

# FLINT 94 COMMERCE CENTER

1338-1484 120TH AVE  
SOMERS, WI 53144

## FOR SALE OR LEASE

- NEW CLASS A INDUSTRIAL PARK -

**AVAILABLE Q3 2023**



**CBRE**

**FLINT**  
DEVELOPMENT





## PROJECT HIGHLIGHTS

- Direct access to complete four-way interchange with 12th St (CTH E) and I-94/I-41 located within 0.2 miles
- High visibility off heavily traveled I-94
- ±1,940,000 SF Total:
  - Building I: 734,992 SF (Delivery Q3 2023)
  - Building II: 702,793 SF (Delivery Q4 2023)
  - Building III: 509,408 SF (Delivery Q3 2023)
- Buildings and land are available for sale or lease
- Each building is divisible
- Industrial Park (IP) Zoning allows for wide variety of industrial uses
- 36' - 40' clear height
- Heavy trailer parking
- Tenant Highway signage available



# SITE PLAN



- DIRECT ACCESS TO COMPLETE FOUR-WAY INTERCHANGE
- TENANT HIGHWAY SIGNAGE
- NEARBY AMENITIES
- AMPLE POWER AVAILABLE
- ESFR SPRINKLERS
- LEASE RATE: SUBJECT TO OFFER
- SALE PRICE: SUBJECT TO OFFER



	1484 120TH AVE, KENOSHA BUILDING I	1450 120TH AVE, KENOSHA BUILDING II	1338 120TH AVE, KENOSHA BUILDING III
SQUARE FOOTAGE	734,992 SF	702,793 SF	509,408 SF
OFFICE	Office built to suit	Office built to suit	Office built to suit
DOCK HIGH DOORS	73 dock high doors (75 future   148 total)	70 dock high doors (70 future   140 total)	51 dock high doors (67 future   118 total)
DRIVE IN DOORS	4	4	4
CEILING HEIGHT	40'	40'	36'
ACREAGE	44.57 +/- Acres	43.41 +/- Acres	34.37 +/- Acres
CAR PARKING	372 spaces	371 spaces	178 spaces
TRAILER PARKING	170 spaces	169 spaces	145 spaces
LIGHTING	LED	LED	LED
ROOFING	45 Mil white TPO with R-20 insulation roofing	45 Mil white TPO with R-20 insulation roofing	45 Mil white TPO with R-20 insulation roofing
Vapor Barrier	10,000 SF of 15 Mil Vapor barrier under the slab at each building corner	10,000 SF of 15 Mil Vapor barrier under the slab at each building corner	10,000 SF of 15 Mil Vapor barrier under the slab at each building corner
COLUMN SPACING	± 54' x 50'	± 54' x 50'	± 54' x 50'
SPEED BAY	70'	70'	60'
DELIVERY	Q3 2023	Q4 2023	Q3 2023
SALE PRICE & LEASE RATE	STO	STO	STO

# SECTION EXHIBIT: BUILDINGS 1 & 2

exterior LED lighting with 1 foot candle  
min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts  
with downspout guards

load bearing, tilt-up concrete panels  
with R-13.3 rigid insulation min,  
decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead  
doors with view panels, and dock equipment  
and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

40'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-20 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min.  
average light intensity

fire extinguishers surface mounted within 75'-0"  
travel distance

8" concrete slab over compacted base

54'-0" x 70'-0" speed bay structural spacing

# SECTION EXHIBIT: BUILDING 3

exterior LED lighting with 1 foot candle  
min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts  
with downspout guards

load bearing, tilt-up concrete panels  
with R-13.3 rigid insulation min,  
decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead  
doors with view panels, and dock equipment  
and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

36'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-20 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min.  
average light intensity

