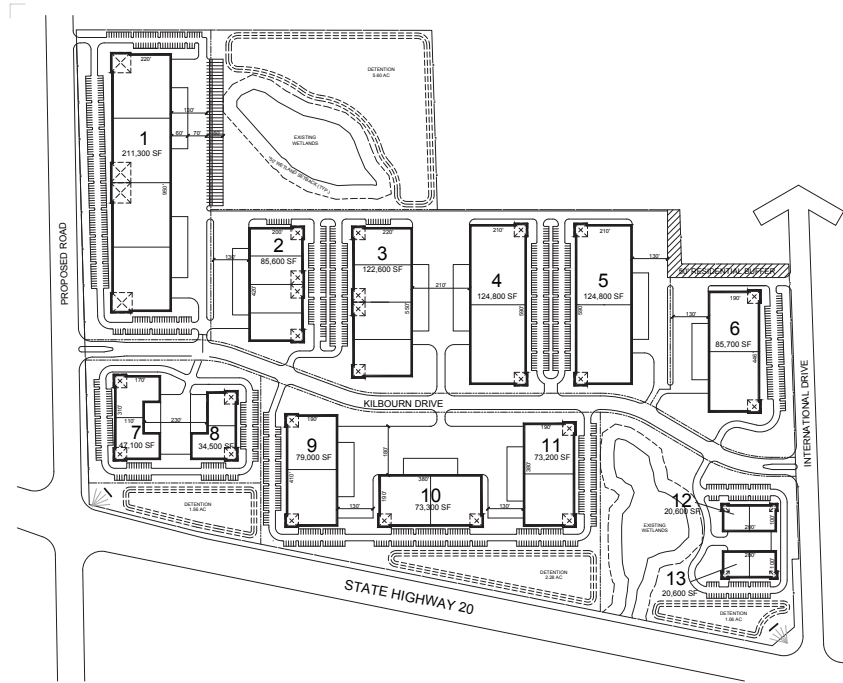


**Northern site:**



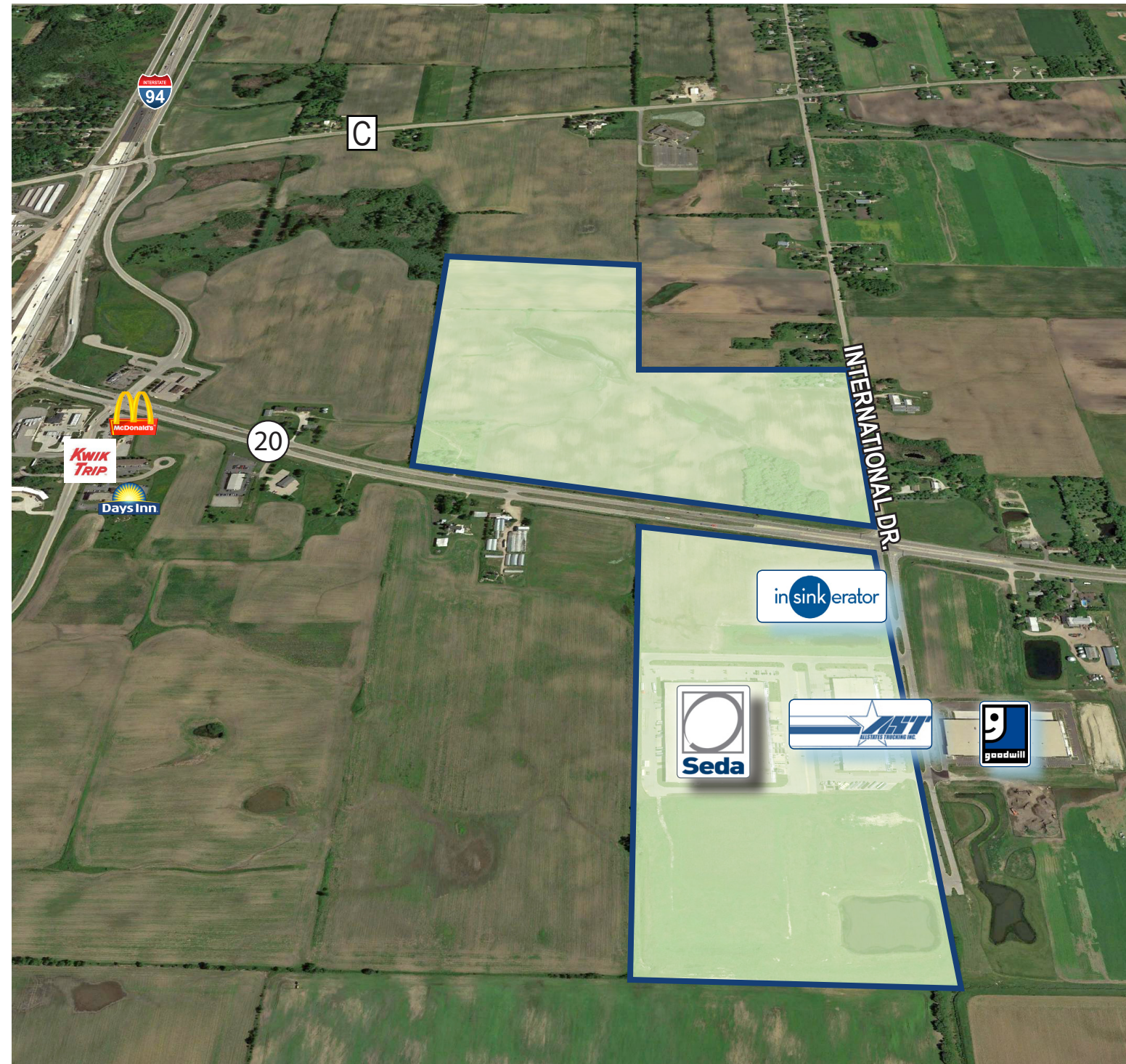
**Southern site:**



# PARK 94

AT MT. PLEASANT

**WHERE CHICAGO & MILWAUKEE MEET**  
A MULTI-USE BUSINESS PARK AT A PREMIER LOCATION



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Park 94 at Mt. Pleasant in Racine County is a multi-use business park, strategically positioned a mile East of Interstate 94 via full service interchange at State Highway 20, which offers both accessibility and visibility. The park is situated on over 120 acres, ideally located for local, regional, and super-regional distribution, between Milwaukee and Chicago.

With the uptick in activity amongst large corporate users, the Southeast Wisconsin market has started to attract national attention as a competitive industrial logistics location within the Chicagoland market. Amazon is the most recent user to take advantage of the areas strategic location that provides unparalleled access to the Chicago, Milwaukee and balance of the Wisconsin markets. Park94 offers corporate users the opportunity to establish an operation in this strategic market.

Regional Drive Times	Miles	Drive Time
Milwaukee	25	25 min
Chicago	70	1 hour 15 min
Green Bay	150	2 hours 30 min
Indianapolis	260	4 hours
Cedar Rapids	230	4 hours 15 min
St. Louis	350	5 hours 20 min
Minneapolis	350	5 hours 30 min

