

SOUTH HILLS COMMERCE CENTER

Project Information

An Ashley Capital Development

South Hills Commerce Center Fact Sheet

1. Project Overview

South Hills Commerce Center is a premier business park located along I-94 in Caledonia, Wisconsin, between Highway 20 and Highway K. Spanning 233 acres of industrial land, with expansion potential up to 350 acres, the park is ideal for manufacturing, distribution, data centers, and office uses. Offering spec buildings for lease, build-to-suit opportunities and land for sale, the park is developed by Ashley Capital, LLC, a privately held real estate firm with a portfolio of over 34 million square feet.

2. Location & Accessibility

- **Major Highways:** Convenient access via I-94, County Highway K, and Wisconsin Highway 20.
- **Airports and Ports:** 12 miles to Milwaukee's Mitchell International Airport, 18 miles to the Port of Milwaukee, and 55 miles to Chicago's O'Hare International Airport.
- **Proximity to Major Carriers:** Easy access to UPS, USPS, and FedEx services.
- **Labor Force:** Racine County offers a skilled workforce, particularly in manufacturing and distribution, supported by local workforce development initiatives.
- **Key Industries:** Manufacturing, logistics, technology, and telecommunications.
- **Educational Institutions:** Nearby institutions such as Gateway Technical College, University of Wisconsin-Parkside, and Milwaukee Area Technical College provide training and talent for manufacturing, distribution, and technology sectors.

3. Workforce Development

Strong partnerships between local employers, educational institutions, and organizations like the Racine County Economic Development Corporation (RCEDC) drive workforce development. Programs at local colleges offer training, apprenticeships, and certifications, while the RCEDC connects businesses with resources to access skilled talent.

4. Site Availability & Delivery Timeline

- **Lot Sizes:** Eight lots ranging from 12.3 to 34.7 acres. An additional 122.9-acre lot offers the potential for future park expansion. Lot assembly or division options provide flexibility.
- **Development Timeline:** Mass grading, stormwater management facilities and utility extensions are scheduled for 2025, with vertical construction commencing in 2026 and occupancy expected by late 2026 or early 2027. Custom-built facility timelines will be determined based on occupant requirements.

5. Zoning & Land Use

- **Zoning:** M-3
- **Permitted Uses:** Include manufacturing, distribution, office, and data centers
- **Maximum Building Height:** 60 feet
- **Green Space:** 20% for the entire park
- **Maximum Floor Area Ratio:** 75%
- **Setbacks:**
 - **Building:** Street: 40' | Rear: 30' | Side: 25'
 - **Parking:** Street: 10' | Rear: 0' | Side: 0'

- **Land Use:** The Racine County Multi-Jurisdictional Comprehensive Plan supports industrial and business park development, with supporting commercial and residential development along I-94 from Oak Creek to Mt. Pleasant, Wisconsin.

6. Utilities & Infrastructure

- **Water & Sewer:** Provided by the Village of Caledonia.
- **Fiber:** Available from Spectrum and AT&T.
- **Gas and Electric:** Provided by We Energies.

7. Site Conditions

- **Land Preparation:** Shovel ready lots provided by the developer.
- **Flood Zone:** Located in an area of minimal flood hazard (FEMA Zone X).

8. Regional Stormwater Management

A shared regional stormwater management system minimizes the need for individual lot on-site detention, reducing costs and simplifying maintenance. This system ensures compliance with local and state environmental regulations, promoting sustainable development.

9. Public Services & Amenities

- **Convenience:** The park is located near restaurants, hotels, and is within 2 miles of Aurora Medical Center.
- **Public Services:** Local police, fire, and emergency medical services offer quick response times and a safe environment for businesses.

10. Lead Economic Development Agency

The Racine County Economic Development Corporation (RCEDC) provides incoming businesses with an understanding of the local market dynamics (business mix and talent availability), identifying available financial and technical resources, connecting to the local community, and navigating local approval processes.

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11. Covenants

Design and use covenants will preserve the character of South Hills Commerce Center and ensure its long-term value.