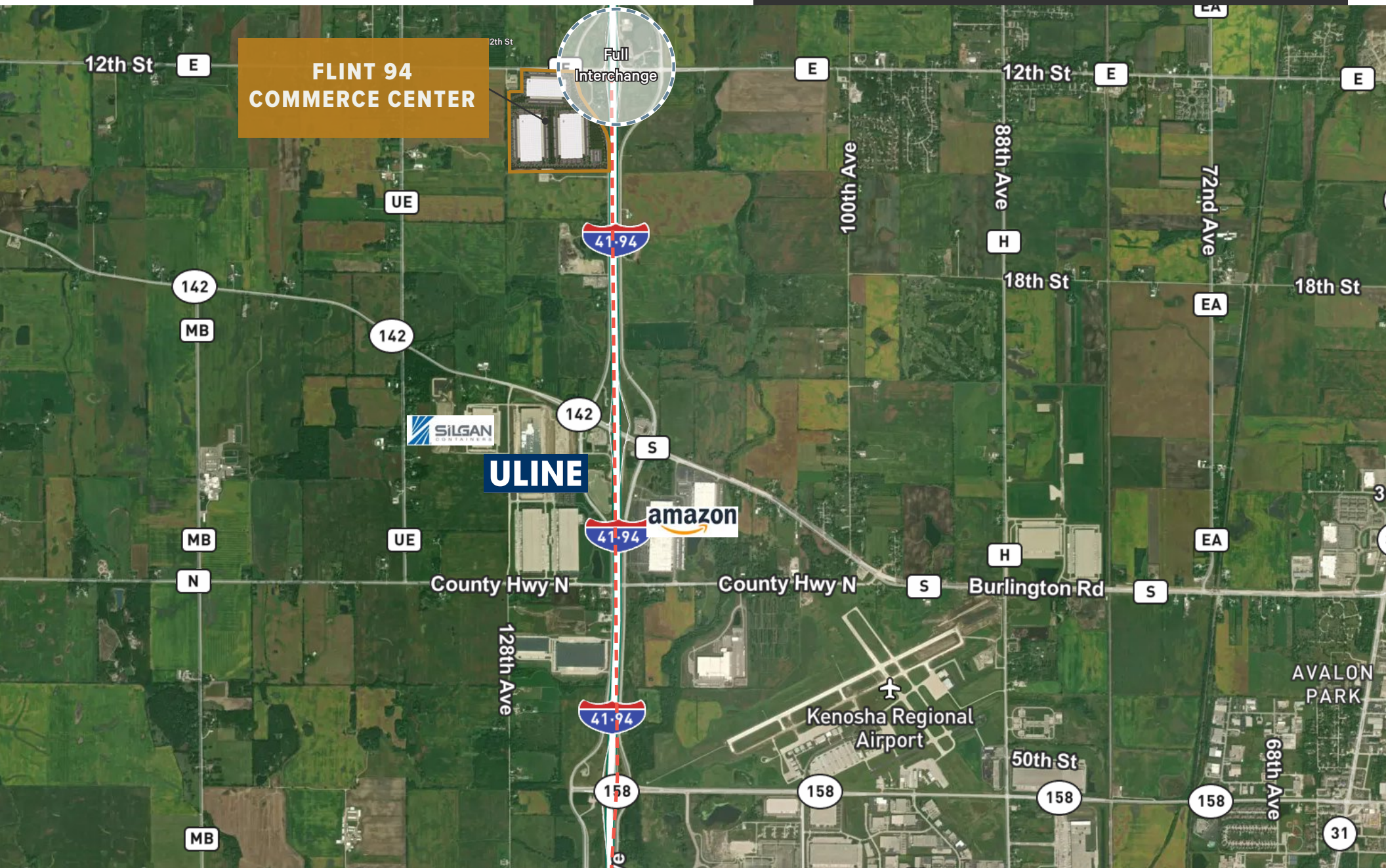
fire extinguishers surface mounted within 75'-0"  
travel distance

