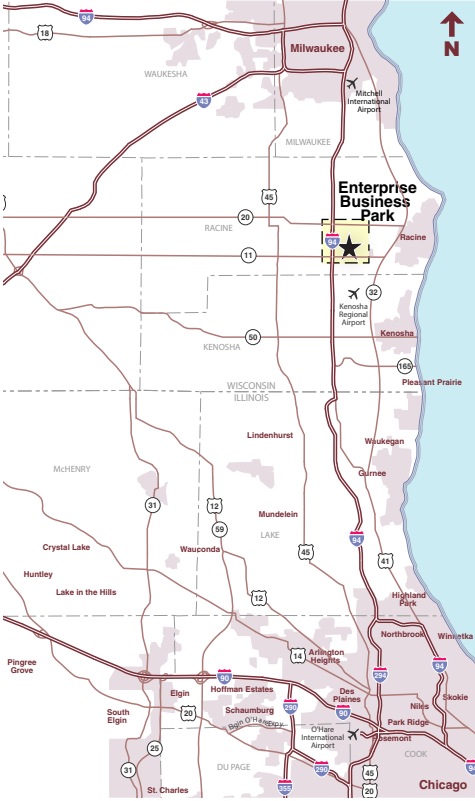


ENTERPRISE BUSINESS PARK

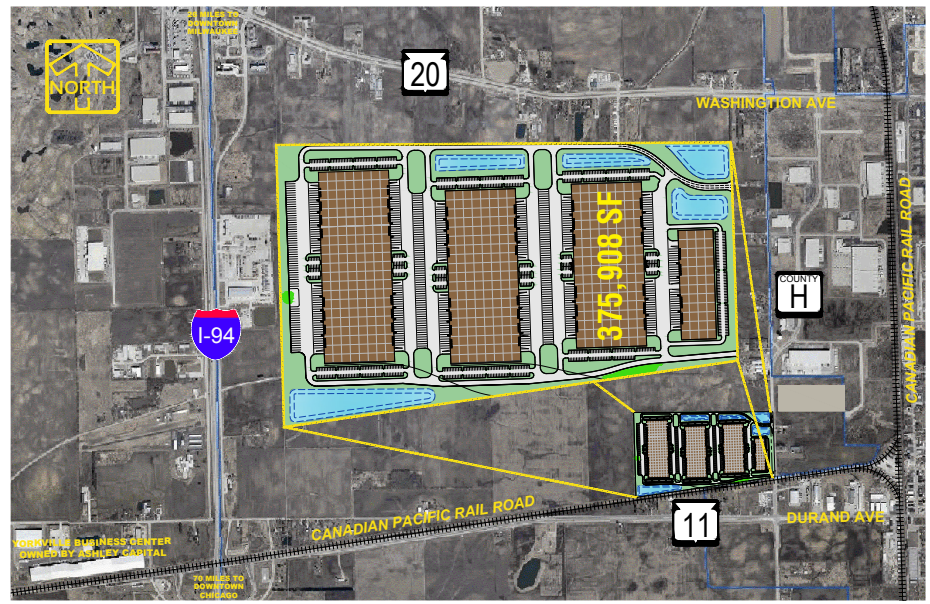
10601 Enterprise Drive, Sturtevant, WI

375,908 SF AVAILABLE
NEW CONSTRUCTION



PROPERTY HIGHLIGHTS:

- High Image 1.3m SF Business Park environment
- New Crossdock Facility
- Divisible to 31,200 SF
- Stable tax environment
- Lower occupancy costs
- Lease Rate: \$4.50 PSF Net (full building user)
- Sale Price: Subject to Offer
- Canadian Pacific Rail runs along the entire southern boundary of the Property (2,640 linear ft.)
- Access to full 4-way Interchange at both Hwy. 11 & I-94 and Rt. 20 & I-94
- 2 minutes east of I-94 full interchange at Hwy. 11
- 10 minutes north of WI/IL border
- Other successful firms in the area include: Ruud Lighting, SC Johnson & Son, Bombardier, CNH America, InSinkErator, UNFI



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
9450 BRYN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
WWW.LEE-ASSOCIATES.COM

