

30,000 – 600,000 SF  
Available for Sale or Lease



State-of-the-Art Industrial Park  
Coming Soon to SE Wisconsin Market



Land Sites Available for Sale



Building A - Delivering Q3 2023



A development by

**HSA**  
COMMERCIAL REAL ESTATE

# Park 94 at Mount Pleasant

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COMMERCIAL REAL ESTATE

**CBRE**



**4-Way Interchange**

**Park 94**

**.5 Mi To I-94  
Via a Four-Way Interchange**

**Logoplaste**

**amazon**

**Seda**

**Ryder**  
Ever better.

**Seda**

**amazon**

**TruBlu**  
logistics

**DHL**

Sylvania Airport

58th Rd

Louis Sorenson Rd

International Dr

Louis Sorenson Rd

Washington Ave

West Rd

Wisconsin St

96th St

95th St

Michig



## Regional Map

### Drive Times

**24 Miles**

Downtown Milwaukee

**69 Miles**

Downtown Chicago

**17 Miles**

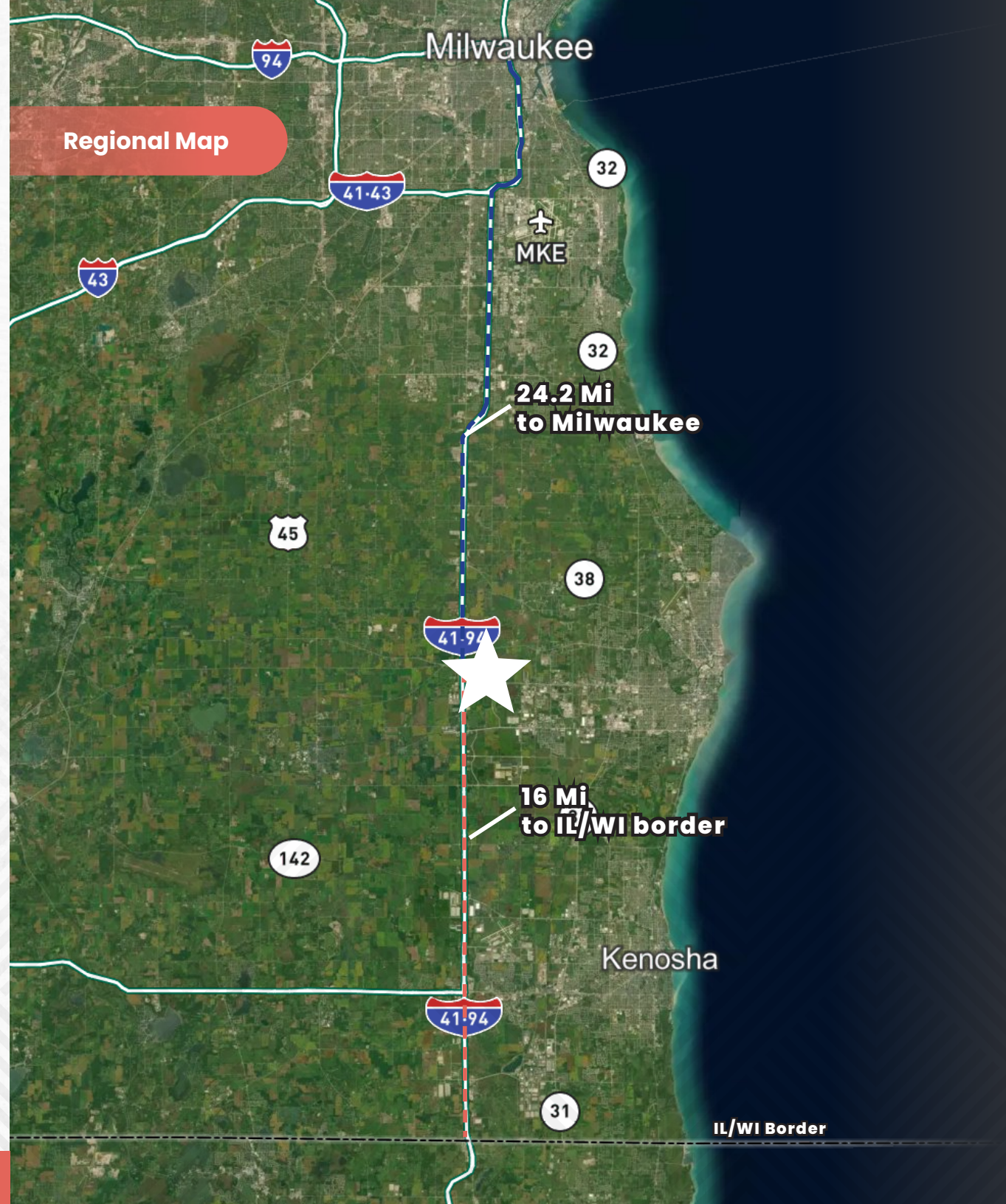
General Mitchell  
International Airport

