

±390,318 SF AVAILABLE
ENTERPRISE BUSINESS PARK - BUILDING VI
2715 INTERNATIONAL DRIVE, MOUNT PLEASANT, WI

LEE & ASSOCIATES

CUSHMAN & WAKEFIELD BOERKE



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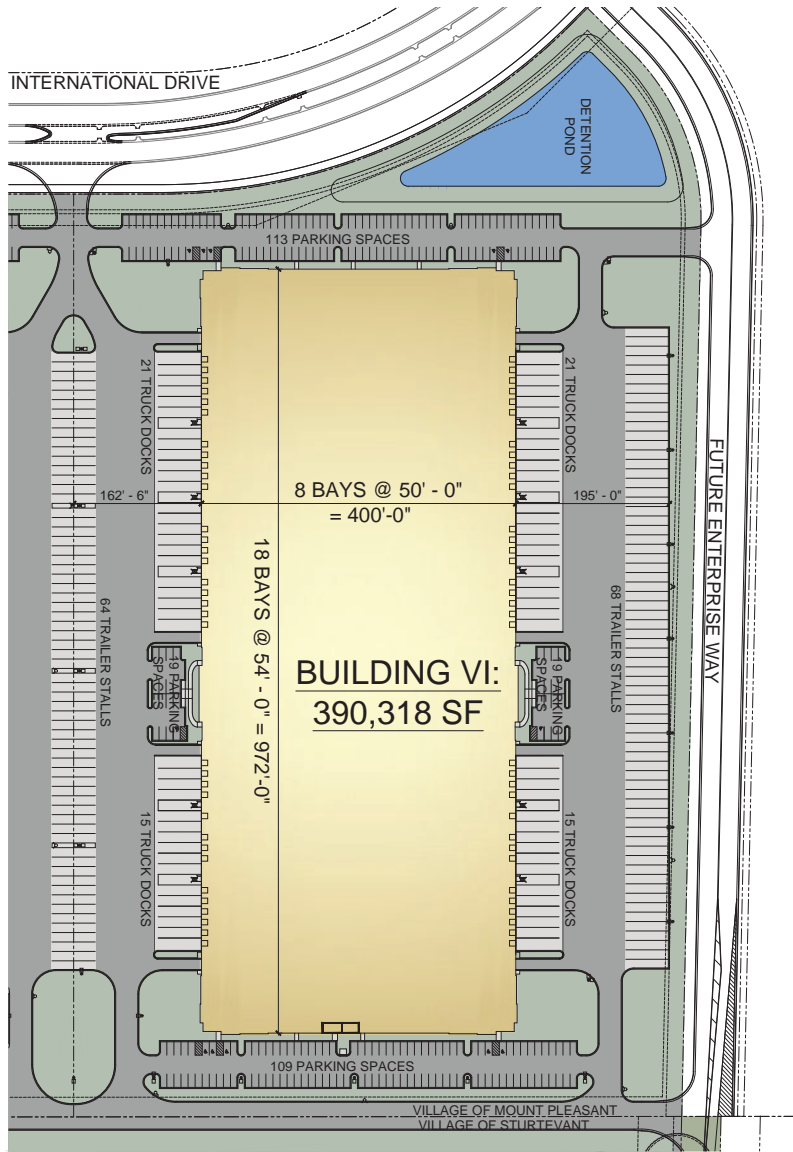
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AshleyCapital

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BUILDING VI SPECIFICATIONS:

BUILDING SIZE:	±390,318 SF
OFFICE:	±2,700 SF Spec (expandable)
BAY SIZE:	54' x 50'
CLEAR HEIGHT:	36'
LAYOUT:	Crossdock
FLOOR:	7" concrete (4,000 PSI)
LOADING:	<ul style="list-style-type: none"> › 8 drive-in doors › 72 docks
CONSTRUCTION:	Insulated precast panels with clearstory
ROOF:	45 mil, EPDM
SPRINKLER:	ESFR
CAR PARKING:	±234 parking spaces
EV READY:	Electrical conduit in parking areas for future charging stations
TRAILER PARKING:	100 trailer stalls
HEATING:	Gas unit heaters with destratification fans
LIGHTING:	LED lighting
POWER:	3,000 Amps / 480 Volts / 3-Phase
TAXES:	\$1.35 PSF
CAM:	\$0.65 PSF