JOHN E. SHARPE SIOR, CCIM, LEED AP BD+C
(773) 355-3030
jsharpe@lee-associates.com

JIM A. KETTINGER, JR.
(262) 770-5388
jkettinger@lee-associates.com

TERRY MCMAHON SIOR
(414) 203-3047
tcmahon@boerke.com

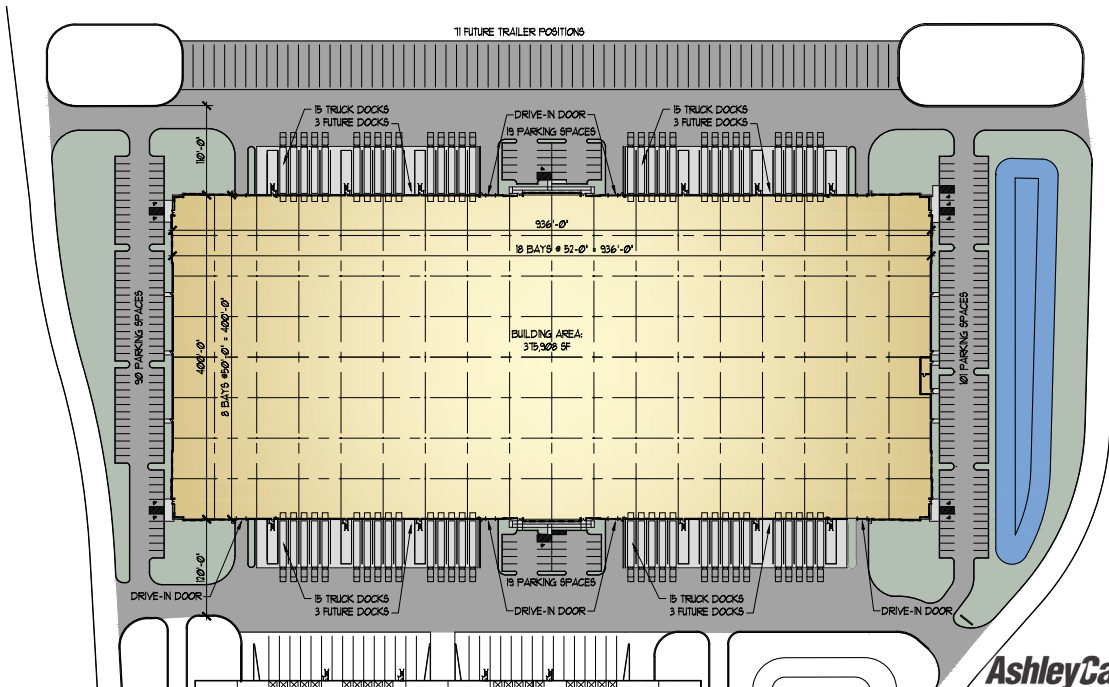
CUSHMAN & WAKEFIELD
The Boerke
CORPORATE REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED
731 N JACKSON STREET, SUITE 700
MILWAUKEE, WI 53202 • WWW.BOERKE.COM

