

# I-94 COMMERCE CENTER

## ±150 ACRES AVAILABLE

128TH AVENUE, KENOSHA, WI 53171

## POTENTIAL DATA CENTER SITE

### SITE SPECIFICATIONS:

<b>SALE PRICE:</b>	Subject to Offer
<b>SITE SIZE:</b>	150 Acres (approx). Expandable to 300-400 acres for a data center
<b>UTILITIES:</b>	To site, plans available
<b>ZONING:</b>	Future industrial or data center according to Comprehensive Plan
<b>ACCESS:</b>	4-way I-94 Interchanges at both Hwy 142 & Hwy 158
<b>LOCAL:</b>	\$5 Billion in Capital Investments within 1 mile
<b>AGENCY:</b>	All Buyer's real estate representatives will be compensated by Buyer
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>› 128th Ave will be expanded including sewer &amp; water via Tax Increment District (TID) funding</li><li>› Property will be annexed into City of Kenosha upon development pursuant to a boundary agreement</li><li>› 0.5 miles to the interchange at I-94 and Hwy 158</li><li>› 1.5 miles to Microsoft Data Center</li><li>› Corporate neighbors: Uline, Microsoft, Amazon, Eli Lilly, Silgan Containers, Kroger &amp; Gordon Food Service</li><li>› Low real estate taxes</li><li>› Pro-business community in a rapidly growing area</li><li>› 25 minutes to General Mitchell Airport</li><li>› 45 minutes O'Hare International Airport</li></ul>



\*Hwy 158 will be expanded including sewer & water, and 4-way interchange will be re-configured to increase efficiency via TID funding.

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