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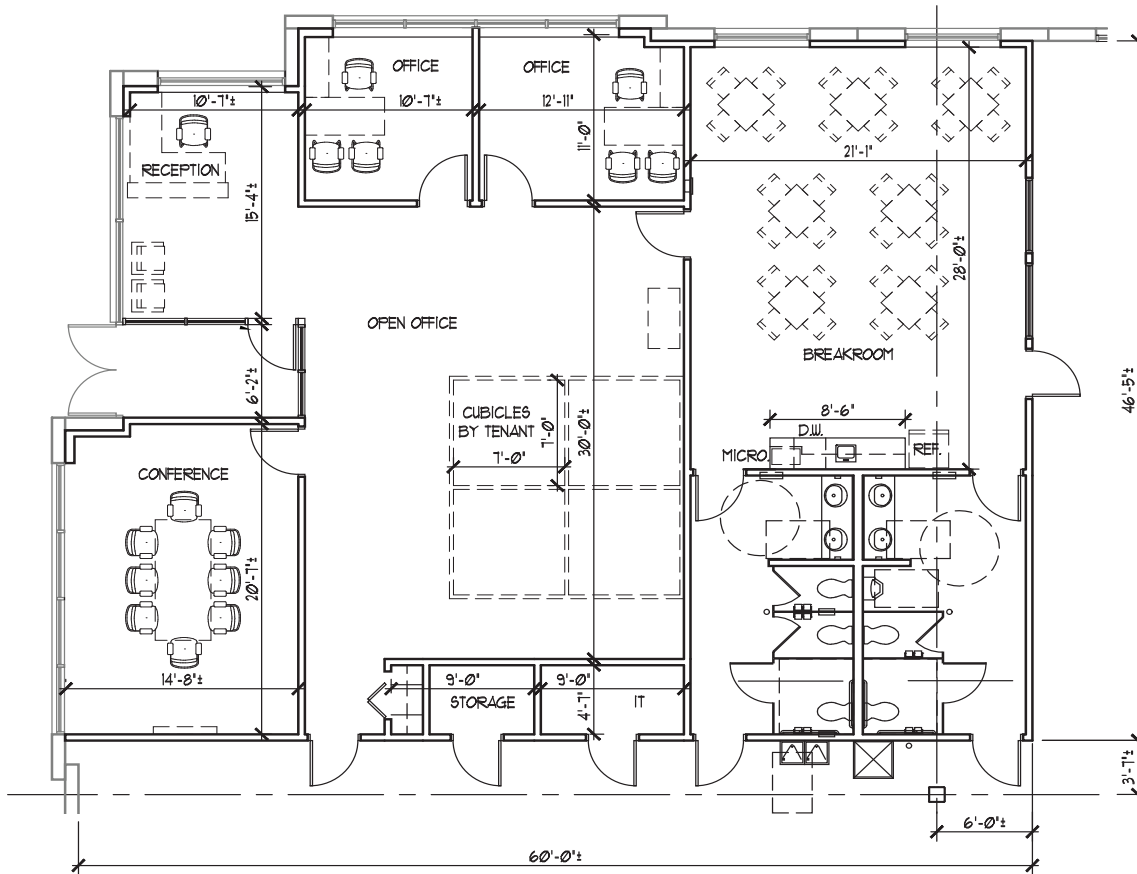
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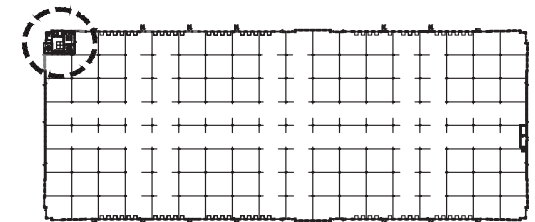
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SPEC OFFICE



1 OFFICE PLAN
DS01 1/8" = 1'-0"

2,714 SF.



