

AVAILABLE NOW
For Lease or Sale
±734,992 SF Available
±702,700 SF Planned

SOLD

Flint 94

Commerce Center

 **VISIT WEBSITE**

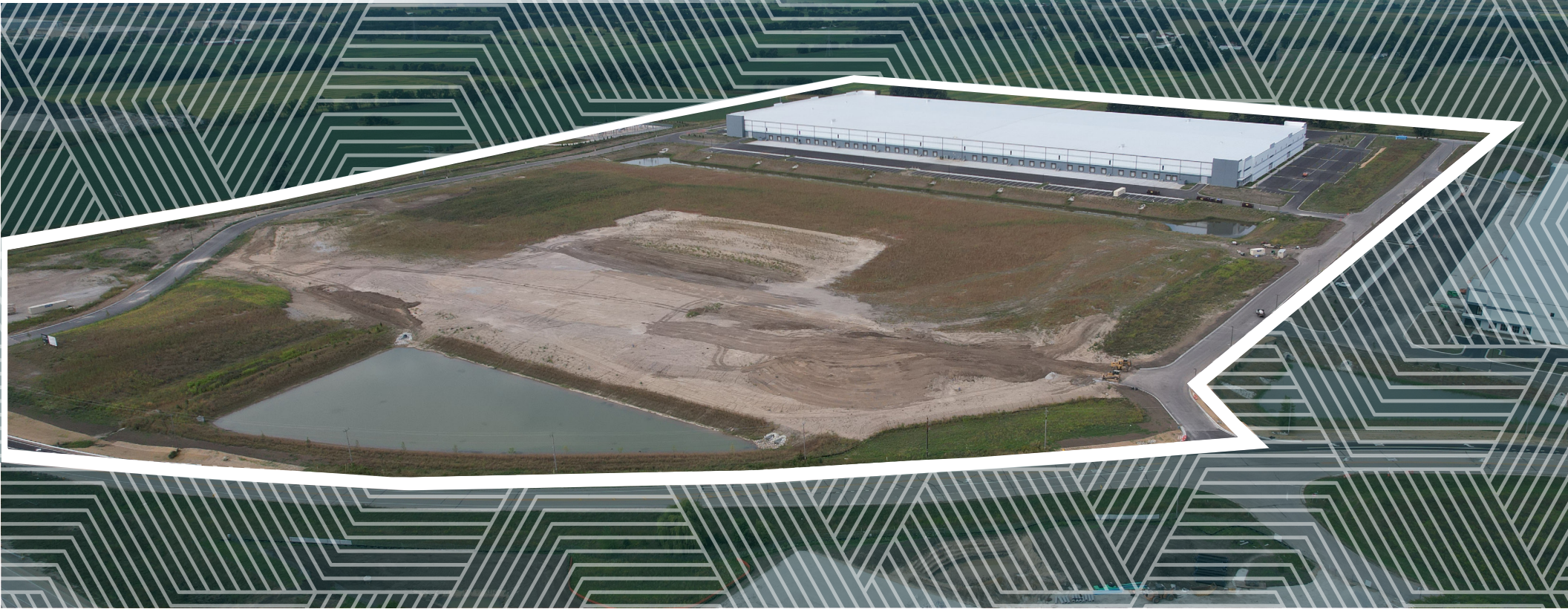
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PROPERTY HIGHLIGHTS



- ▶ 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 and Tenant Highway signage available
- ▶ Buildings and land are available for sale or lease
- ▶ ±734,992 SF Available:
 - Building I: 734,992 SF (Completed)
- ▶ ± 702,700 SF Planned:
 - Building II: 702,793 SF (Planned)
- ▶ Each building is divisible
- ▶ Industrial Park (IP) Zoning allows for wide variety of industrial uses
- ▶ 40' clear height
- ▶ Heavy trailer parking
- ▶ Located in the Desirable Airport Submarket

INVESTMENT HIGHLIGHTS



40' CLEAR HEIGHT



NEARBY AMENITIES



AMPLE POWER AVAILABLE



TENANT HIGHWAY SIGNAGE



LEASE & SALE RATE: STO

BUILDING FEATURES

	1484 120TH AVE, KENOSHA BUILDING I	1450 120TH AVE, KENOSHA BUILDING II
SQUARE FOOTAGE	734,992 SF	702,793 SF
OFFICE	Office built to suit	Office built to suit
SHIPPING OFFICE/BATHROOM	Yes	Yes
DOCK HIGH DOORS	73 dock high doors (75 future 148 total)	70 dock high doors (70 future 140 total)
DRIVE IN DOORS	4	4
CEILING HEIGHT	40'	40'
ACREAGE	44.57 +/- Acres	43.41 +/- Acres
CAR PARKING	372 spaces	371 spaces
TRAILER PARKING	170 spaces	169 spaces
POWER	4,000A @ 480V	TBD
LIGHTING	LED	LED
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
COLUMN SPACING	± 54' x 50'	± 54' x 50'
SPEED BAY	70'	70'
DELIVERY	Available	2024
SALE PRICE & LEASE RATE	STO	STO

