



FOR SALE OR LEASE
7801 DURAND AVE

44.14 ACRES (BTS)
MOUNT PLEASANT, WI



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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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

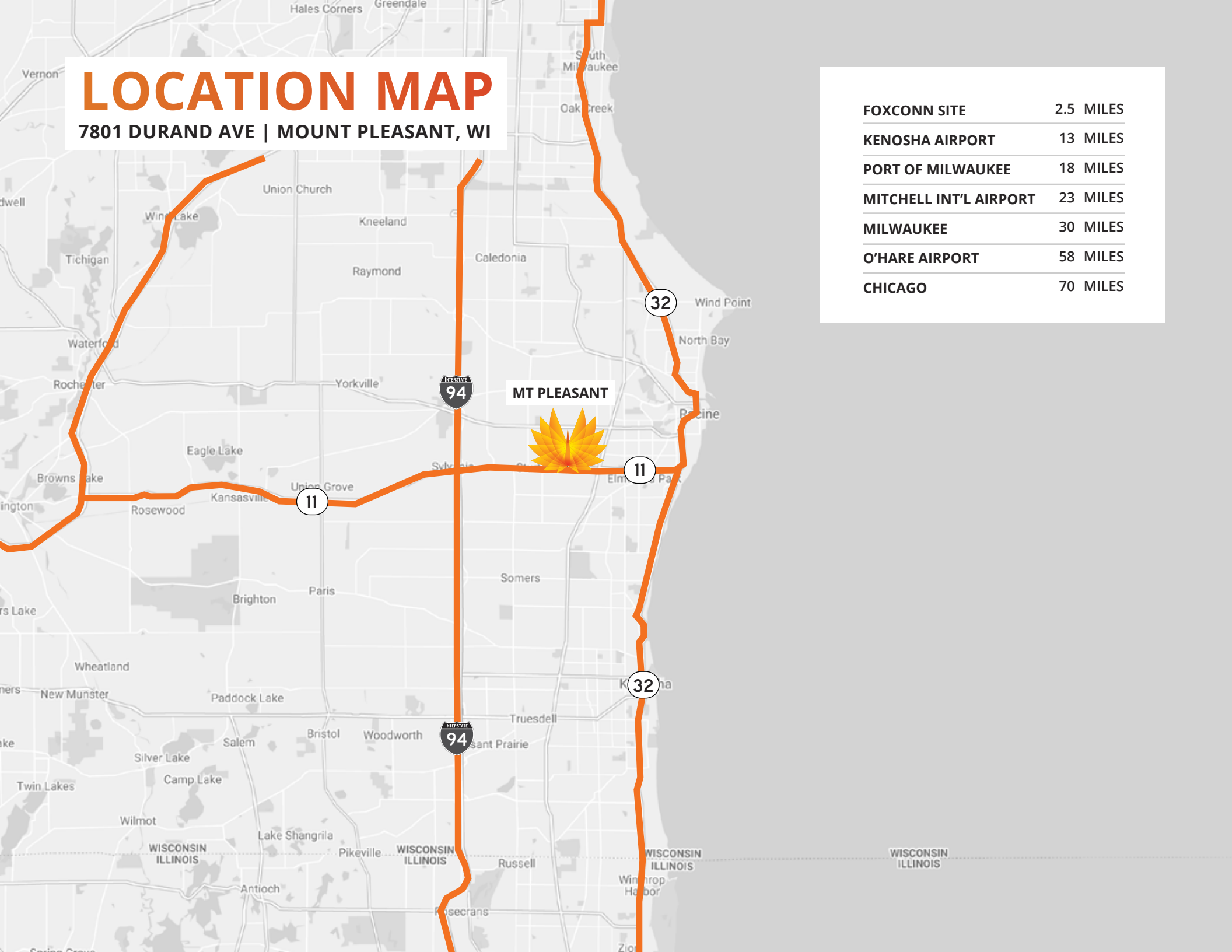
BUILDING SIZE	Building A: 342,000 SF Building B: 342,000 SF Building C: 130,000 SF
AVAILABLE SPACE	342,000 SF
MINIMUM DIVISIBLE	100,000 SF
WAREHOUSE SPACE	342,000± SF
OFFICE SPACE	BTS
DOCK DOORS	30+ Exterior
CLEAR HEIGHT	32' - 34'
COLUMN WIDTH/DEPTH	50' x 50'
ROOF	Standing Seam Metal
WALLS	6" - 8" Reinforced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





LOCATION MAP

7801 DURAND AVE | MOUNT PLEASANT, WI



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