12. Developer

Ashley Capital, LLC is a privately held real estate firm specializing in industrial and commercial properties. Known for high-quality, strategically located assets, Ashley Capital has purchased and developed over 53 million square feet across the U.S., with a commitment to sustainability and long-term value creation. For more information, visit www.ashleycapital.com.

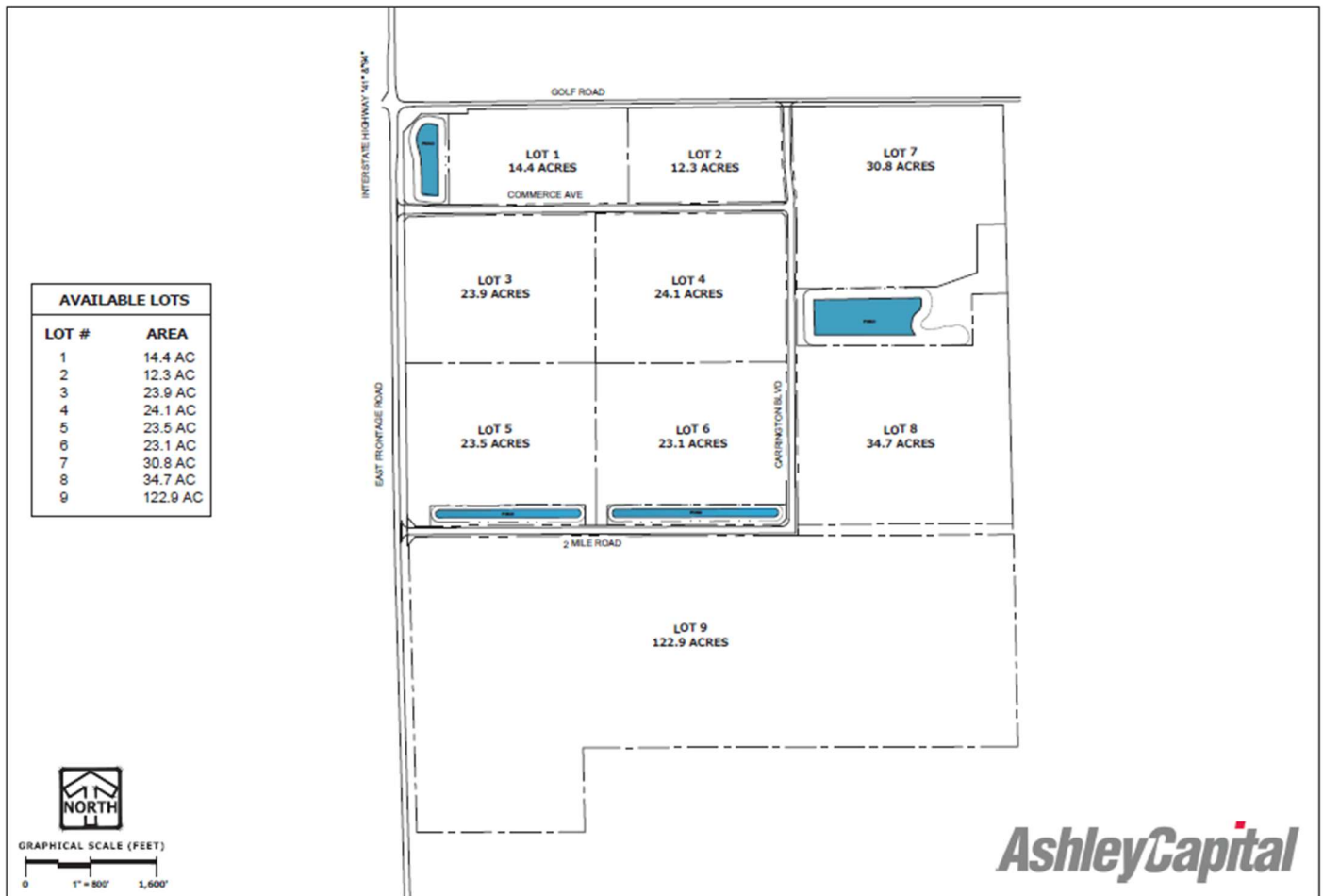
13. For More Information

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Disclaimer: This fact sheet is for informational purposes only and is subject to change. The developer makes no guarantees regarding accuracy or completeness. Prospective tenants and buyers should verify all information independently.

