

PARK94

AT MT. PLEASANT

A DEVELOPMENT BY
HSA
COMMERCIAL REAL ESTATE

For more information,
please contact:



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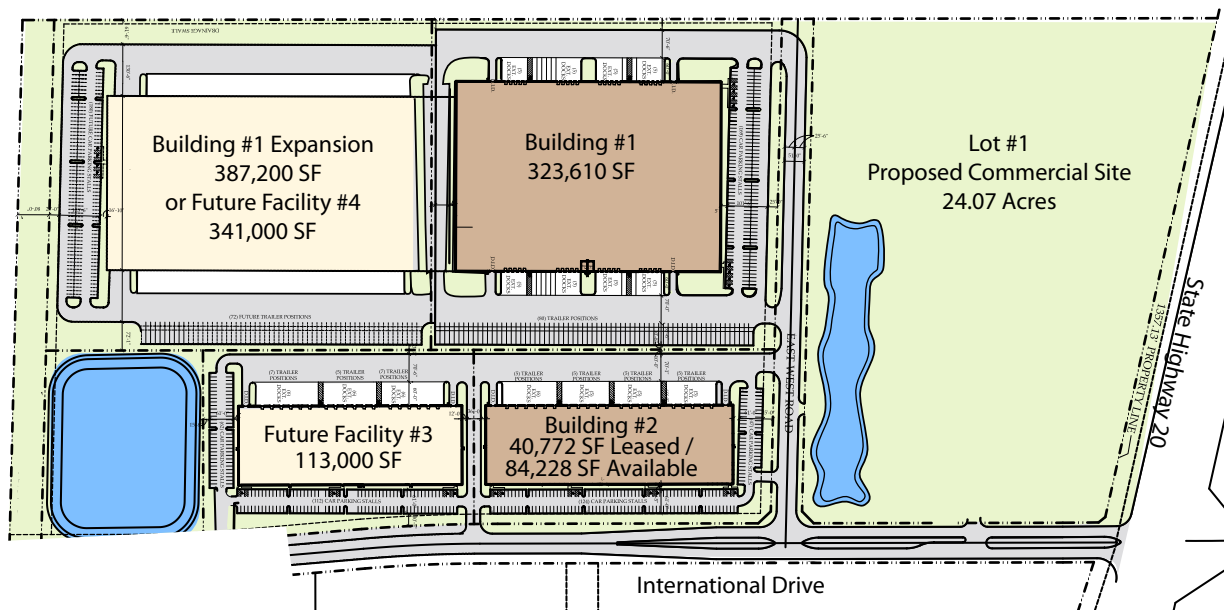
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Park 94 at Mt. Pleasant is a new multi-use business park developed by Chicago, IL-based HSA Commercial Real Estate.



PRESS RELEASE

FIRST TENANT: MAYSTEEL LLC

40,772 SF in Building Two

Precision manufacturer of custom metal enclosures and assemblies

Read full press release at:
<http://property.colliersbk.com/park94/news.asp>

- The park consists of 83+ acres, including a 60-acre industrial component, plus a 24-acre retail parcel, fronting on State Highway 20 at International Drive.
- Located ½ mile east of full interchange at I-94 and State Highway 20
- Park mix: 60 acres for industrial; 24 acres for retail
- Phase One is complete, including:
 - Building One: Silver LEED-certified (Leadership in Energy and Environmental Design) 323,610 square feet, expandable to 710,810 square feet.
- Building Two: 125,000-SF warehouse/manufacturing building
- Phase Two expected to house additional 113,000-SF speculative building
- 90 acres of land is potentially available on the north side of Highway 20 for Phase 3, including built-to-suit projects.



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1400 International Dr. | Mt. Pleasant, WI

125,000 Square Feet (divisible to 31,250)

Available:	84,228 Sq. Ft. (divisible to 31,250)
Building Size:	125,000 Sq. Ft.
Land Site:	7.59 Acres
Office:	To Suit
Ceiling Height:	30' clear
Loading:	Single Loaded, 15 exterior docks w/30,000 lb. Levelers, dock seals, dock lights and outlets 2 drive-in doors
Sprinklers:	ESFR
HVAC:	Gas-fired, suspended ceiling-mounted units
Power:	1200 amps/ 277/480volt/ 3 phase, 4-wire
Columns:	± 52' x 50'
Car Parking:	171 spaces
Trailer Parking:	20 positions
Real Estate Taxes:	\$0.86 per square foot (estimated fully assessed)
Lease Rate:	TBD
Year Built:	2009
Construction:	Insulated precast concrete panels, Single ply 45 mil white TPO membrane roof, 7" unreinforced concrete floors with Lapidolith floor sealer
Possession:	Immediate
Comments:	<ul style="list-style-type: none"> ■ Located at full Interchange (I-94 & Washington Ave./Hwy 20) ■ Strategic location midway between Chicago and Milwaukee, 15 minutes to Mitchell Field International Airport ■ Ample labor supply ■ Pro-Active business/Incentives available

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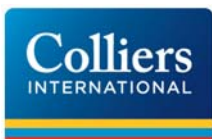
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COLLIERS INTERNATIONAL

6250 N. River Road
Suite 11-100
Rosemont, IL 60018

No warranty or representation is made to the accuracy of the foregoing information.

**Cassidy
Turley**



12501 Globe Drive | Mt. Pleasant, WI

323,610 Square Feet (expandable to 710,810 Sq. Ft.)

Available:	323,610 Sq. Ft. (divisible to 80,400 Sq. Ft.)
Building Size:	323,610 Sq. Ft. (expandable to 710,810 Sq. Ft.)
Land Site:	16.49 Acres
Office:	To Suit
Ceiling Height:	32' clear
Loading:	Dual Loaded, 40 exterior docks w/30,000 lb. Levelers, dock seals, dock lights and outlets 4 drive-in doors
Sprinklers:	ESFR
Lighting:	T5
HVAC:	Roof mounted positive pressure makeup air units
Power:	2500 amps/ 277/480volt/ 3 phase
Columns:	52' x 45' 6" with 60' speed bays at docks
Car Parking:	199 spaces (expandable)
Trailer Parking:	96 positions (expandable)
Real Estate Taxes:	\$0.86 per square foot (estimated fully assessed)
Lease Rate:	TBD
Year Built:	2009
Construction:	Insulated precast concrete panels, Single ply 45 mil white TPO membrane roof, 7" unreinforced concrete floors with Lapidolith floor sealer
Certification:	LEED Silver rating
Comments:	<ul style="list-style-type: none"> ■ Located at full Interchange (I-94 & Washington Ave./Hwy 20) ■ Strategic location midway between Chicago and Milwaukee, 15 minutes to Mitchell Field International Airport ■ Ample labor supply ■ Pro-Active business/Incentive Available

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