

30,000 - 226,200 SF  
Available for Sale or Lease



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Hwy 20

Carrington Blvd

# Park 94 at Mount Pleasant

Building Four | Mount Pleasant, WI

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**CBRE**



**4-Way Interchange**

**Building Four**

**Park 94**



 **Logoplaste**

**.5 Mi To I-94  
Via a Four-Way Interchange**

 **amazon**

 **in sink erator**

 **Seda**

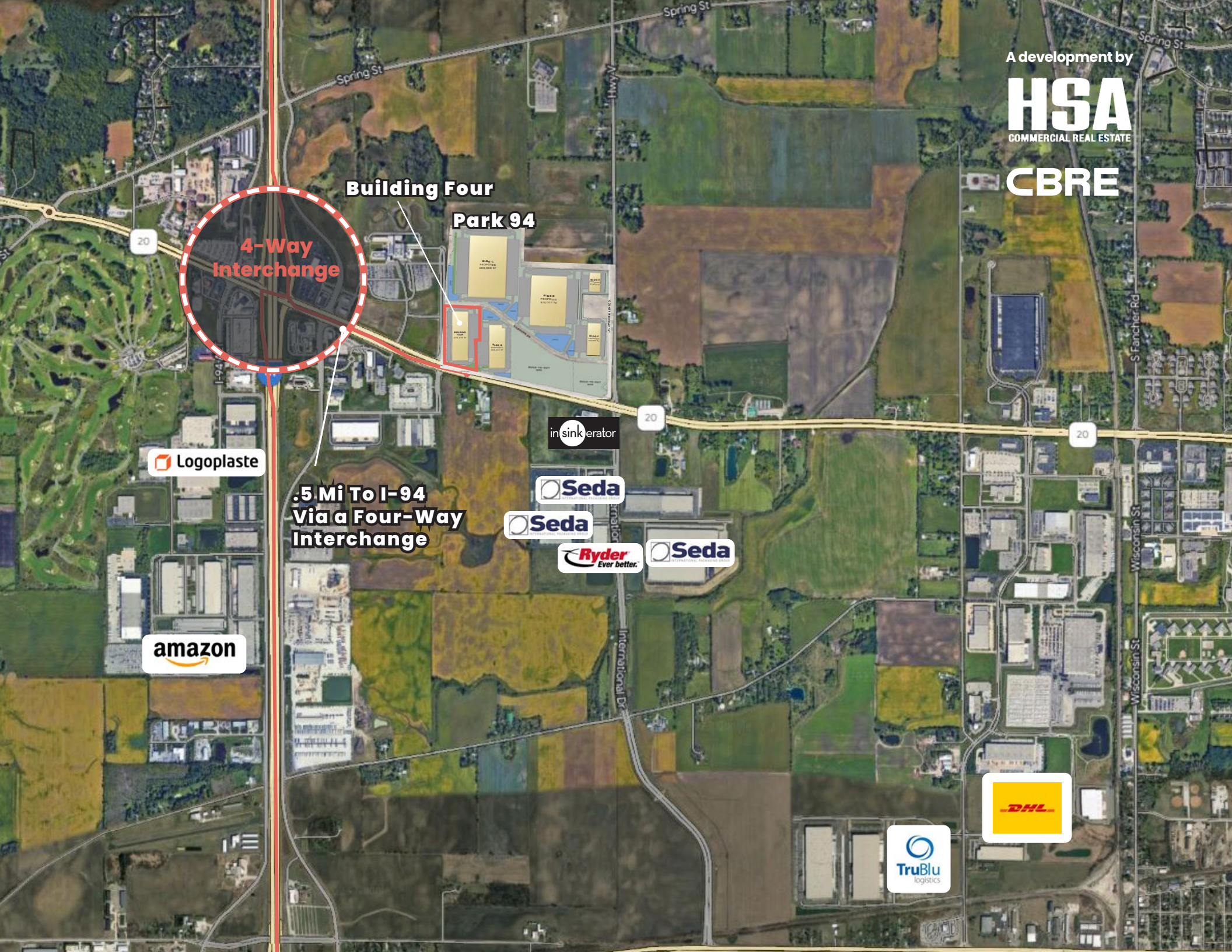
 **Seda**

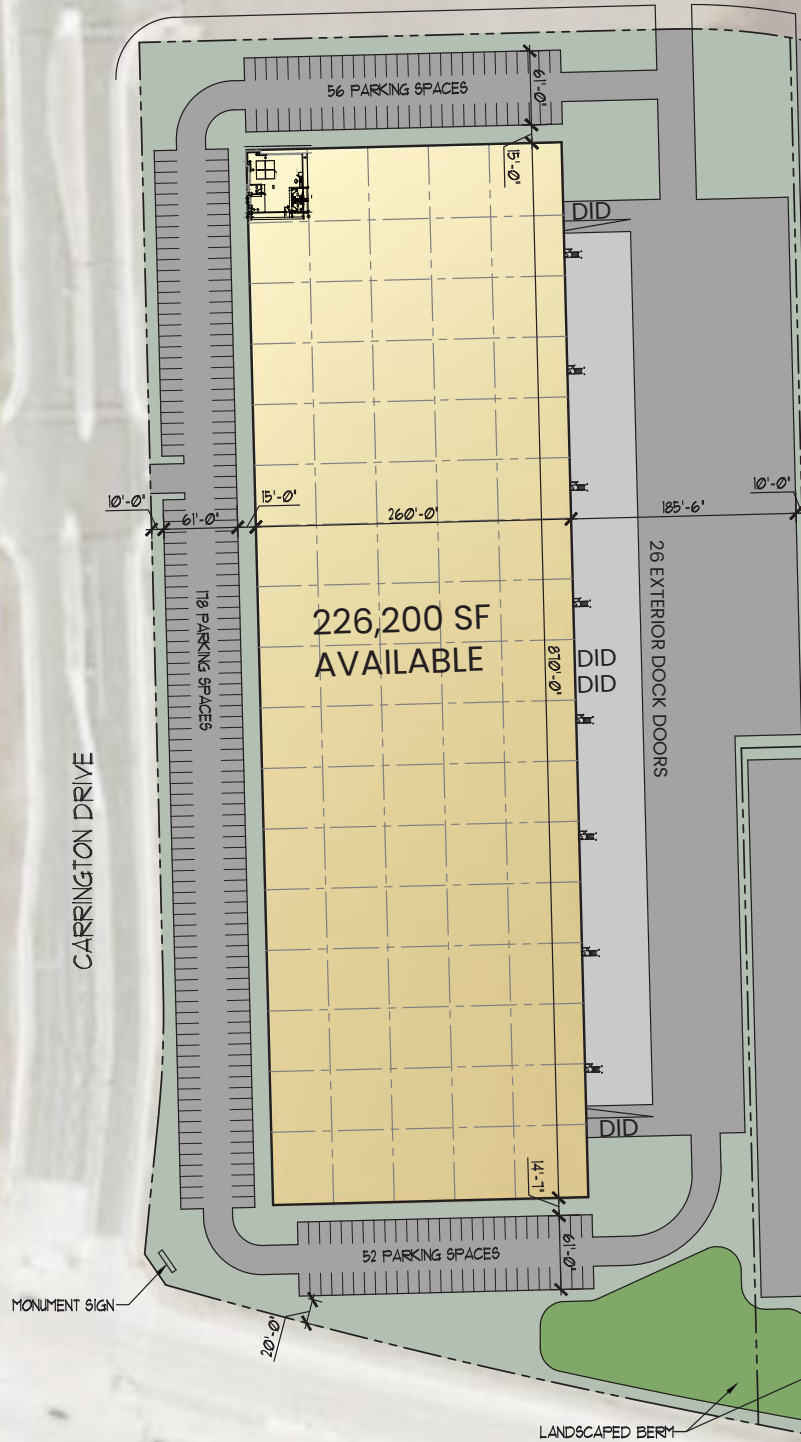
 **Ryder**  
Ever better.