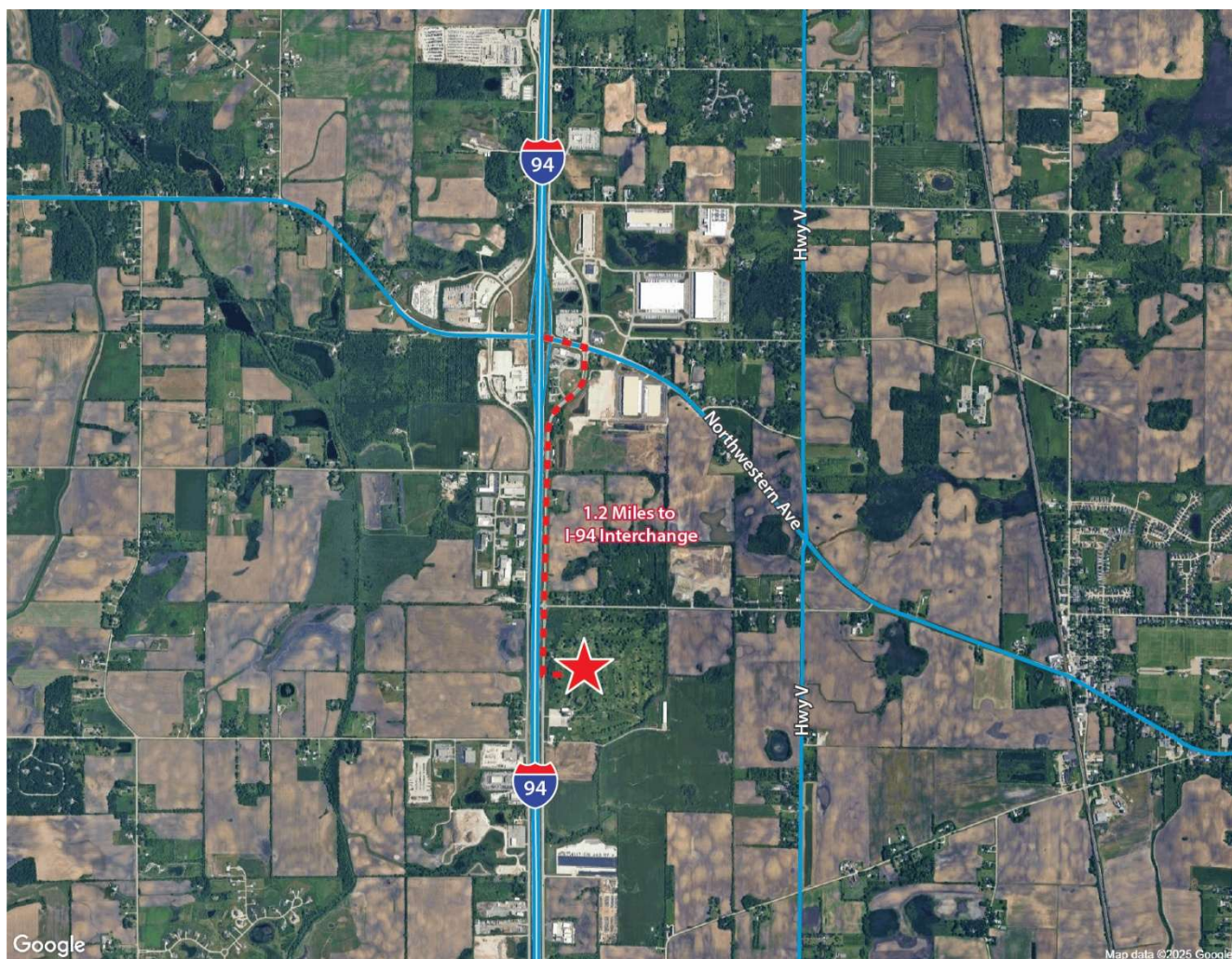
Lot Map



SOUTH HILLS COMMERCE CENTER SITE PLAN

02/21/2025

Interstate Access



Corporate Neighbors

