



SALE / BUILD-TO-SUIT INDUSTRIAL SPACE

PHASE II UP TO 400,000 SQUARE FEET

FRANKLIN CORPORATE PARK

3617 WEST OAKWOOD ROAD | FRANKLIN, WISCONSIN 53132

Presenting Phase II of the Franklin Corporate Park, an unparalleled opportunity to secure up to 400,000 square feet of premium industrial space at 3617 West Oakwood Road, Franklin, Wisconsin. This exceptional location offers immediate access to I-94 via the Elm Road interchange, ensuring seamless connectivity to major transportation hubs including Mitchell International Airport, the Port of Milwaukee, and Illinois intermodal facilities. Situated within a dynamic development corridor, the property is in close proximity to the Amazon Distribution Center and the new Microsoft AI Datacenter, providing significant logistical advantages and access to a thriving business ecosystem.

Designed with flexibility in mind, this space can be customized to meet specialized tenant needs, making it an ideal choice for businesses looking to tailor their operations environment. The Franklin Corporate Park boasts an accessible skilled workforce, ensuring that companies have the human resources necessary to thrive.

CONTACT

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Information shown herein was furnished by sources deemed reliable and is believed to be accurate, however, no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices are subject to change without notice.

DEVELOPMENT FEATURES

STRATEGIC LOCATION	<ul style="list-style-type: none">• Immediate access to I-94 via Elm Road interchange• Proximity to Mitchell International Airport, Port of Milwaukee, and Illinois intermodal facilities
DEVELOPMENT CORRIDOR	<ul style="list-style-type: none">• Located within a very active development corridor, near Amazon Distribution and the new Microsoft AI Datacenter
SKILLED WORKFORCE	<ul style="list-style-type: none">• Accessible skilled workforce
FLEXIBLE CONSTRUCTION	<ul style="list-style-type: none">• Customized, flexible construction to suit specialized tenant needs• Sustainable development practices incorporated
AVAILABLE NOW	<ul style="list-style-type: none">• Second phase available for construction now