**54 Miles**

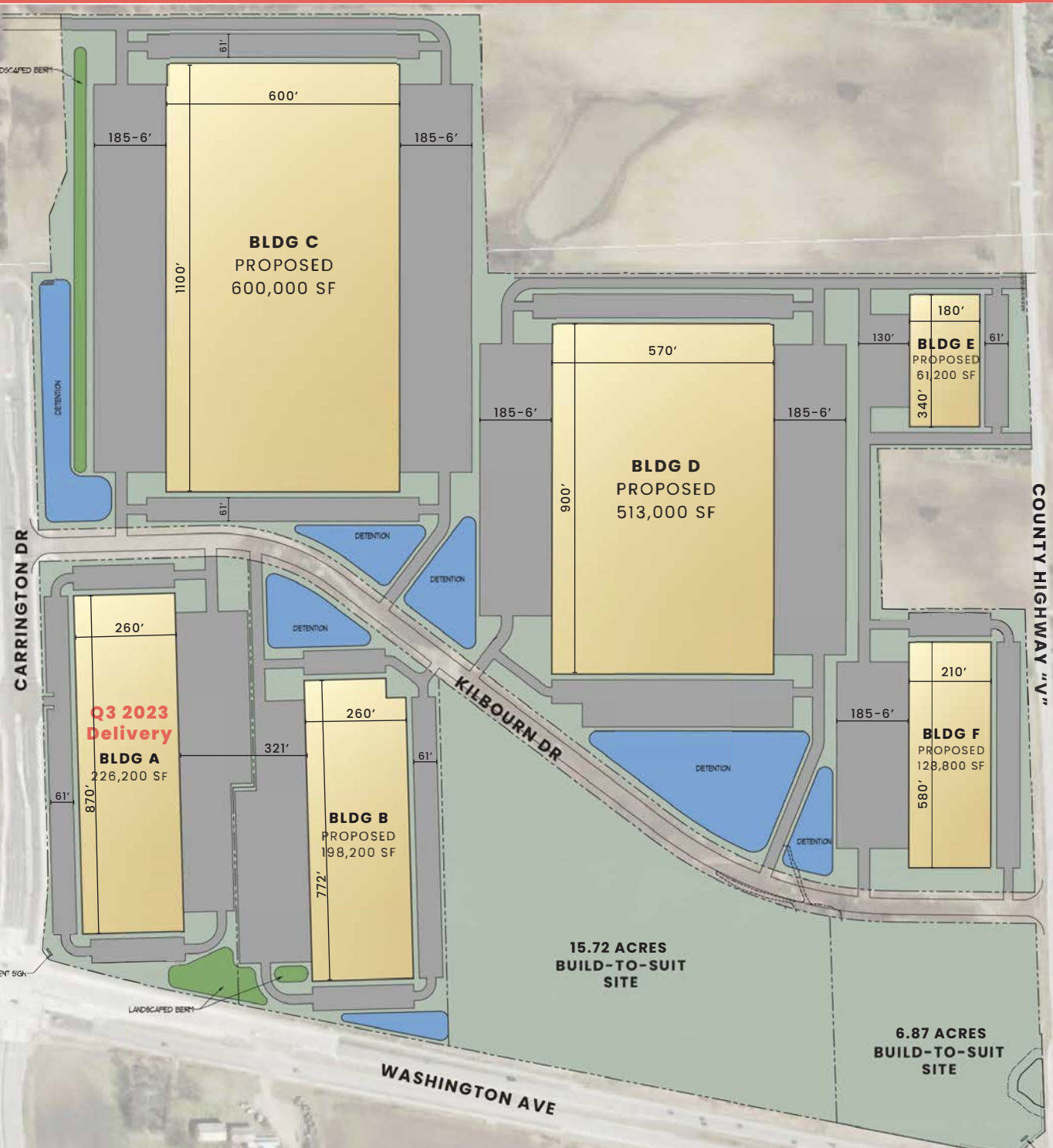
O'Hare Airport

**15 Miles**

IL/WI Border







## For Sale or Lease – 30,000 – 600,000 SF

Park 94 at Mt. Pleasant is SE Wisconsin's newest class-A industrial park less than one-mile East of the I-94 expressway. The park contains 126 acres with 8 lots ready for industrial buildings ranging from 60,000 to 600,000 SF. The land parcels are available for sale as well as built-to-suit opportunities.