7" concrete slab over compacted base

54'-0" x 60'-0" speed bay structural spacing

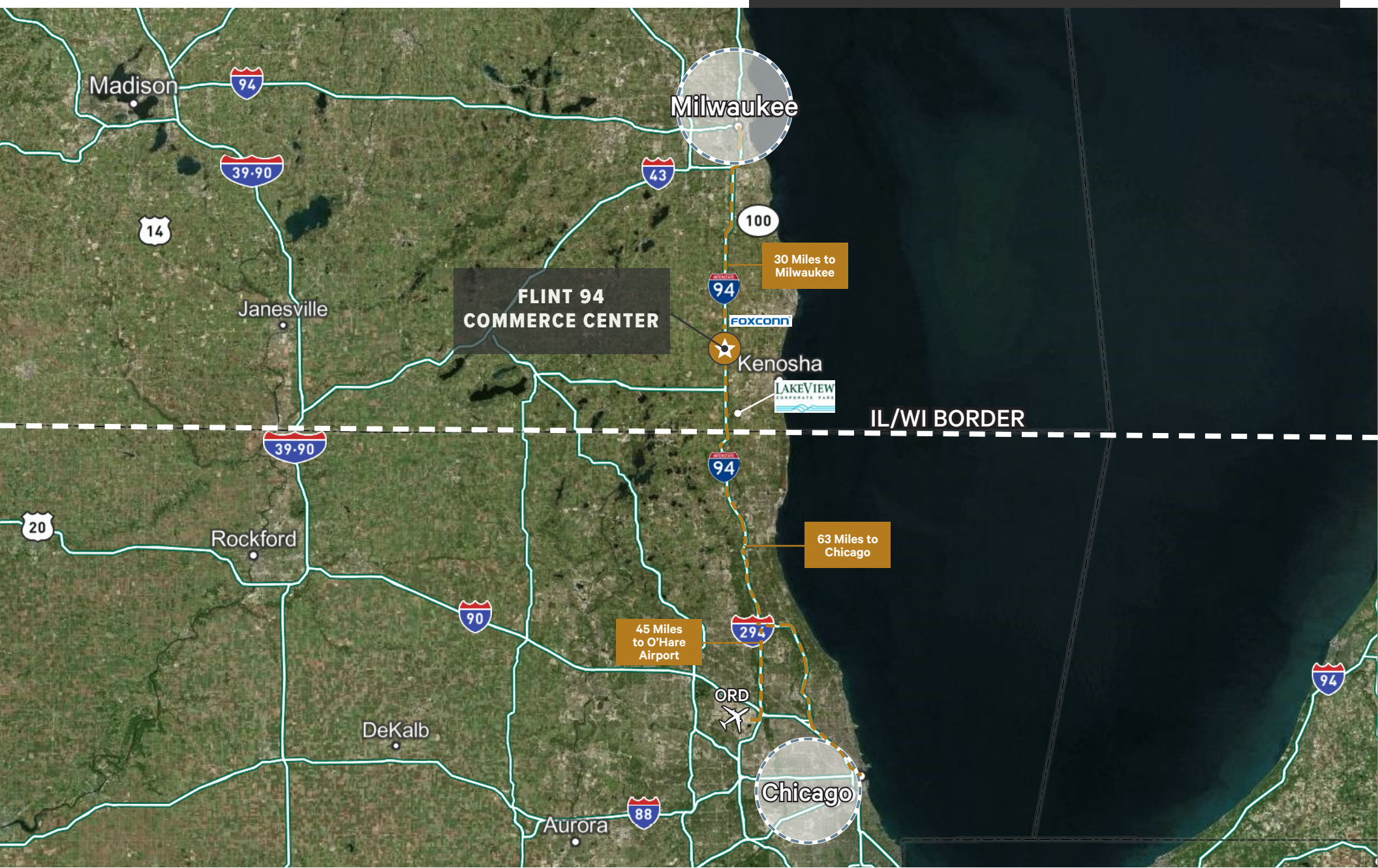


# SITE LOCATION





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Whit Heitman

Senior Vice President

+1 847 624 4947

[whit.heitman@cbre.com](mailto:whit.heitman@cbre.com)

Sam Badger, SIOR

Senior Vice President

+1 847 310 2099

[sam.badger@cbre.com](mailto:sam.badger@cbre.com)



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Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- ☐ The duty to provide brokerage services to you fairly and honestly.
- ☐ The duty to exercise reasonable skill and care in providing brokerage services to you.
- ☐ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- ☐ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (**See DEFINITION OF MATERIAL ADVERSE FACTS**).
- ☐ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See CONFIDENTIALITY NOTICE TO CUSTOMERS**).
- ☐ The duty to safeguard trust funds and other property the broker holds.
- ☐ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by Section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE DEFINITION OF MATERIAL ADVERSE FACTS**).
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE CONFIDENTIAL INFORMATION**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

**NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION)

### **CONSENT TO TELEPHONE SOLICITATION**

I/we agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone number regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

**List Home/Cell Numbers:** \_\_\_\_\_

### **SEX OFFENDER REGISTRY**

*Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at: <http://offender.com.state.wi.us/public> or by phone at 877-234-0085.*

BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THAT \_\_\_\_\_ and \_\_\_\_\_ are working

Sales Associate ▲

Sales Associate ▲

As: **(Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent)** **STRIKE ONE**

**INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

Initials ▲

Date ▲

Print Name (optional) ▲

Initials ▲

Date ▲

Print Name (Optional) ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

### **DEFINITION OF MATERIAL ADVERSE FACTS**

A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.