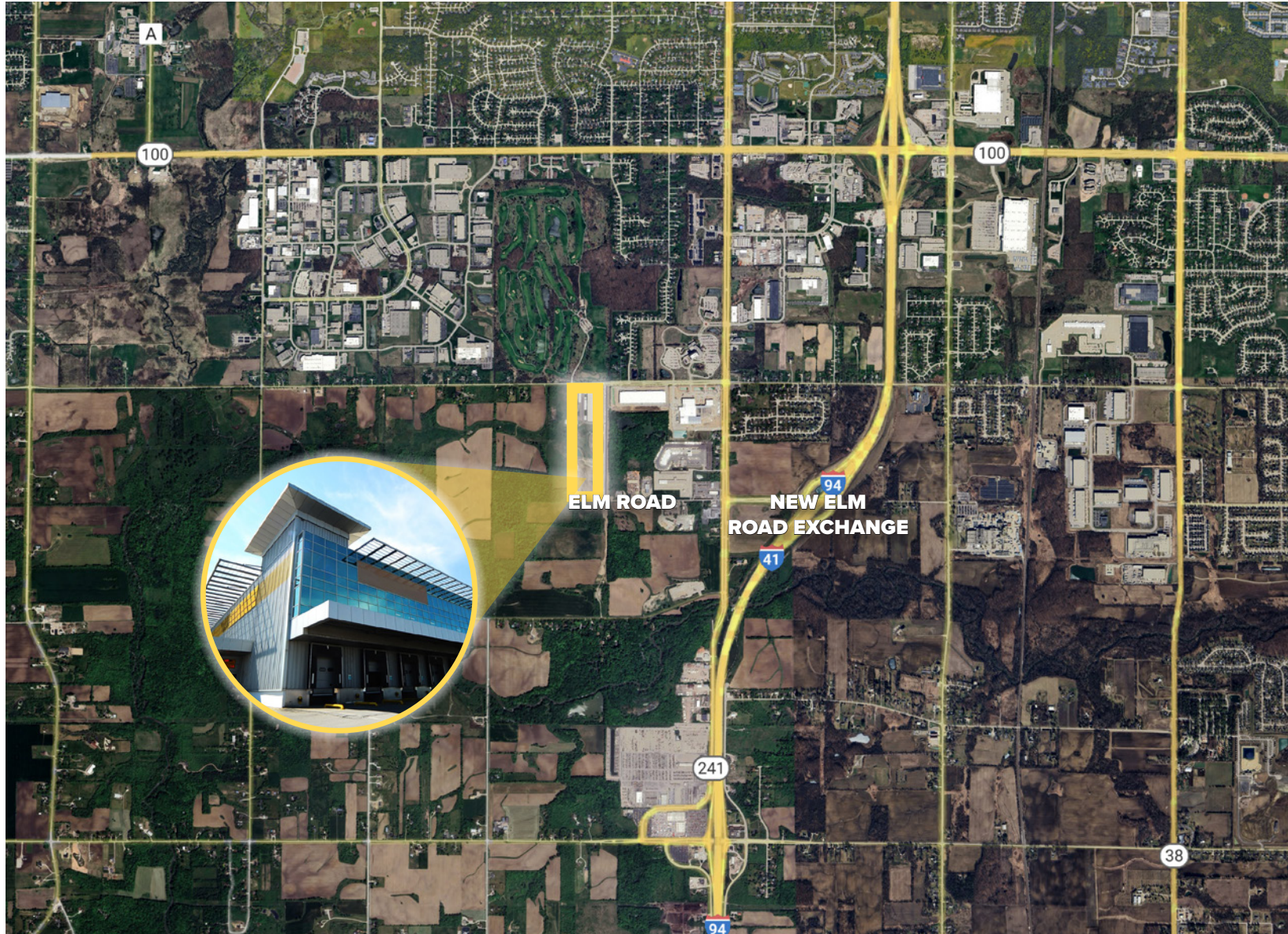
SITE PLAN



BUILT TO SUIT PROPERTY INFORMATION

Operating Expenses (Est./SF)	CAM: \$0.65
	RE Tax: \$1.00
	Insurance: \$0.15
Utilities	Heavy Power Available, WE Energies substation at SEC of property
	Municipal Sewer and Water
	Industrial level gas capacity available
Zoning	Planned Development, Outdoor storage available with Municipal Approval
Availability	Available now, mass grading done





EMPLOYMENT

RADIUS	2 MILES			5 MILES			10 MILES		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service Producing Industries	5,854	412	14	20,168	1,958	10	104,610	10,556	10
Trade Transportation & Utilities	2,379	89	27	6,387	341	19	26,957	1,710	16
Information	116	10	12	375	38	10	2,155	176	12
Financial Activities	385	45	9	1,454	249	6	7,941	1,400	6
Professional & Business Services	378	48	8	1,908	210	9	9,293	1,151	8
Education & Health Services	1,412	138	10	4,920	678	7	33,241	3,725	9
Leisure & Hospitality	546	39	14	2,480	184	13	14,091	961	15
Other Services	585	41	14	1,680	205	8	7,525	1,233	6
Public Administration	53	2	27	964	53	18	3,407	200	17
Goods-Producing Industries	4,371	82	53	8,346	266	31	24,706	1,150	21
Natural Resources & Mining	8	3	3	30	11	3	109	37	3
Construction	150	24	6	1,263	130	10	4,884	691	7
Manufacturing	4,213	55	77	7,063	125	56	19,713	462	43
Total	10,225	494	21	28,514	2,225	13	129,316	11,746	11

ECONOMIC DEVELOPMENTS

Strategic Location

Strategically positioned between the Greater Milwaukee metropolitan area and northern Chicago markets, Franklin enjoys unparalleled access to regional markets and transportation networks. With proximity to major highways, railroads, and airports, businesses in Franklin benefit from seamless connectivity to domestic and international markets, facilitating efficient supply chain management and logistics.

