSF base rent (entire building with 5% office)
<b>Sale Price:</b>	Subject to offer

- Easy access to I-94 via State Highway 165  
-4 minutes to I-94
- 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

- Comments:**
- Ideal showroom space (20,000 cars per day)
  - Lighted intersection at Green Bay Road and 95th Street

**LEE & ASSOCIATES**  
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For more information, please contact:

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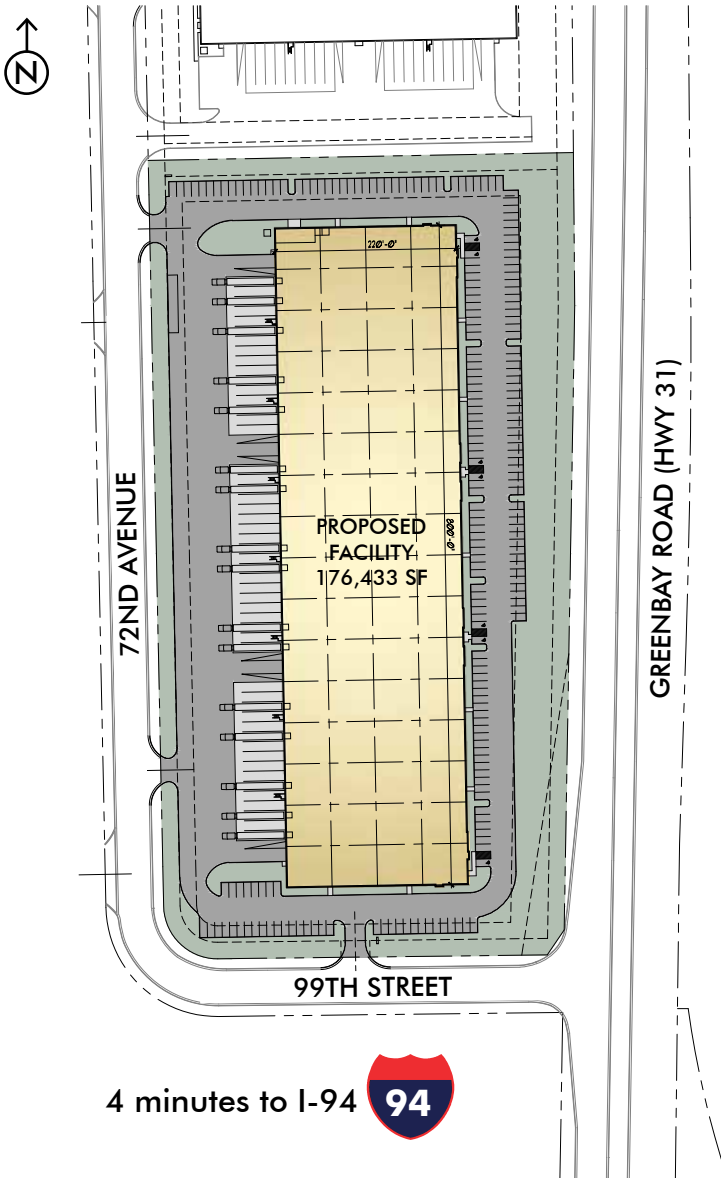
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4 minutes to I-94



### 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 Premium Outlets



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