

FOR SALE OR LEASE

9201 Wilmot Road, Pleasant Prairie, WI

Building Specifications

| | |
|---------------------------|---|
| Building Size: | 363,468 Square Feet |
| Office: | 35,160 Square Feet |
| Land: | +/- 23 Acres |
| Ceiling Height: | 22' Clear |
| Loading: | 5 Interior Docks; 2 DID; 10 Exterior Docks |
| Power: | 4 - 3,000 Amp Switches 480/277-V Transformers for 120/289-V, 3-Phase |
| Sprinklers: | ESFR |
| Parking: | 200 Spaces Expandable to 800 |
| Real Estate Taxes: | \$0.25 PSF (2008) |
| Sale Price: | \$7,900,000 (\$21.74 PSF) |
| Lease Rate: | \$3.75 PSF Gross |



Features:

- ◆ **Divisible to 50,000 Square Feet**
- ◆ **+/- 17 Acres Additional Land Available for Sale**
- ◆ **Fully Air-Conditioned Facility**
- ◆ **Seller Financing Available**
- ◆ **Potential Joint Venture**



Entre Commercial Realty LLC
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Building and 23 Acres



- ◆ +/- 23 Acres Attributable to the Building
- ◆ +/-17 Acres Additional Available for Sale

Additional 17 Acres Available



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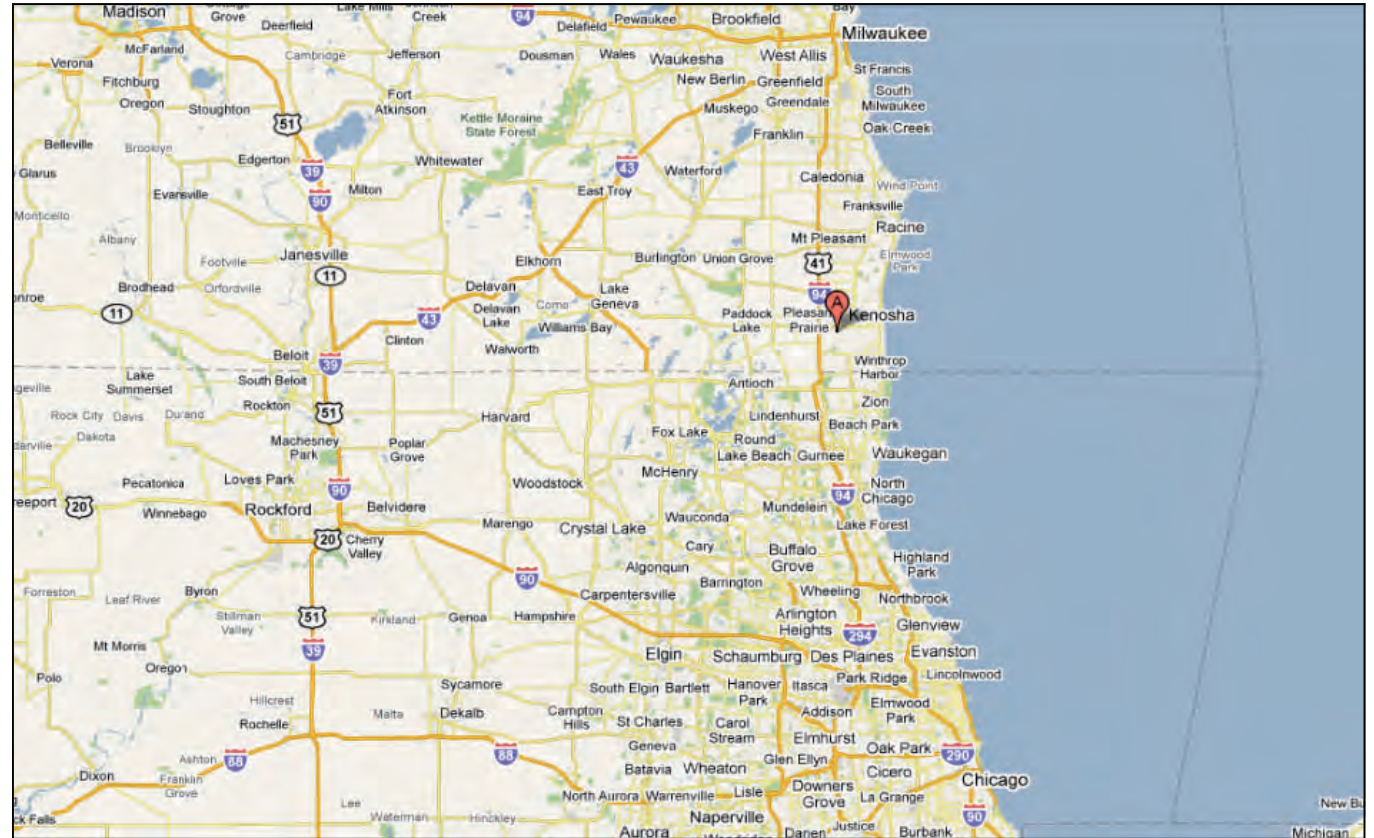
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- ◆ Exceptional location on County C, 2 miles from I-94
- ◆ One mile north of Lakeview Corporate Park



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