

# Another Price Reduction!

**AVAILABLE FOR  
SALE/LEASE -**

**10001 78th Ave.  
Pleasant Prairie, WI**



**Colliers Bennett & Kahnweiler Inc.**  
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**BUILDING SIZE:** ± 75,000 SF (New 25,000 SF Addition -2003)

**SITE SIZE:** 5.29 Acres

**OFFICE AREA:** ± 6,000 SF, 100% Air-Conditioned (2-story, ± 3,000 SF/floor)

**CEILING HEIGHT:** 32' Clear

**CONSTRUCTION:** Precast concrete panels

**TRUCK LOADING:** 4 Exterior truck docks w/levelers  
4 Drive-In doors (12' x 14', 10' x 16' & 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

**POSSESSION:** Immediate

**RAIL:** Union Pacific

**REAL ESTATE TAXES:** **\$63,655.81 (2005)**

**ASKING PRICE:** **NOW \$4,375,000**

**ASKING LEASE RATE:** **NOW \$4.40 Net/SF**

**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.

**For further information, contact Colliers Bennett & Kahnweiler, Exclusive Agent:**

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