

Industrial | For Lease

CBRE

NEW OWNERSHIP  
FLEXIBLE TERMS

# 10411 80th Avenue

96,516 SF Available | Divisible to 50,000 SF

10411 80th Ave  
Pleasant Prairie WI 53158  
[www.cbre.com/10411\\_80th\\_Ave](http://www.cbre.com/10411_80th_Ave)

Move-In Ready Office Space



## 96,516 SF Available for Lease

10411 80th Ave | Pleasant Prairie, WI



# 10411 80th Ave

## 96,516 SF For Lease

10411 80th Avenue is located in Pleasant Prairie within the prestigious LakeView Corporate Park. The facility has 96,516 SF available (divisible to 50,000 SF) with 2,778 SF office, 14 exterior docks, 36' clear height, and +/-60 car parking spaces.

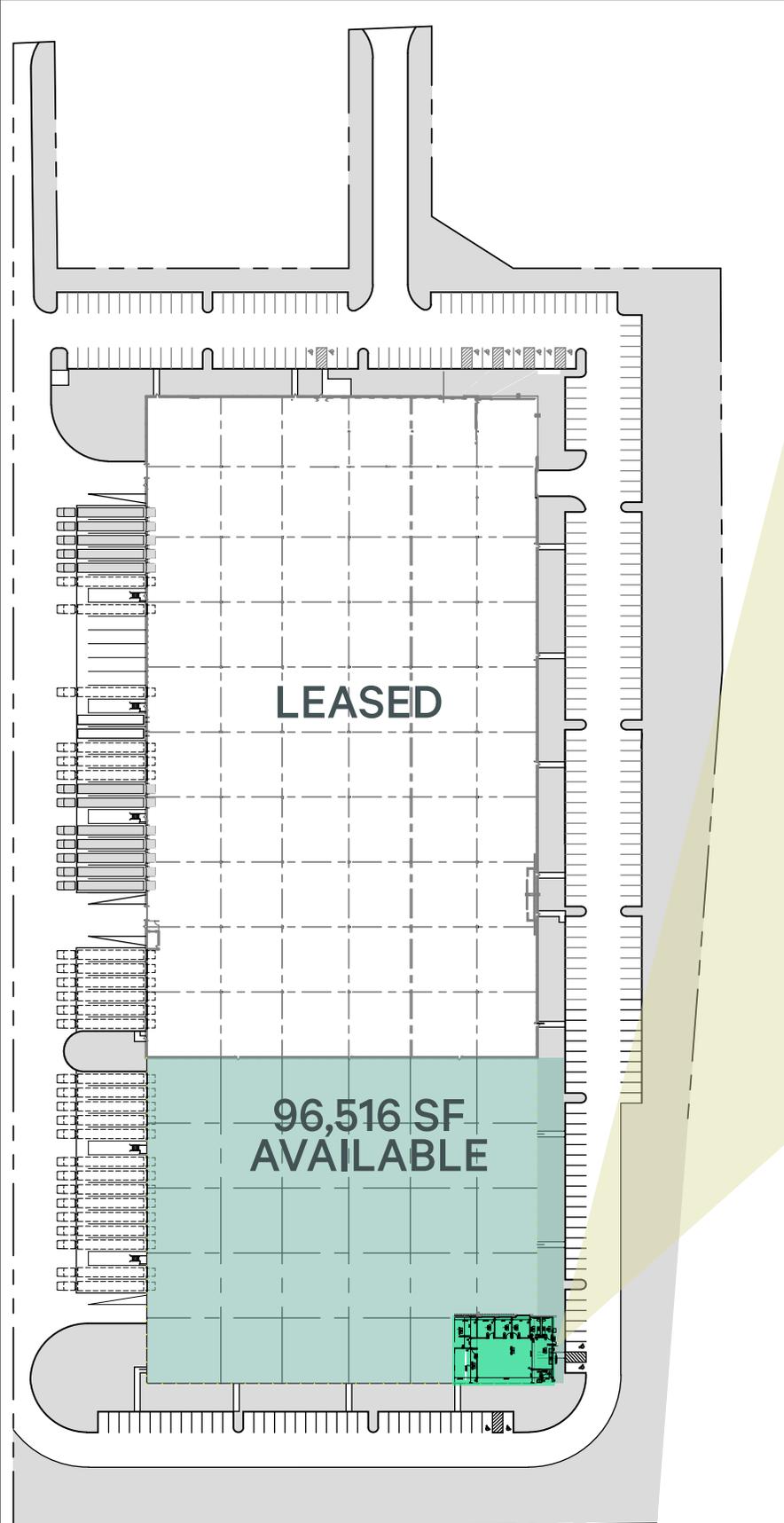
Located midway between Chicago and Milwaukee on Interstate-94 in Pleasant Prairie, Wisconsin, LakeView Corporate Park is a master-planned, mixed-use development offering industrial, office and retail property. Few locations can match LakeView's amenities and logistical advantages.