Skilled Workforce

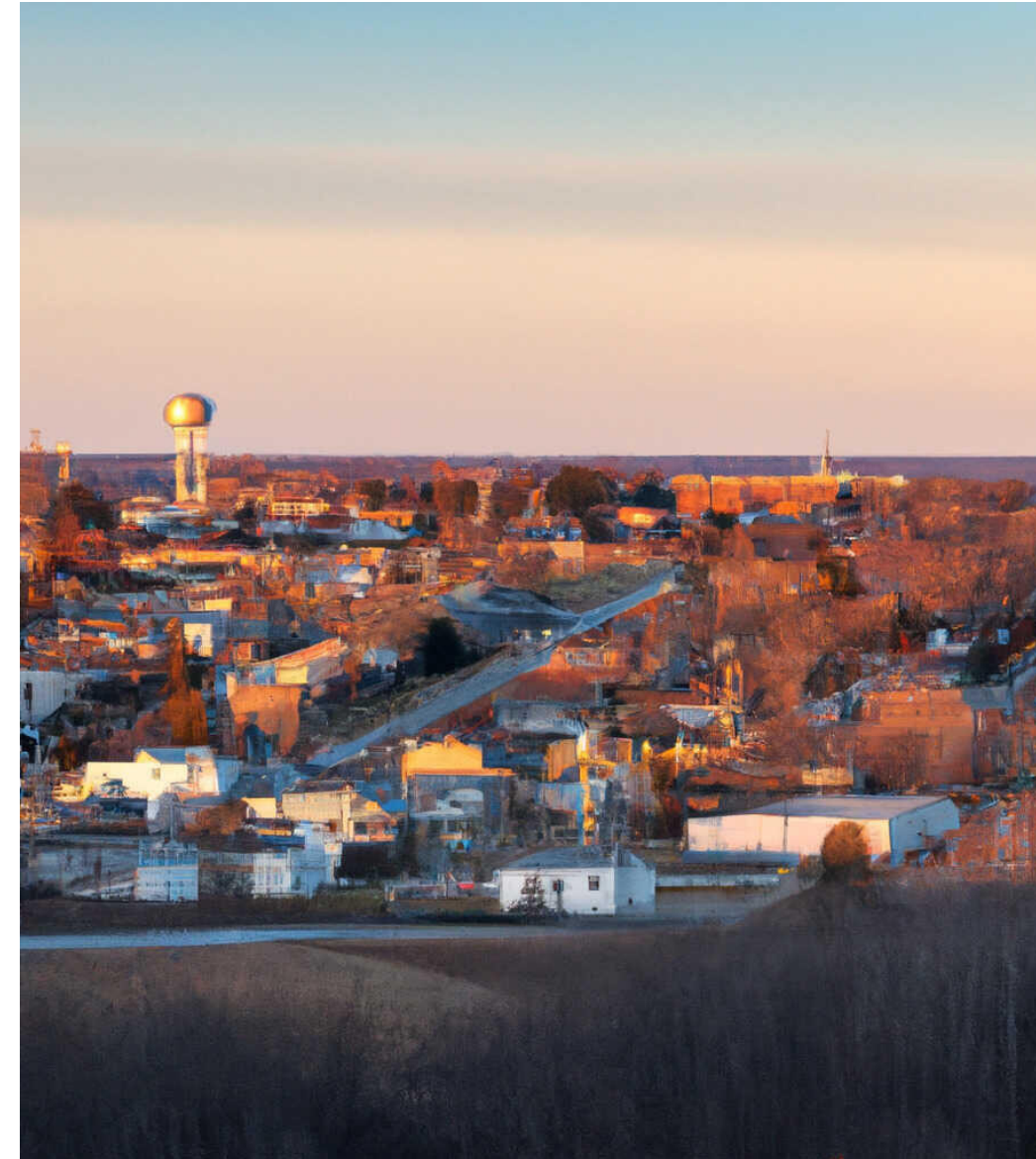
The region has access to a highly skilled and educated workforce, equipped with the expertise and dedication necessary to drive innovation and productivity across industries. With access to fourteen different educational institutions and vocational training programs, businesses in Franklin can tap into a talent pool rich in diversity and expertise, ensuring a competitive advantage in today's dynamic marketplace.

Supportive Ecosystem

At the heart of Franklin's economic development strategy lies a commitment to fostering a supportive ecosystem for businesses of all sizes. From startups to established enterprises, the municipality is business-friendly and offers a range of resources and incentives to encourage job creation.