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

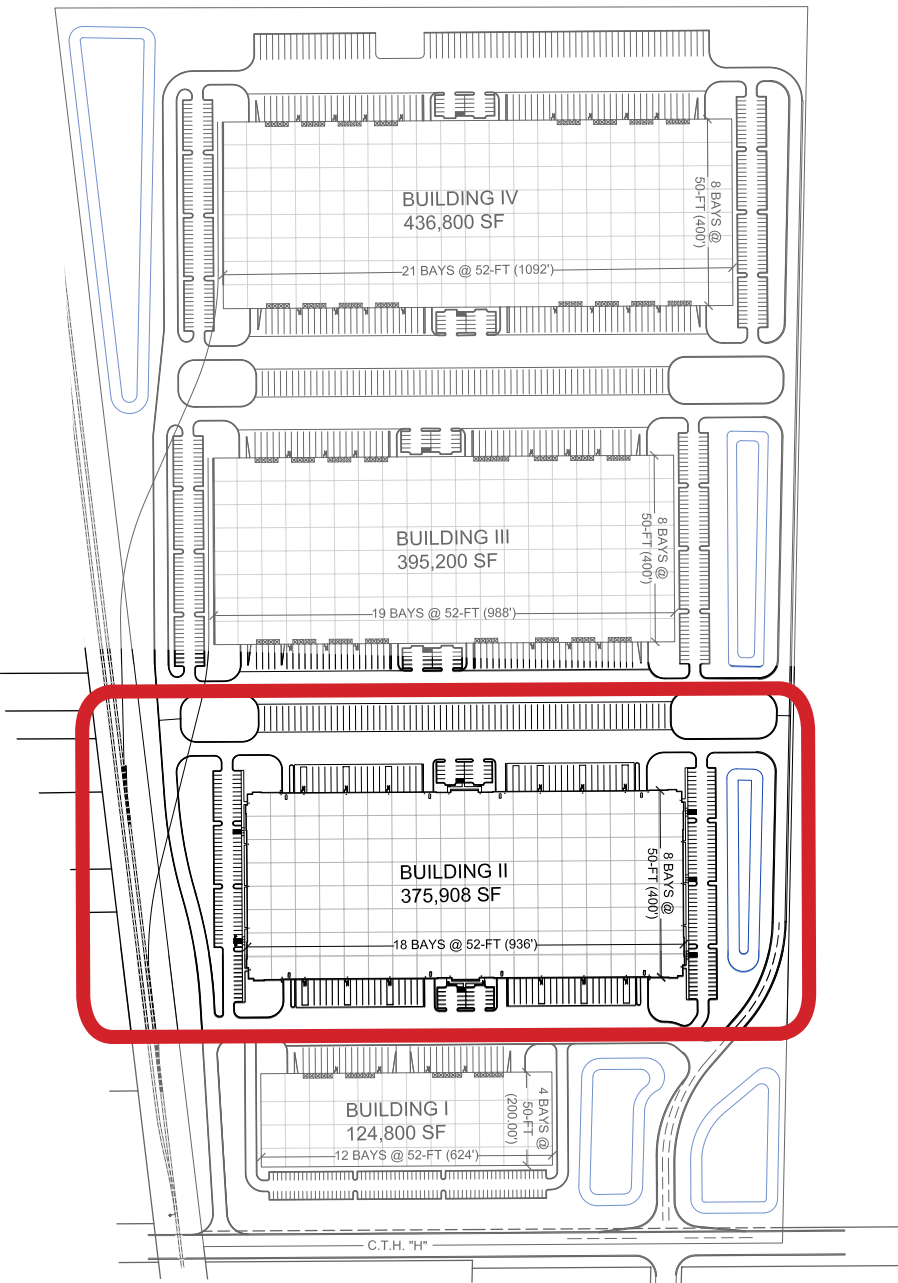
ENTERPRISE BUSINESS PARK

10601 Enterprise Drive, Sturtevant, WI

375,908 SF AVAILABLE
NEW CONSTRUCTION



AshleyCapital



BUILDING SPECIFICATIONS

Square Feet:	375,908 SF (approximately 400' x 936')	Car Parking:	236 spaces (expandable to 400)
Office:	To Suit	Bay Size:	50' x 52'
Site:	20.6 acres	Lighting:	T-5 high bay fluorescent
Construction:	Insulated Pre-cast	Loading:	60 exterior docks (expandable to 72) 8 drive-in doors
Clear Height:	32' (minimum)	Trailer Parking:	68 spaces
Layout:	Crossdock	Heating:	Gas unit heaters with destratification fans
Floor:	7" concrete	Sprinkler:	ESFR
Electric Service:	3,000A / 480V / 3-phase		
Roof:	45 mil, EPDM		

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

9450 BRYN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
WWW.LEE-ASSOCIATES.COM

JOHN E. SHARPE SIOR, CCIM, LEED AP BD+C
(773) 355-3030
jsharpe@lee-associates.com

JIM A. KETTINGER, JR.
(262) 770-5388
jkettinger@lee-associates.com

TERRY MCMAHON SIOR
(414) 203-3047
tmcMahon@boerke.com

CUSHMAN & WAKEFIELD

The Boerke
CORPORATE REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED

731 N JACKSON STREET, SUITE 700
MILWAUKEE, WI 53202 ■ WWW.BOERKE.COM

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.