 **Seda**

 **DHL**

 **TruBlu**  
logistics

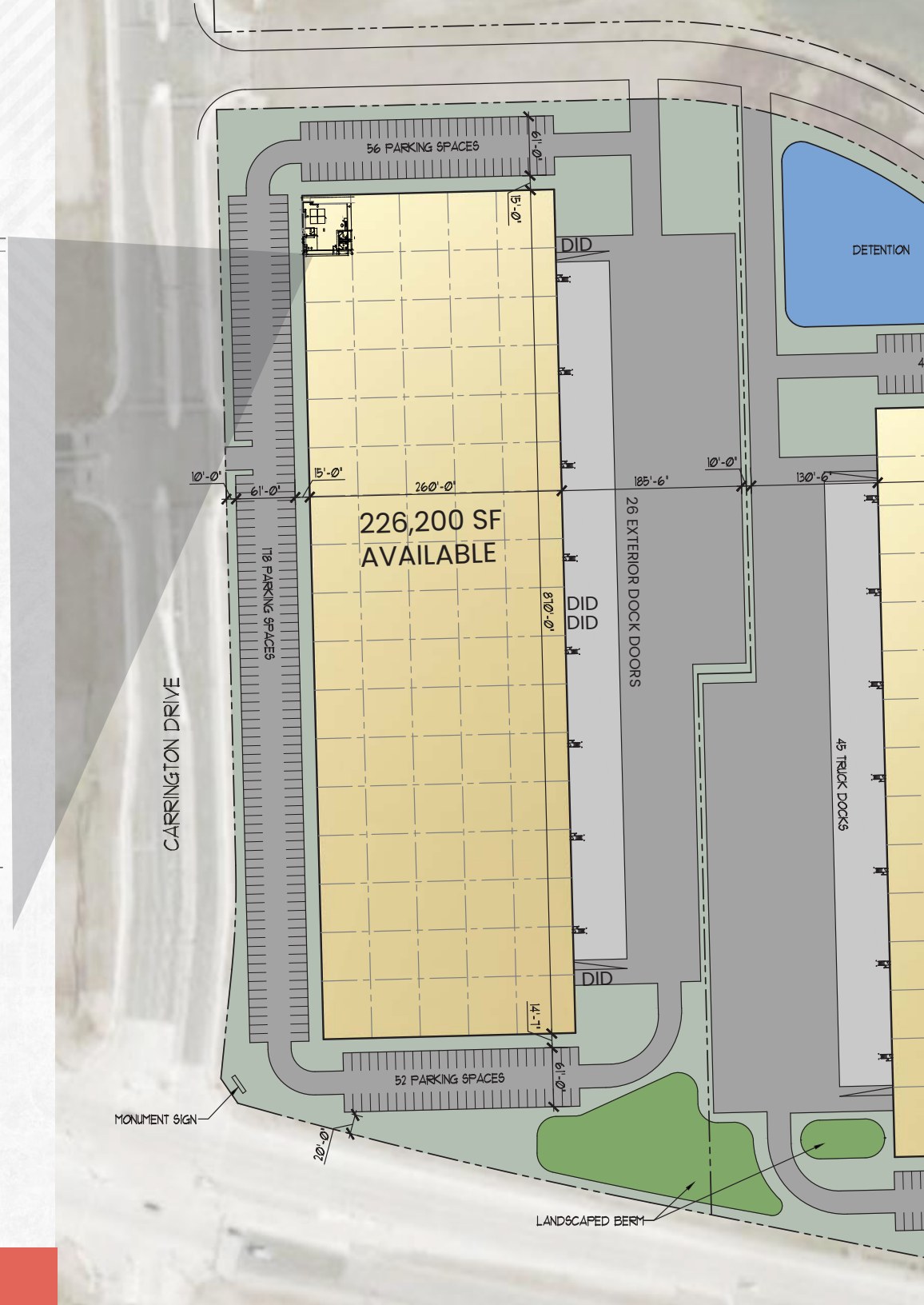
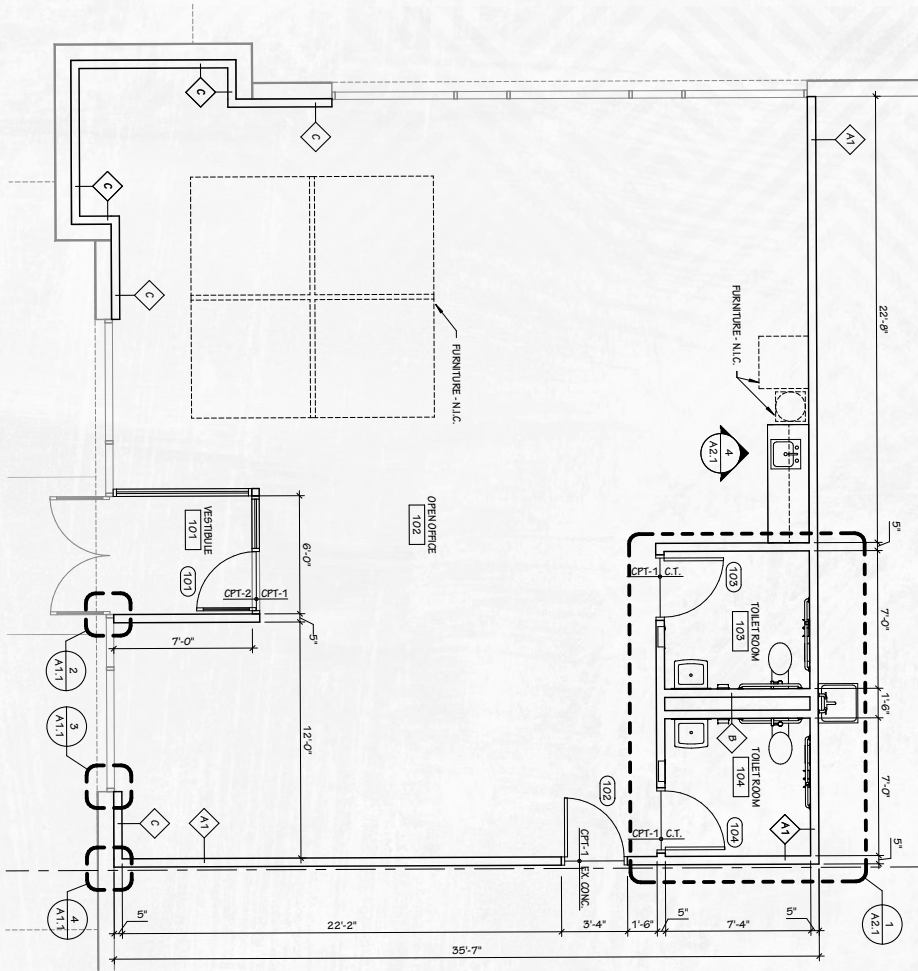