### Building/Site Highlights

- Full interchange to complete four-way interchange with US Hwy 20 and I-94/I-41 located within ½ mile
- Quick travel times to downtown Milwaukee, General Mitchell International Airport, and Chicago's O'Hare International Airport
- Prestigious corporate neighbors nearby including Seda North America, Ryder Logistics, Diversey Holdings, SC Johnson, Amazon, and more
- Great visibility off heavily traveled I-94 with existing and future retail amenity out-lots nearby
- Low real estate taxes and utility rates
- Pro-business climate
- Opportunity for a build-to-suit sale or land sale is also available
- Utilities are available to northern sites



Delivering Q3 2023



## Building A Specifications

<b>Building Size</b>	226,200 SF
<b>Site Size</b>	12.80 Acres
<b>Office</b>	To Suit
<b>Ceiling Height</b>	36' Clear
<b>Loading</b>	52 Exterior, 2 Drive-Ins
<b>Parking</b>	286 Car
<b>Trailer Parking</b>	37 Trailer
<b>Dimensions</b>	260' x 870'
<b>Power</b>	To Suit
<b>Sprinklers</b>	ESFR
<b>Lighting</b>	LED with Motion Sensors
<b>Construction</b>	Precast Concrete
<b>Zoning</b>	Business Park
<b>Availability</b>	Q3 2023
<b>Lease Rate</b>	Subject to Proposal



## Executive Summary

With the bustling cities of Chicago and Milwaukee only a short drive away via Interstate 94, Mount Pleasant, Wisconsin, is a prime location for businesses requiring quick access to large metro areas. The pro-business community provides a strong, diverse labor pool and multiple retail and dining amenities nearby. Incentives are available to interested tenants and low real estate taxes make this area an ideal location for last mile and corporate users.



## Mt. Pleasant Demographics

\*Source: ESRI Data, 2021

	1 Mile	3 Miles	5 Miles
2021 Population	120	7,404	28,135
2021 Daytime Population	942	15,880	36,791
2021 Total Labor Force	67	3,176	13,965
Average Household Income	\$98,548	\$95,081	\$89,035
Median Age	51.2	40.4	44.0
White Collar Employees	29 (46.8%)	1,841 (60.2%)	8,466 (63.2%)
Blue Collar Employees	22 (35.5%)	845 (27.6%)	3,406 (25.4%)
Service Employees	11 (17.7%)	374 (12.2%)	1,534 (11.4%)
Unemployment Rate	6%	3.7%	4%
Transportation & Warehousing Employees	8 (12.9%)	192 (6.3%)	634 (4.7%)
Manufacturing Employees	16 (25.8%)	740 (24.2%)	3,375 (25.2%)
Professional, Scientific, and Technical Services	0 (0%)	87 (2.8%)	703 (5.2%)
Health Care Employees	5 (8.1%)	411 (13.4%)	2,025 (15.1%)

**197,921**

Total Racine Population

**77,324**

Households

**\$61,328**

Median Household Income

**105,553**

Labor Force  
(5.1% unemployment rate)



**For more  
information,  
please contact:**

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+ Advocate Health Care

Carrington Drive

Hiwy 20

Kilbourn Drive

County Road V

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**BROKER DISCLOSURE TO CUSTOMERS**

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

**BROKER DISCLOSURE TO CUSTOMERS**

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (**See DEFINITION OF MATERIAL ADVERSE FACTS**).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See CONFIDENTIALITY NOTICE TO CUSTOMERS**).
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by Section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

**CONFIDENTIALITY NOTICE TO CUSTOMERS**

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE DEFINITION OF MATERIAL ADVERSE FACTS**).
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE CONFIDENTIAL INFORMATION**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

**NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION)

**CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone number regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

**List Home/Cell Numbers:** \_\_\_\_\_

**SEX OFFENDER REGISTRY**

*Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at: <http://offender.com.state.wi.us/public> or by phone at 877-234-0085.*

BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THAT \_\_\_\_\_ and \_\_\_\_\_ are working

Sales Associate ▲

Sales Associate ▲

As: **(Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent)** **STRIKE ONE**

**INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

\_\_\_\_\_  
Initials ▲

\_\_\_\_\_  
Date ▲

\_\_\_\_\_  
Print Name (optional) ▲

\_\_\_\_\_  
Initials ▲

\_\_\_\_\_  
Date ▲

\_\_\_\_\_  
Print Name (Optional) ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

**DEFINITION OF MATERIAL ADVERSE FACTS**

A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.