

88TH AVENUE & 38TH STREET | SOMERS, WISCONSIN 53171



CBRE



FOR SALE OR LEASE
BUILD-TO-SUIT OPPORTUNITIES

THE PREMIER NEW
BUSINESS PARK IN
SOUTHEAST
WISCONSIN

**FIRST
PARK**

94

AERIAL VIEW

1 MILE TO FULL
INTERCHANGE



KENOSHA
REGIONAL
AIRPORT

BUILDING D
451,022 SF TOTAL
120,379 SF AVAILABLE



MILWAUKEE
CHICAGO



87TH AVE

38TH ST



PARK FEATURES



Owned and developed by First Industrial Realty Trust



Sites can accommodate build-to-suits from 150,000 SF to 1,500,000 SF



Minutes to shopping and restaurants



Premier business park environment



Frontage along Canadian Pacific RR with potential rail access



Easy access to I-94 via 4-way interchanges



±309 acres zoned for industrial use



Good access to all types of labor



Located minutes from the Illinois / Wisconsin border

SITE PLAN

LEASED

BUILDING A - 3737 84TH AVE

- **USABLE SITE AREA:** 32.33 ACRES
- **BUILDING AREA:** 601,439 SF
- **TRUCK DOCKS:** 60
- **TRAILERS:** 172
- **CAR PARKING:** 273

LEASED

BUILDING B - 8725 31ST ST

- **USABLE SITE AREA:** 36.15 ACRES
- **BUILDING AREA:** 602,324 SF
- **TRUCK DOCKS:** 80
- **TRAILERS:** 142
- **CAR PARKING:** 323

BUILDING C (PLANNED/PROPOSED)

- **USABLE SITE AREA:** 42.70 ACRES
- **BUILDING AREA:** 571,736 SF
(EXPANDABLE TO 1 M SF)
- **TRUCK DOCKS:** 80
- **TRAILERS:** 121
- **CAR PARKING:** 314

BUILDING D COMPLETED

- **USABLE SITE AREA:** 27.84 ACRES
- **BUILDING AREA:** 451,022 SF EXPANDABLE TO 617,362 SF
- **TRUCK DOCKS:** 52 EXT, EXPANDABLE TO 104
- **TRAILERS:** 111
- **CAR PARKING:** 288

BUILDING E (PLANNED/PROPOSED)

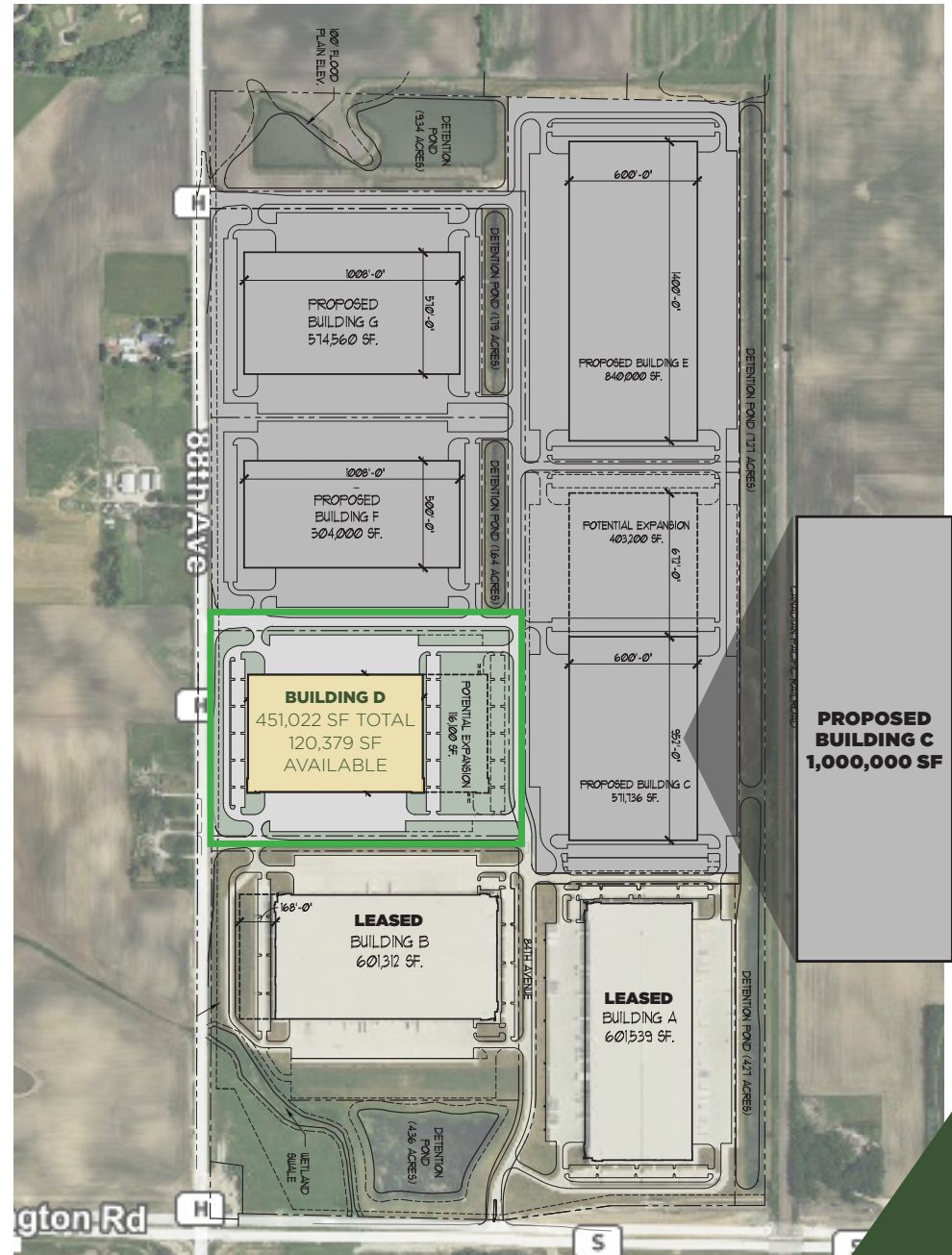
- **USABLE SITE AREA:** 39.66 ACRES
- **BUILDING AREA:** 840,000 SF
- **TRUCK DOCKS:** 182
- **TRAILERS:** 216
- **CAR PARKING:** 314