### Building Specification

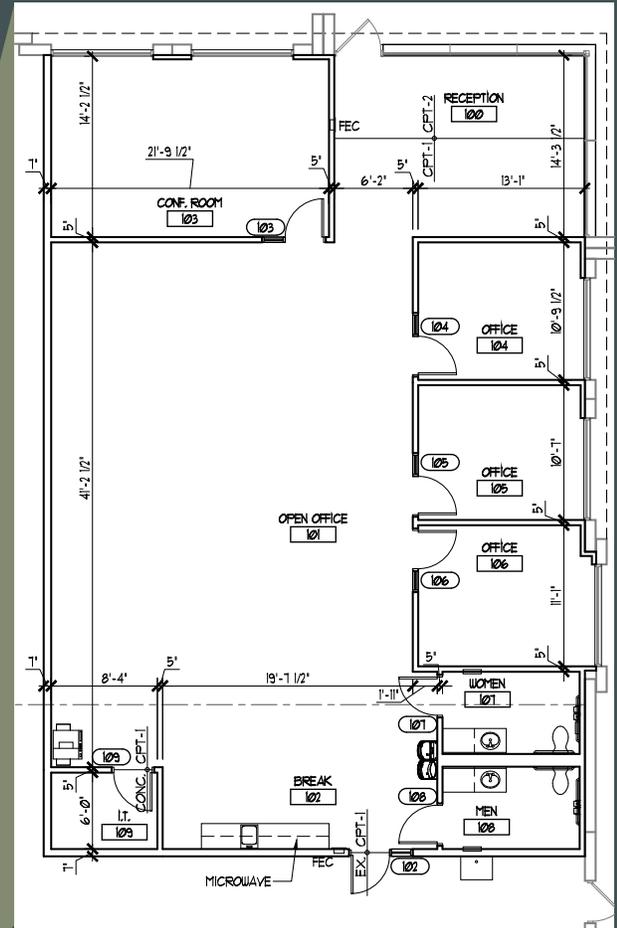
Total Available	96,516 SF   Divisible to 50,000 SF
Office	2,778 SF (Expandable)
Total Building	291,599 SF
Year Built	Constructed in 2017 / Expansion in 2019
Land Size	16.74 Acres
Loading	14 Exterior
Drive-Ins	1 Drive-In
Ceiling Height	±36' Clear
Building Depth	340'
Bay Size	56'5" x 56' 65' speed bays
Power	600A @ 480V
Sprinkler	ESFR
Car Parking	±60 Car Spaces
RE Taxes	\$1.10 PSF
Asking Lease Rate	Subject to Offer
Available	Immediate

