

FOR LEASE

Available Fall 2021

LIGHT INDUSTRIAL | FLEX | WAREHOUSE

Dairy Drive/Femrite Drive Frontage



DISTANCE TO	MILES
Beltline Hwy. 12/18	.7 Miles
I-90/39	2.4 Miles
State Capital/Downtown	6.3 Miles
Milwaukee	71 Miles
Chicago/O'Hare	122 Miles

86,000 Vehicles Per Day

PROPERTY SUMMARY

Status	Completion fall 2021	Clear Height	22'
Space Available	Up to 86,400 SF	Column Spacing	No columns
Divisible To	4,500 SF	Loading Docks	6 proposed
Base Rent	\$8.00-\$9.00/SF, NNN	Drive-In Doors	14 Proposed at 8'x9' and 12'x14' insulated
Operating Expenses	By tenant	Fire Protection	ESFR sprinkler system
Real Estate Taxes	By tenant	HVAC	Gas-fired unit heaters
Utilities	By tenant	Electric Service	1,200 amp, 208/120 3-phase
Parcel Size	6.2 acres	Lighting	High-Bay LED fixtures
Construction Type	Precast concrete panels with architectural metal and glass storefront/windows	Office/Showroom	TBD/Build-to-Suit
Floor Thickness	5.5" slab with 6" dock apron and 7" driveway approach	Parking	100 stalls
Roof Type	Ballasted EPDM	Truck Court	130'
Year Built	2021	Zoning	IL (Industrial Limited)



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