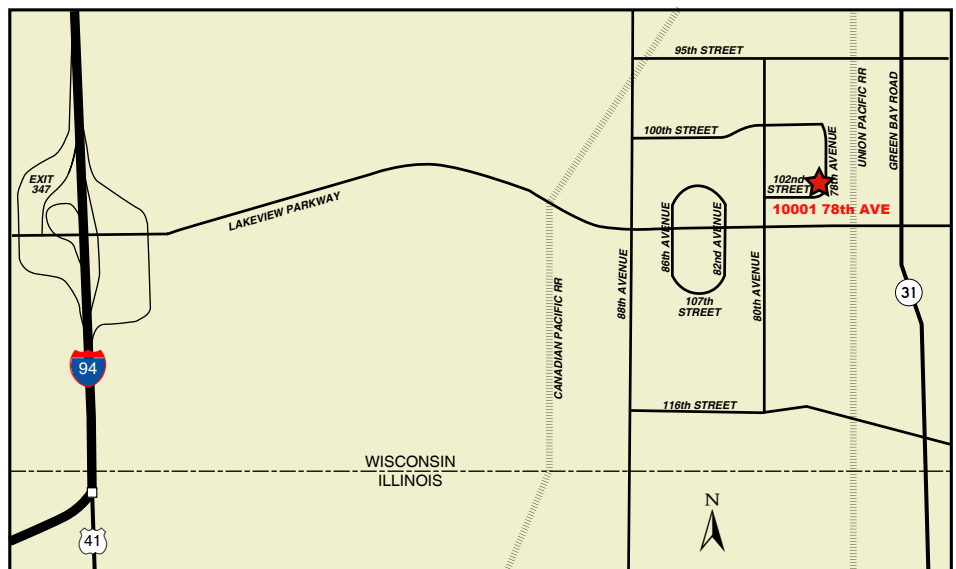


75,000 SF Building Available

Pleasant Prarie, Wisconsin



- 75,000 SF
- 5.29 Acre Land Site
- 32' Clear Height
- ESFR Sprinklers
- 6,000 SF 2-Story Office
- Rail Served
- 4 Truck Docks, 3 Drive-In Doors
- Heavy Electrical Power



**COLLIERS
B&K**

COLLIERS BENNETT & KAHNWEILER INC.
6250 N. RIVER ROAD, SUITE 11-100
ROSEMONT, ILLINOIS 60018
www.colliersbk.com

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PRESORTED
STANDARD
U.S. POSTAGE PAID
FRANKLIN PARK, IL
PERMIT NO. 11

75,000 SF Building Available

Pleasant Prarie, Wisconsin

- OFFICE AREA:** + 6,000 SF, 100% Air-Conditioned (2-story, + 3,000 SF/floor)
- CEILING HEIGHT:** 32' Clear
- BUILDING SIZE:** + 75,000 SF (New 25,000 SF Addition -2003)
Potentially Divisible to 50,000 SF & 25,000 SF
- CONSTRUCTION:** Precast concrete panels
- TRUCK LOADING:** 4 Exterior truck docks w/levelers
2 Drive-In doors (12' x 14' & 14' x 16')
- PARKING:** + 45 Cars
- ELECTRICAL SERVICE:** Two 2500 KVA transformers, each feeding a 4000 Amp Switchboard
- SPRINKLERS:** Fully sprinklered – ESFR system
- LIGHTING:** Upgraded 277 Volt Fluorescent fixtures
- CRANE:** One 25-ton crane with 20-ton main hook & 10-ton secondary hook, both 22' clear under hook
- REAL ESTATE TAXES:** \$46,053.71(2003) (Based on original 50,000 SF building)
- RAIL:** Union Pacific
- COMMENTS:**
- Ultra-modern manufacturing facility located in the LakeView Corporate Park, a Class A, full-service business park encompassing 2,100 acres.
 - The building is best suited for plastics manufacturing/plastic injection, extrusion & foam molding, with extra heavy-duty power, rail access, & 20-ton/10-ton bridge crane.
 - The park is only 1 mile north of the Illinois/Wisconsin border on I-94, a major, Midwest transportation corridor.

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