96,516 SF Available for Lease  
10411 80th Ave | Pleasant Prairie, WI

# Site Plan



# Office Plan



96,516 SF Available for Lease  
10411 80th Ave | Pleasant Prairie, WI

2,778

Office Space

14

Exterior Docks

2019

Expansion Space Complete

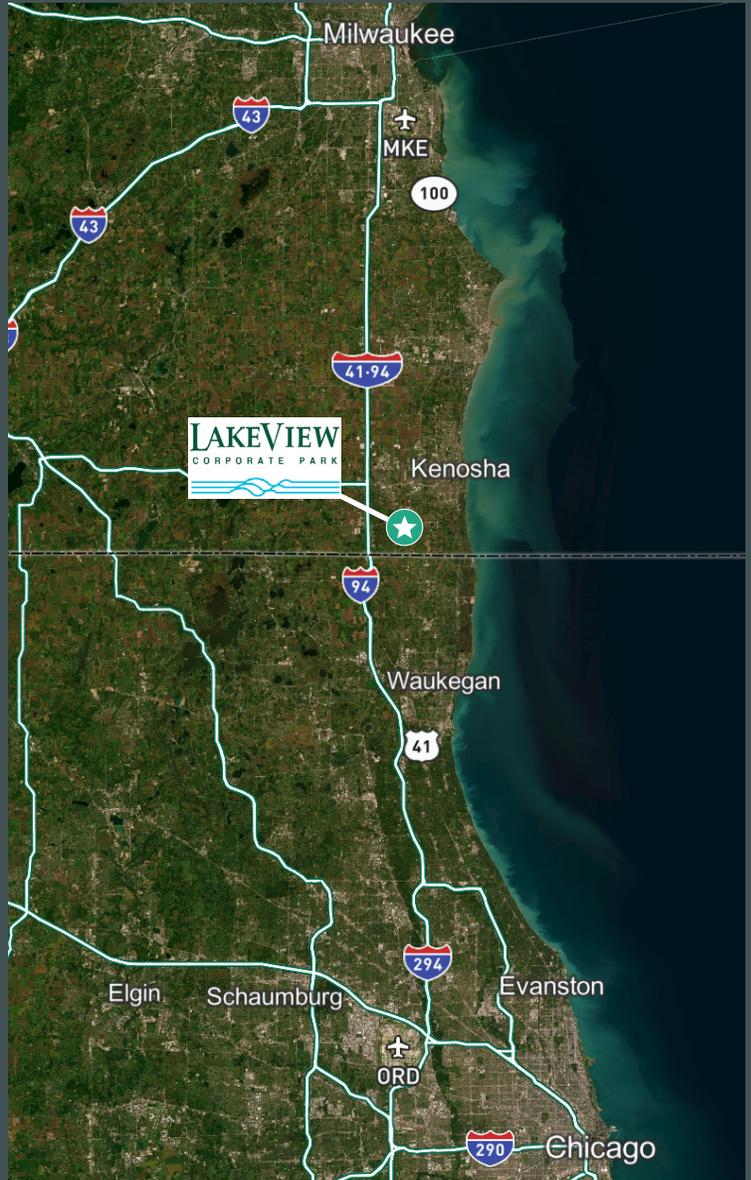


# Available Immediately

## 96,516 SF for Lease

The facility is located within LakeView Corporate Park, a master planned business park in Pleasant Prairie, WI. LakeView offers a lower-cost operating environment in a beautiful, spacious, park-like setting that allows access to the greater Chicago and Milwaukee marketplaces by interstate highway and to the larger marketplace via air and rail. Access to a diverse labor pool of more than 3 million people is just the beginning. Resident companies also enjoy:

- + Travel time 45 minutes to Chicago's O'Hare Intl Airport & 25 minutes to Milwaukee's Mitchell Intl Airport
- + Attractive utility rates
- + Fiber optic and high-speed internet communication available
- + Travel times of less than 10 minutes each to either Kenosha Regional Airport or Waukegan Regional Airport
- + Protective covenants to ensure long-term investment value
- + Immediate interstate access



## Contact Us

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