Key Industries

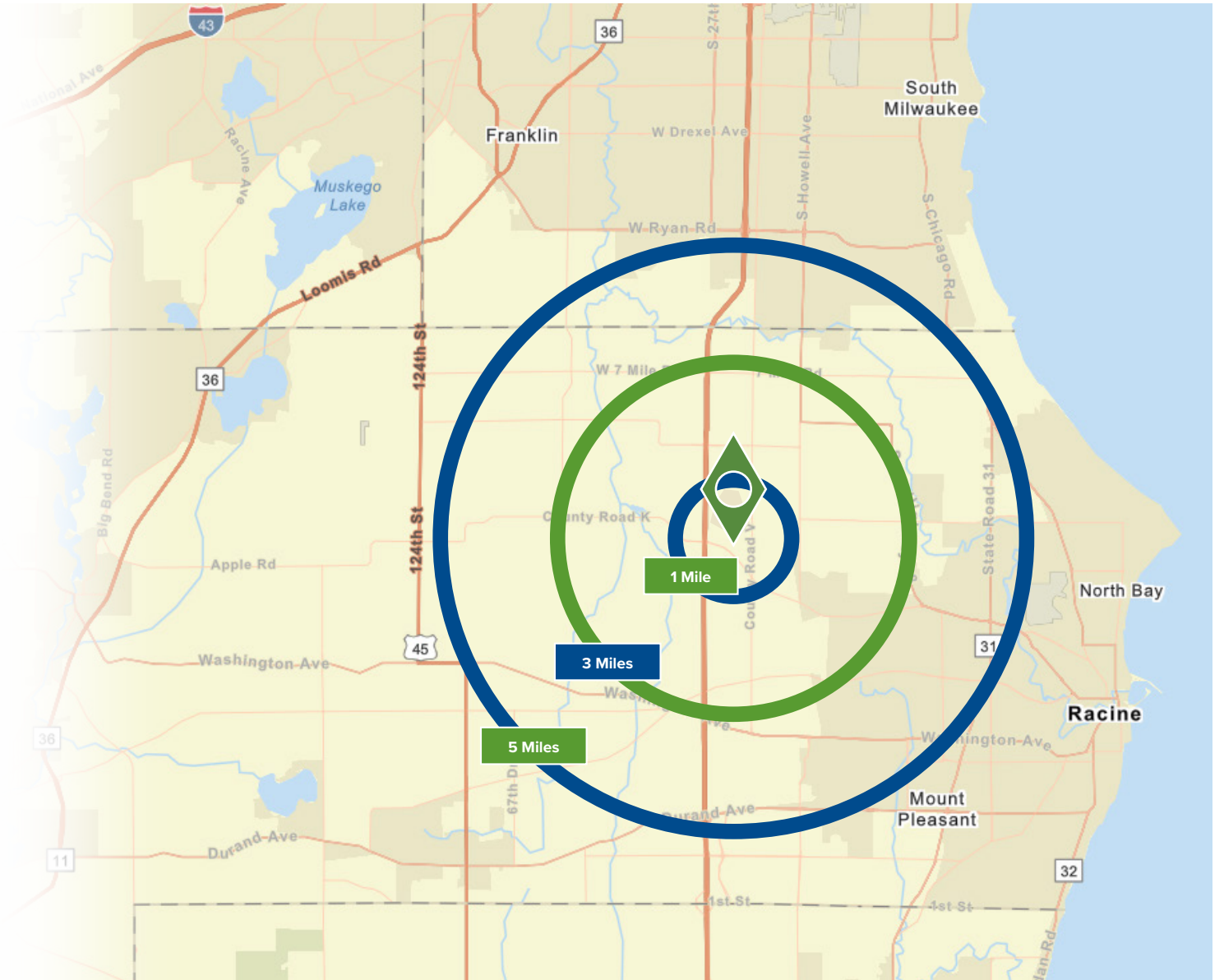
The economic landscape of Southeastern Wisconsin is as diverse as it is dynamic, encompassing a range of key industries poised for growth and expansion. From advanced manufacturing and technology to healthcare and professional services, Southeastern Wisconsin offers a fertile environment for businesses across sectors to thrive and prosper. With a focus on innovation, sustainability, and collaboration, Franklin is primed to lead the way in driving economic growth and prosperity for years to come.



DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,922	30,484	90,424
Households	1,307	12,400	36,383
Families	759	7,745	23,264
Average Household Size	2.07	2.30	2.41
Owner Occupied Housing Units	820	8,810	24,038
Renter Occupied Housing Units	487	3,590	12,345
Median Age	44.2	42.9	40.6
Median Household Income	\$83,235	\$75,442	\$64,434
Average Household Income	\$103,927	\$97,385	\$88,025

2028 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,613	31,662	91,588
Households	1,644	13,103	37,337
Families	976	8,137	23,782
Average Household Size	2.07	2.27	2.37
Owner Occupied Housing Units	826	8,878	24,366
Renter Occupied Housing Units	818	4,225	12,970
Median Age	45.7	43.8	41.4
Median Household Income	\$89,837	\$84,844	\$73,002
Average Household Income	\$117,875	\$112,337	\$100,371



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