**Park Highlights**

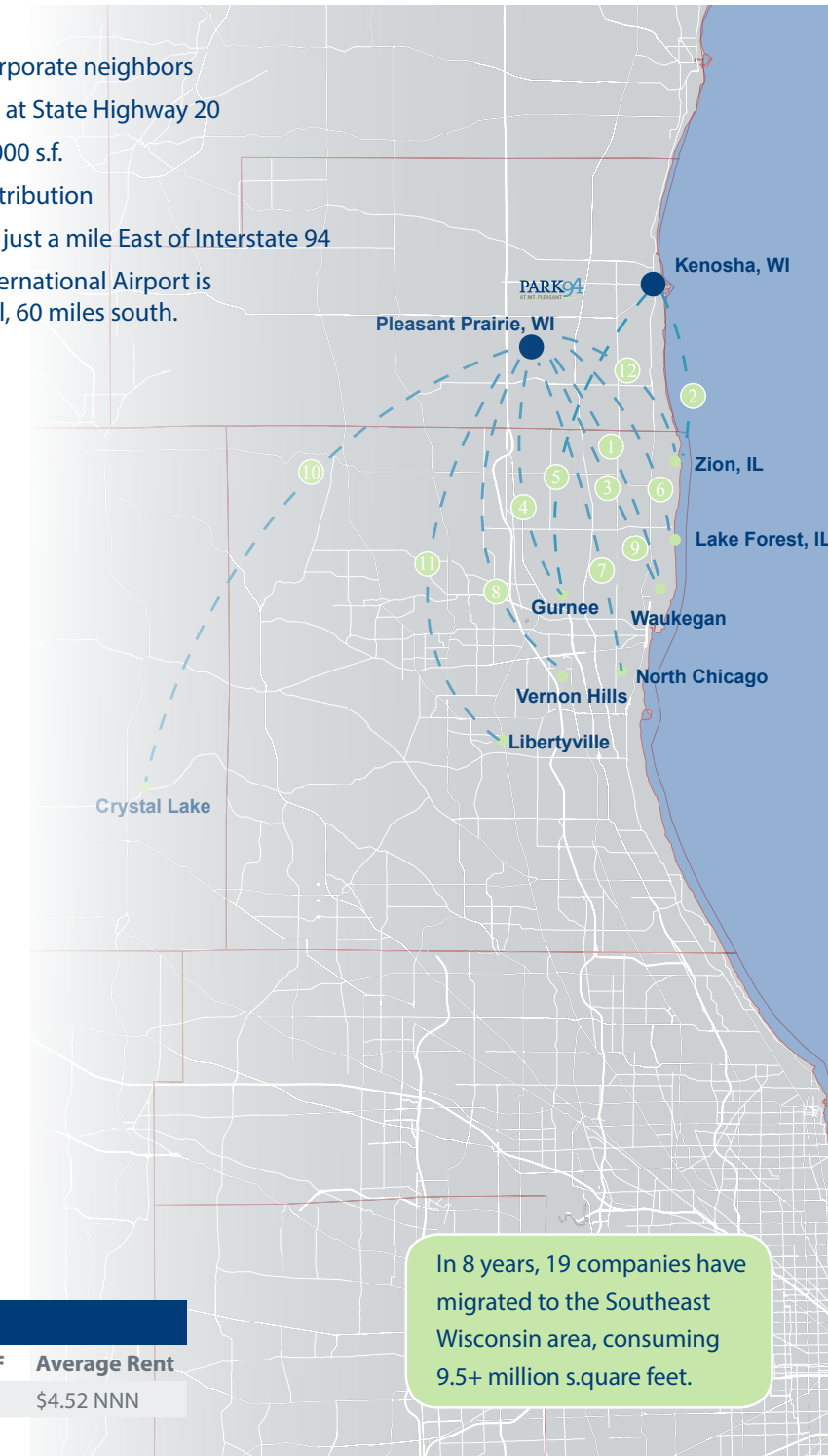
- World-class, multi-use business park with prestigious corporate neighbors
- Direct access to Interstate 94 via full service interchange at State Highway 20
- Pad ready sites for build-to-suits from 20,000 s.f. to 400,000 s.f.
- Ideally located for local, regional, and super-regional distribution
- Centrally located between Milwaukee and Chicago, and just a mile East of Interstate 94
- Easy access to airports: Milwaukee's General Mitchell International Airport is located 15 miles north and Chicago O'Hare International, 60 miles south.
- Excellent and abundant workforce

Local Travel Times	Miles	Drive Time
I-94 via Frontage Rd.	1.1	3 min
Mitchell International Airport	17	18 min
Port of Milwaukee	27	28 min
Downtown Milwaukee	24	26 min
Downtown Chicago	69	1 hour 15 min
Port of Chicago	83	1 hour 34 min
O'Hare International Airport	57	56 min

Daily Traffic Count	
I-94	86,900
Highway 20	24,100
International Blvd.	12,000

	5 Miles	15 Miles	25 Miles
Population	34,819	416,668	1,441,269
Households	13,760	161,430	563,313
Average Household Income	\$52,825	\$53,161	\$50,643
Median Age	42.9	38.4	36.2
Individuals 18+ in Labor Force	27,476	314,289	1,085,422

Racine County Industrial Market Statistics				
Assets	RBA	Available SF	Under Construction SF	Average Rent
386	29,092,850	1,330,363	133,000	\$4.52 NNN



✉ For more information, please contact:

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