

181,900 SF
FOR LEASE

NORTH TOWNE CORPORATE PARK

6464 Blanchar's Crossing / DeForest, WI 53598



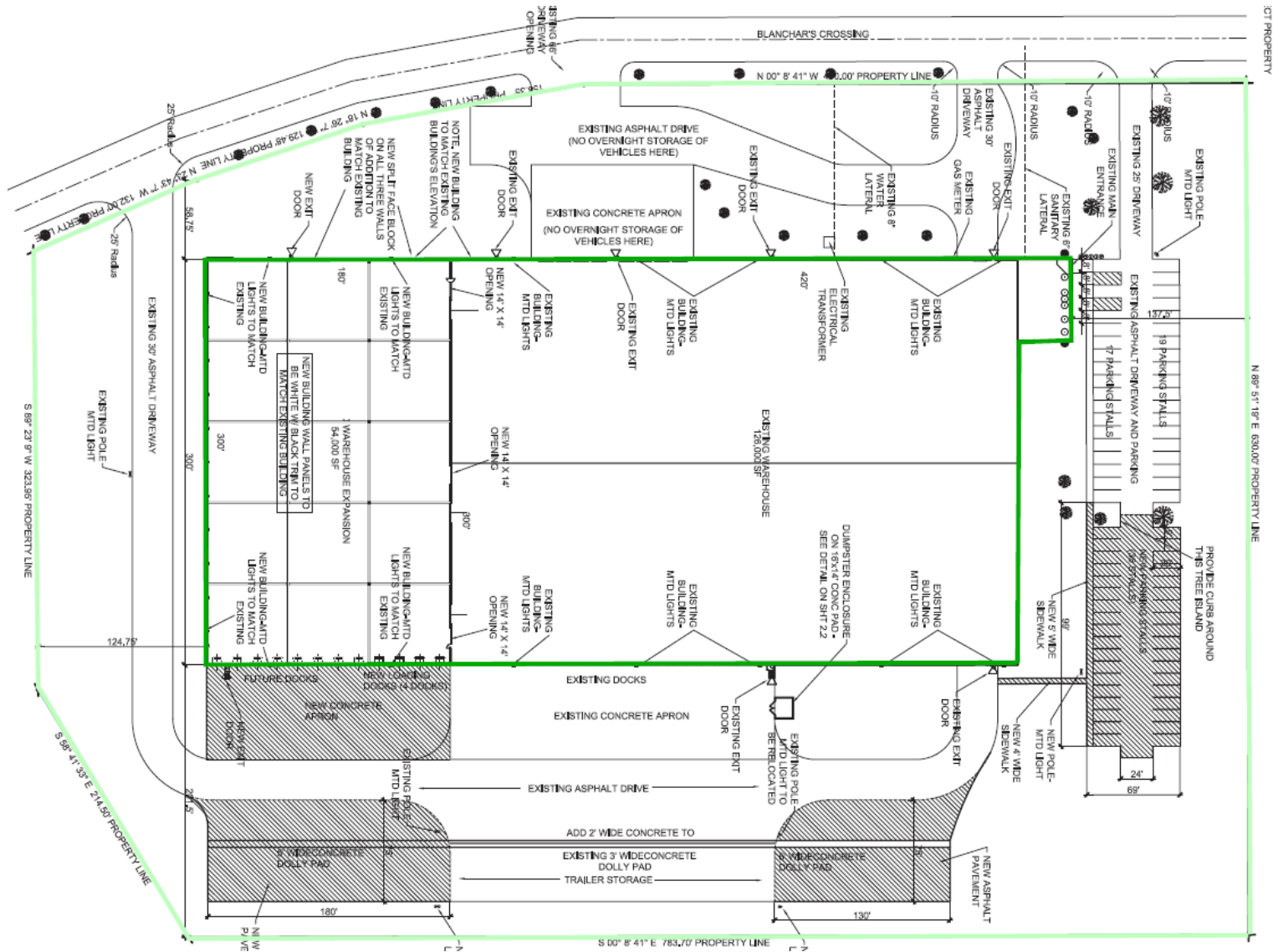
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PROPERTY SUMMARY			
Available Space	181,900 SF Total	Column Spacing	60'x60'
Lease Rate	\$5.25/SF, NNN	Clear Height	28'8"-31'8"
Operating Expenses	By Tenant	Rail Service	Corporate Park served by 5-spur rail service (3rd party can handle logistics)
Real Estate Taxes (2019)	\$146,855.10 (= \$0.81/SF)	Climate Control	Potential for climate controlled storage
Year Built	1999 (Original): 127,900 SF 2005 (Addition): 54,000 SF	Power	Two (2) Services - 1600 Amp, 3-Phase and 800 Amp, 3-Phase
Construction Type	Metal panel with masonry block	Water/Sewer	Municipal (DeForest)
Roof	Pitched metal roof	Floor Thickness	Minimum 6" concrete floors
Loading Docks	25 loading docks with hydraulic levelers and seals (expandable to 33+)	Lighting	T-5 fluorescent fixtures in warehouse
Drive-in Doors	One (1) 12'x14' door (expandable)	HVAC	Two (2) air rotation units heat warehouse areas
Car Parking	Approximately 80 spaces (expandable)	Technology	Fiber Optic Internet Available
Trailer Parking	45 trailer spaces, Fenced	Fire Protection	ESFR system with fire pump
Parcel Size	12.30 Acres	Zoning	Zoned M-2 (Industrial) - Village of DeForest