BUILDING F (PLANNED/PROPOSED)

- **USABLE SITE AREA:** 28.03 ACRES
- **BUILDING AREA:** 514,560 SF
- **TRUCK DOCKS:** 110
- **TRAILERS:** 134
- **CAR PARKING:** 300

BUILDING G (PLANNED/PROPOSED)

- **USABLE SITE AREA:** 28.133 ACRES
- **BUILDING AREA:** 574,560 SF
- **TRUCK DOCKS:** 110
- **TRAILERS:** 134
- **CAR PARKING:** 300



AERIAL VIEW



FOR MORE INFORMATION, PLEASE CONTACT:

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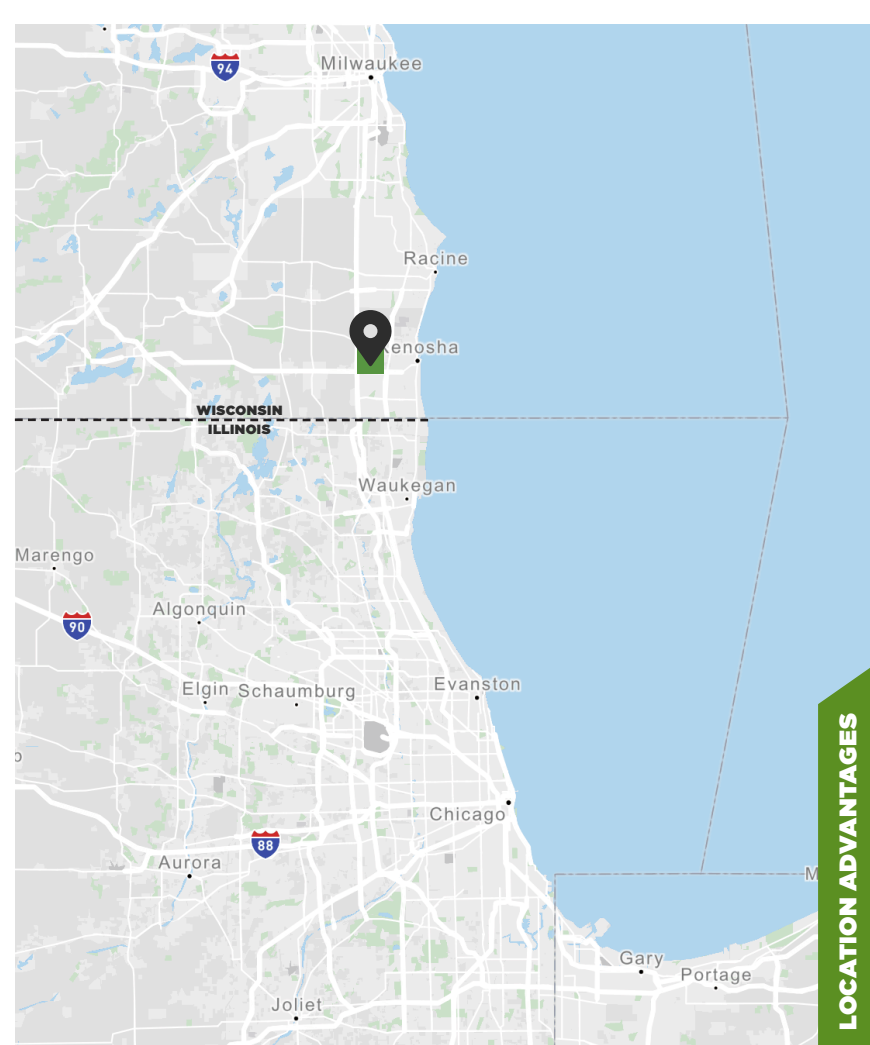
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FIRST
INDUSTRIAL
REALTY TRUST



LOCATION ADVANTAGES



FIRST PARK 94

-  Pro-business community, county and state
-  Less than one hour from O'Hare and Mitchell Int'l airports
-  8 miles north of the Illinois/Wisconsin border
-  Located in Kenosha County, Wisconsin
-  Minutes from full I-94 interchanges
-  Multiple retail and dining amenities nearby

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