## Building Four Specifications

<b>Building Size</b>	226,200 SF
<b>Site Size</b>	12.80 Acres
<b>Office</b>	± 1,400 SF
<b>Ceiling Height</b>	36' Clear
<b>Loading</b>	26 Exterior (Expandable), 4 Drive-Ins
<b>Parking</b>	293 Car
<b>Trailer Parking</b>	38 Trailer
<b>Dimensions</b>	260' x 870'
<b>Power</b>	4000A @ 277/480V, 3P, 4W
<b>Sprinklers</b>	ESFR
<b>Lighting</b>	LED with Motion Sensors
<b>Construction</b>	Precast Concrete
<b>Zoning</b>	Business Park
<b>Lease Rate</b>	Subject to Offer

# SPEC +/- 1,400 SF Office



## For Sale or Lease – 30,000 – 600,000 SF

Park 94 at Mt. Pleasant is SE Wisconsin's newest class-A industrial park less than one-mile East of the I-94 expressway. The park contains 126 acres with 8 lots ready for industrial buildings ranging from 60,000 to 600,000 SF. The land parcels are available for sale as well as built-to-suit opportunities.

### Building/Site Highlights

- Full interchange to complete four-way interchange with US Hwy 20 and I-94/I-41 located within ½ mile
- Quick travel times to downtown Milwaukee, General Mitchell International Airport, and Chicago's O'Hare International Airport
- Prestigious corporate neighbors nearby including Seda North America, Ryder Logistics, Diversey Holdings, SC Johnson, Amazon, and more
- Great visibility off heavily traveled I-94 with existing and future retail amenity out-lots nearby
- Low real estate taxes and utility rates
- Pro-business climate
- Opportunity for a build-to-suit sale or land sale is also available
- Utilities are available to northern sites