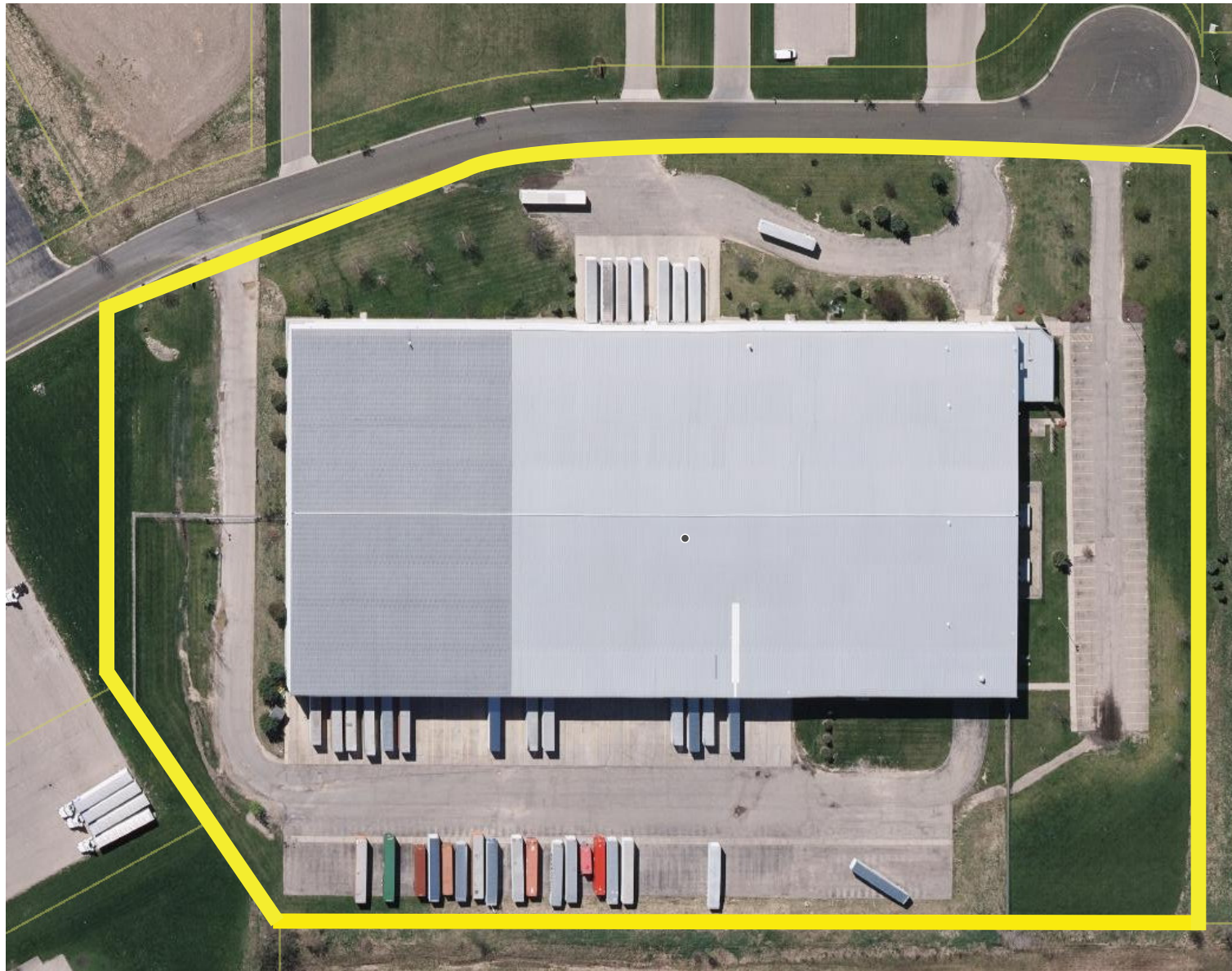
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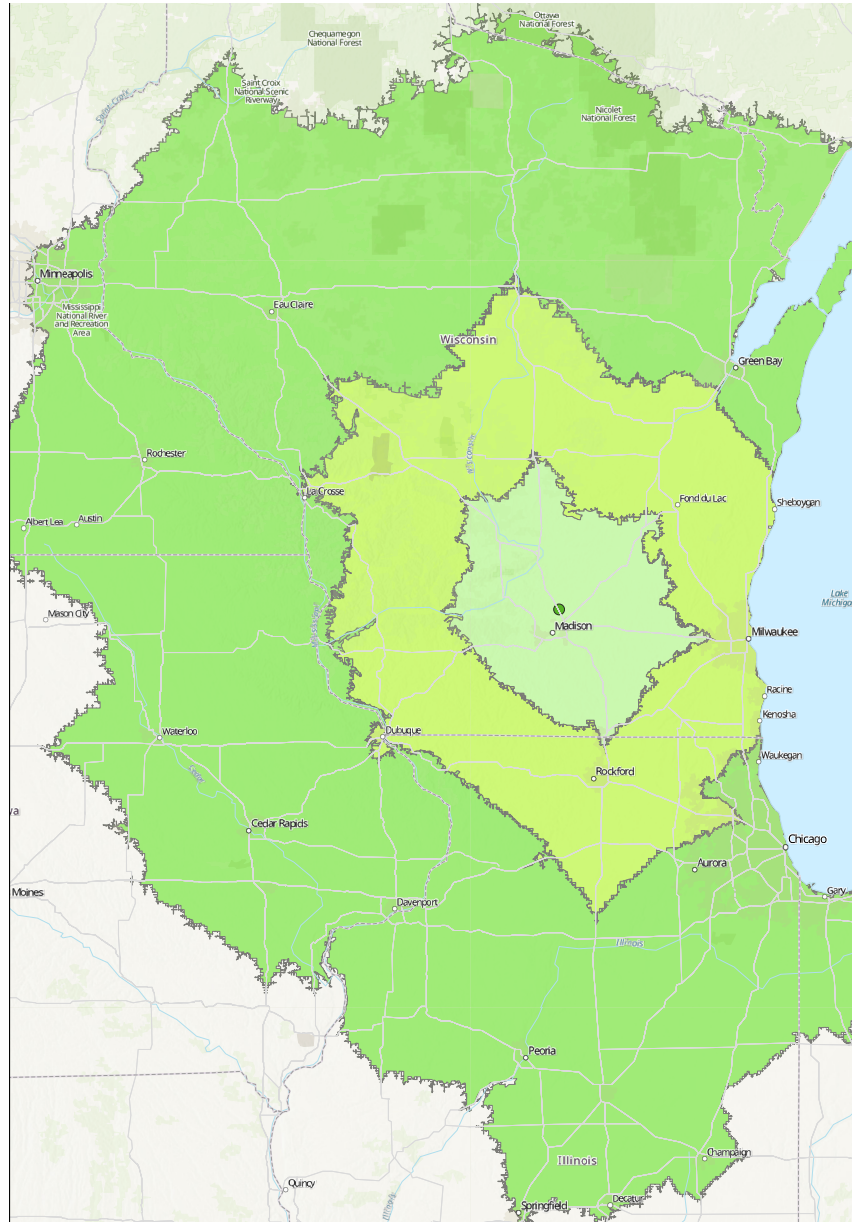
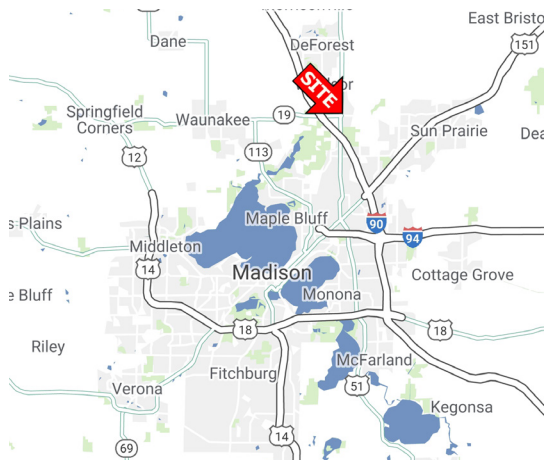
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APPROXIMATE DRIVE TIMES

- 1 HOUR
- 2 HOUR
- 3 HOUR

DISTANCE TO

- State Capitol/Downtown Madison: 12 Miles
- Milwaukee: 80 Miles
- Chicago: 152 Miles
- Minneapolis: 260 Miles
- Green Bay: 131 Miles
- Rockford: 78 Miles
- Dane County Regional Airport: 7 Miles
- Chicago O'Hare Airport: 138 Miles

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	5 mile	10 miles	25 miles
Population	45,290	208,282	554,097

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PLEASE CONTACT:

CHASE BRIEMAN

Senior Vice President

+1 608 441 7571

chase.brieman@cbre.com

ANDY LUBINSKI

Senior Vice President

+1 952 221 8067

andy.lubinski@cbre.com

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