KEY PLAN
NOT TO SCALE



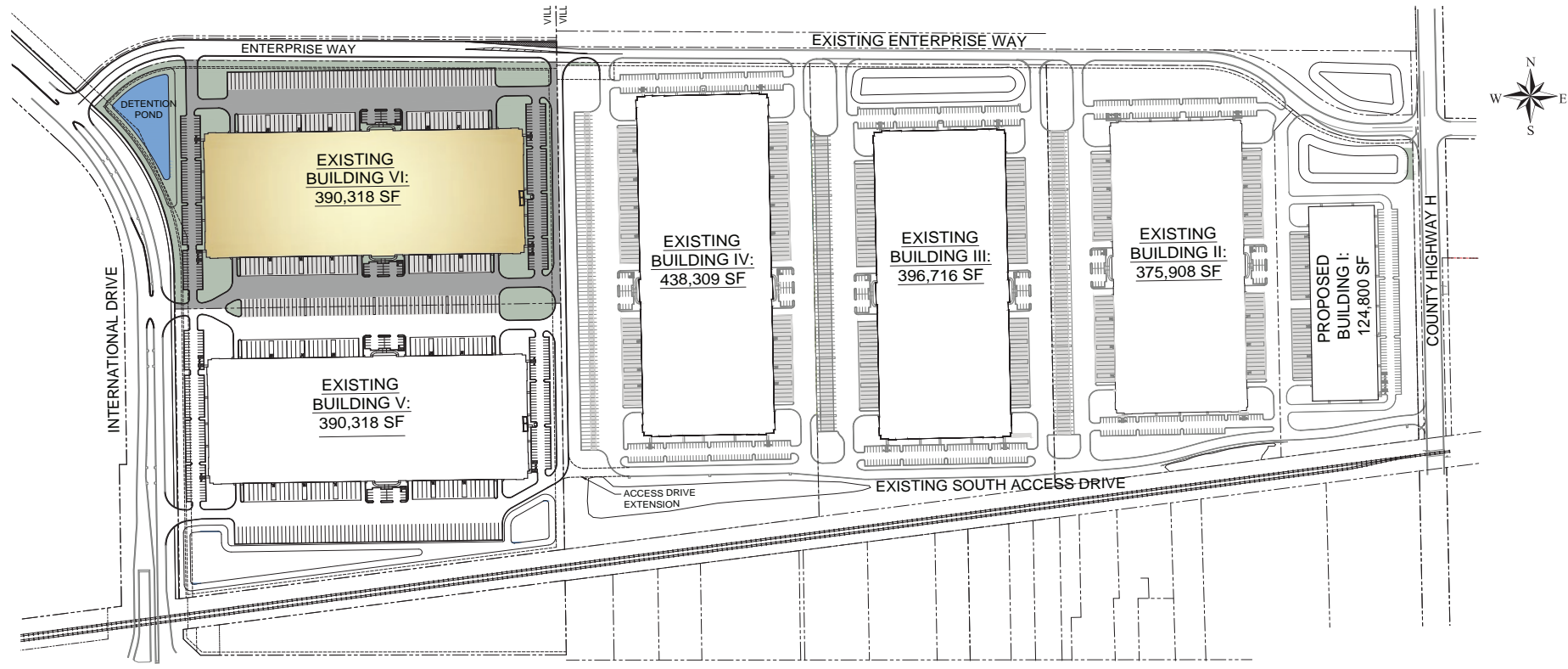
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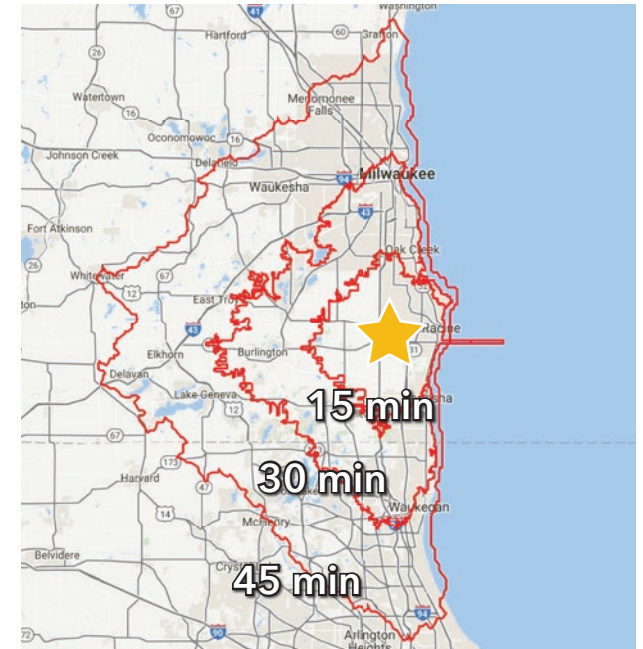
LOCATION HIGHLIGHTS

- High Image 2.1M SF Business Park Environment
- New Crossdock Facility
- Divisible to ±40,000 SF
- Stable Tax Environment
- Low Occupancy Costs
- Access to Full 4-way Interchange at both Highway 11 & I-94 and Route 20 & I-94
- 2 Minutes East of I-94 Full Interchange at Highway 11
- 10 Minutes North of WI / IL Border
- Other Successful Firms in the Area Include: SC Johnson & Son, Amazon, Bombardier CNH America, InSinkErator, UNFI, Andis Company, Brown West Logistics, Foxconn, Fresenius, Microsoft
- Well Capitalized Ownership Committed to the Area with Multiple Developments in the Submarket

ENTERPRISE BUSINESS PARK - BUILDING VI
2715 INTERNATIONAL DRIVE, MOUNT PLEASANT, WI



- › 20 Minutes to Mitchell International Airport
- › 30 Minutes to Downtown Milwaukee
- › 60 Minutes to O'Hare International Airport
- › 90 Minutes to Downtown Chicago



EDUCATIONAL ATTAINMENT	15 MINUTES	30 MINUTES	45 MINUTES
ANY COLLEGE	54,869	306,733	849,366
BACHELOR DEGREE OR HIGHER	22,165	145,035	457,791
OCCUPATION	15 MINUTES	30 MINUTES	45 MINUTES
WHITE COLLAR WORKERS	37,022	223,687	629,320
BLUE COLLAR WORKERS	17,038	94,487	216,712

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