## Regional Map

### Drive Times

**24 Miles**

Downtown Milwaukee

**69 Miles**

Downtown Chicago

**17 Miles**

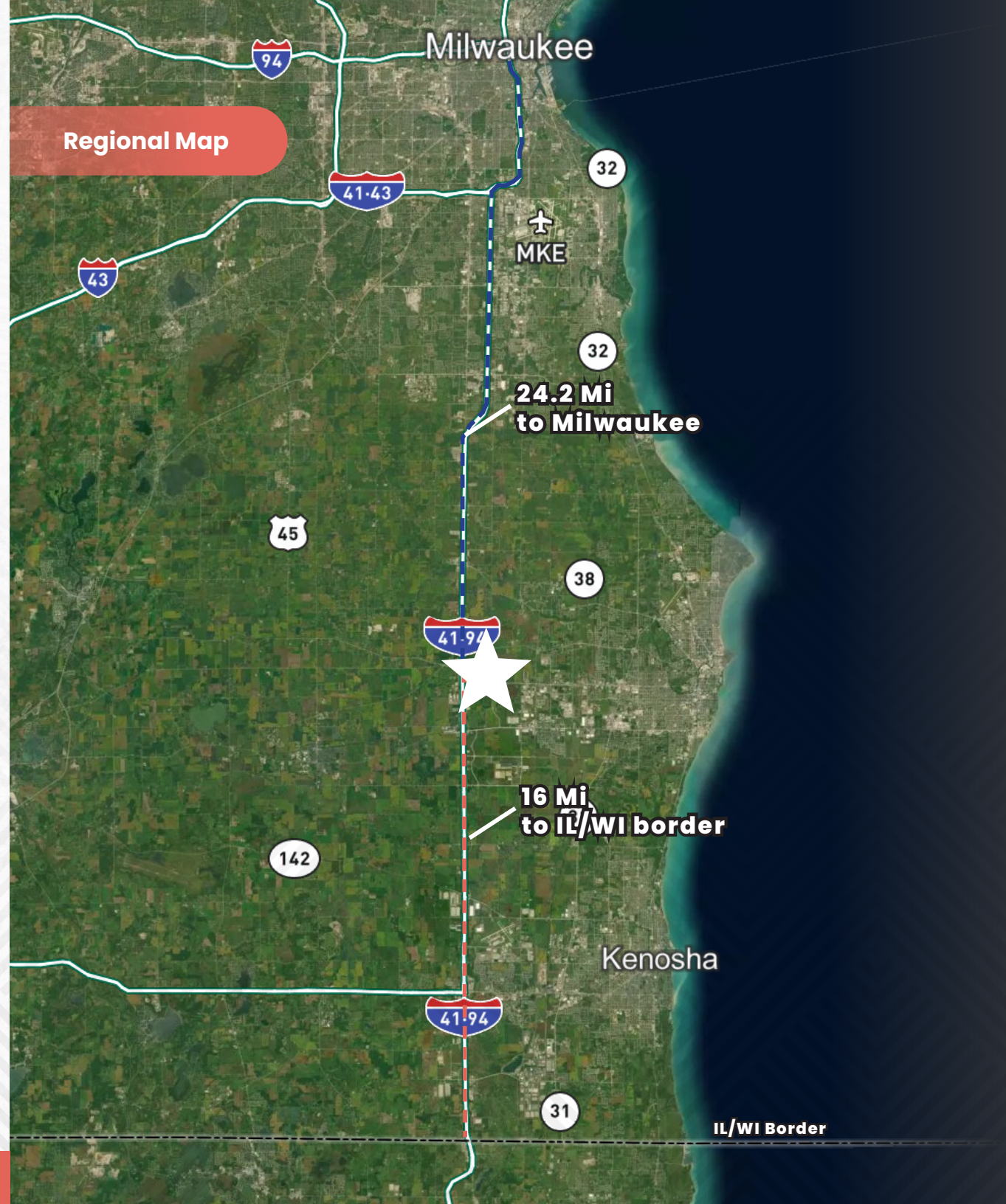
General Mitchell  
International Airport

**54 Miles**

O'Hare Airport

**15 Miles**

IL/WI Border



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**For more  
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Advocate Health Care

**Building Four**

Hiwy 20

Kilbourn Drive

County Road V

in sink erator

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