



**FOR SALE OR LEASE** | **44.14 ACRES (BTS)**  
**7801 DURAND AVE** | **MOUNT PLEASANT, WI**  
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*Strategic Real Estate. Applied Technology. Tailored Service.*



# PROPERTY HIGHLIGHTS



**BUILD TO SUIT  
OPPORTUNITY**



**ADJACENT TO  
UNION PACIFIC  
RAIL LINE**



**30 MINUTES TO  
MILWAUKEE OR  
CHICAGO**



**PROXIMITY TO  
I-94/ROUTE 41  
(3.8 MILES)**



# PROPERTY DETAILS

7801 DURAND AVE | MOUNT PLEASANT, WI

<b>BUILDING SIZE</b>	Building A: 342,000 SF Building B: 342,000 SF Building C: 130,000 SF
<b>AVAILABLE SPACE</b>	342,000 SF
<b>MINIMUM DIVISIBLE</b>	100,000 SF
<b>WAREHOUSE SPACE</b>	342,000± SF
<b>OFFICE SPACE</b>	BTS
<b>DOCK DOORS</b>	30+ Exterior
<b>CLEAR HEIGHT</b>	32' - 34'
<b>COLUMN WIDTH/DEPTH</b>	50' x 50'
<b>ROOF</b>	Standing Seam Metal
<b>WALLS</b>	6" - 8" Reinforced Concrete
<b>FLOORS</b>	8" Block and Pre-Engineered Steel
<b>FIRE SUPPRESSION</b>	ESFR
<b>HEAT</b>	Gas-Fired Rotational Heater
<b>POWER</b>	480 Volt, 3-Phase
<b>PARKING</b>	Ample Passenger Car and Tractor Trailer
<b>LAND AREA</b>	44.14 Acres
<b>ZONING</b>	M1
<b>APN/PARCEL ID</b>	151-03-22-27-001-000
<b>TRAFFIC COUNT</b>	20,087 Cars Per Day
<b>RAIL</b>	Possible Union Pacific
<b>OPEX ESTIMATE 2022</b>	<b>\$1.00</b>





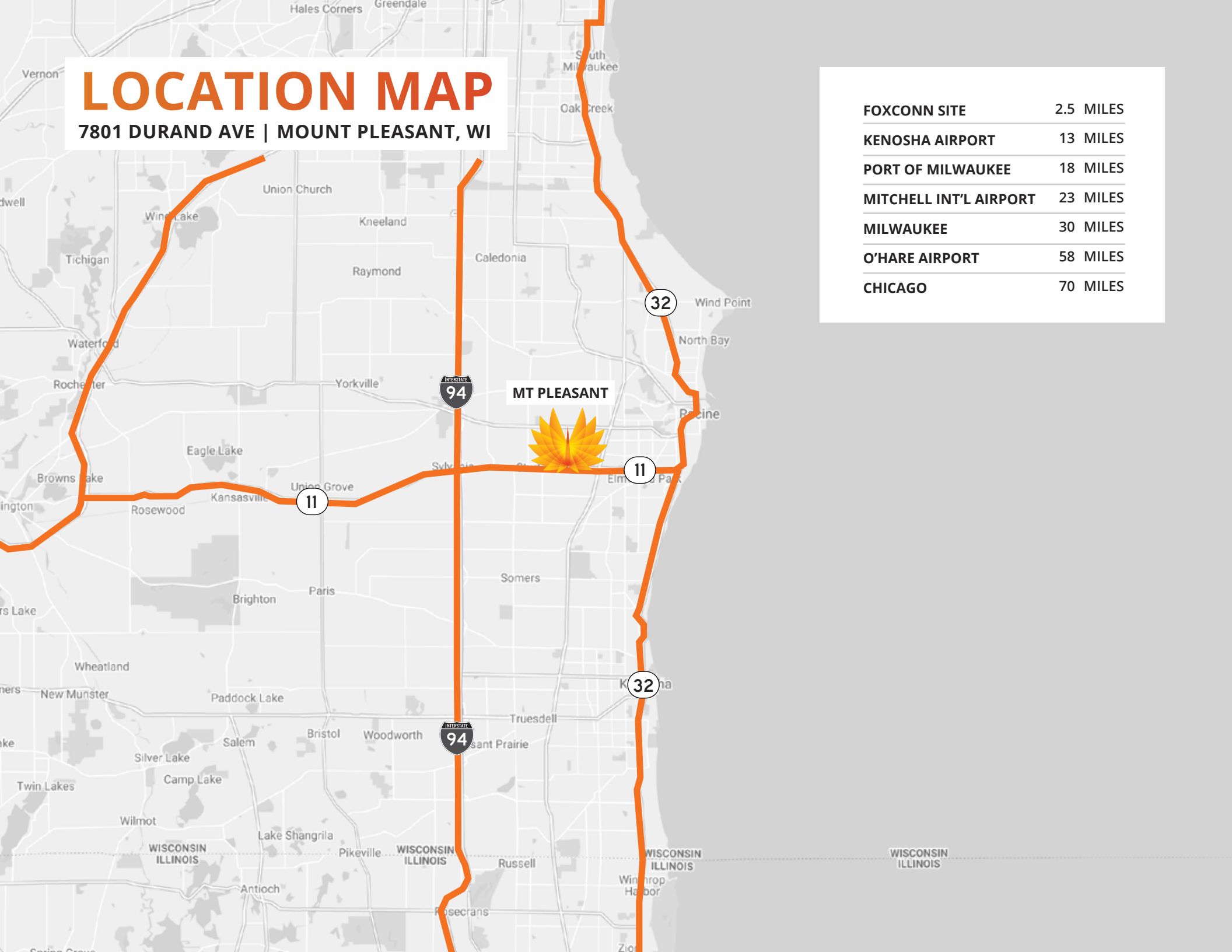
44+ ACRES



44+ ACRES

# LOCATION MAP

7801 DURAND AVE | MOUNT PLEASANT, WI



<b>FOXCONN SITE</b>	2.5 MILES
<b>KENOSHA AIRPORT</b>	13 MILES
<b>PORT OF MILWAUKEE</b>	18 MILES
<b>MITCHELL INT'L AIRPORT</b>	23 MILES
<b>MILWAUKEE</b>	30 MILES
<b>O'HARE AIRPORT</b>	58 MILES
<b>CHICAGO</b>	70 MILES