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Site

1338-1484 120th Ave
Somers, WI



Photos Nov. 2023



Photos Nov. 2023

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Site

1338-1484 120th Ave
Somers, WI

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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

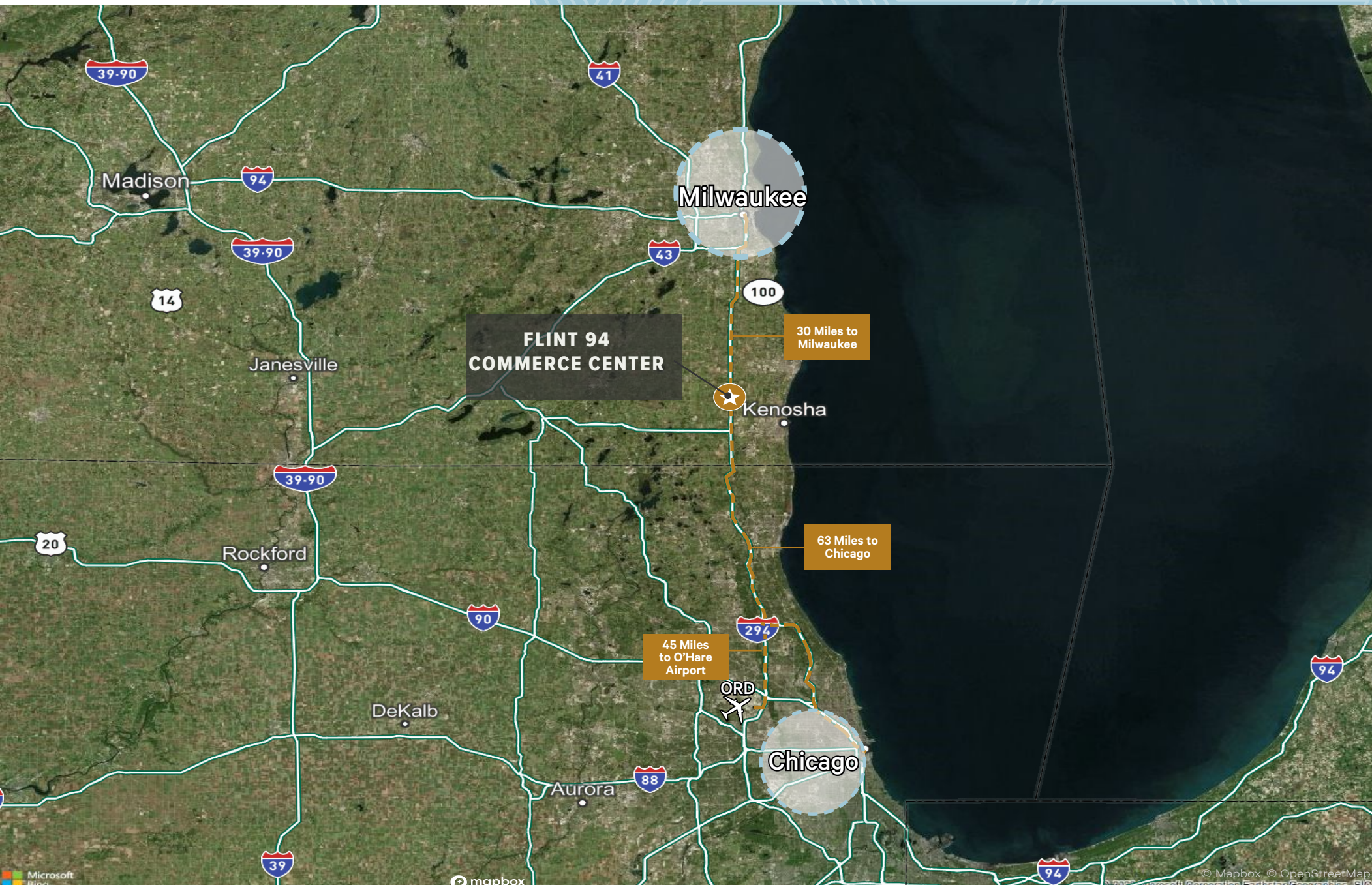
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Commerce Center

Section exhibit

1338-1484 120th Ave
Somers, WI

Site Location



Site Overview



Building I: 734,992
SF (Completed)

Building II: 702,793
SF (Planned)

SOLD

Immediate access to a
full 4-way Interchange
to I-94

Building Photos





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S o m e r s , W I

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