

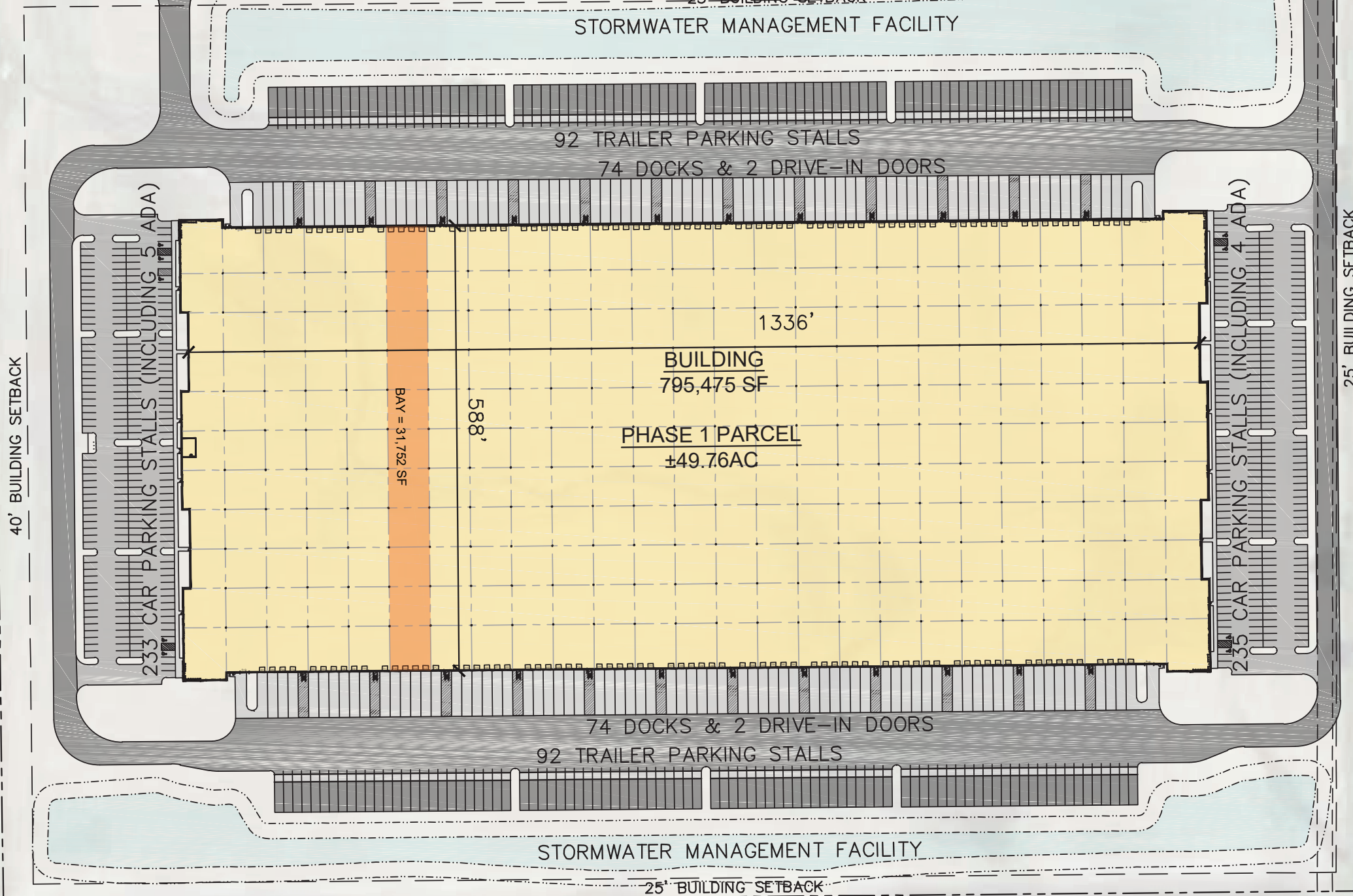


SOMERS LOGISTICS CENTER

11705 18th Street, Kenosha, WI 53144

795,471 SF - New Construction - Available February 1, 2023
Additional Land for 1,000,000 SF





795,471 SF (Divisible)
Building Size

148
Docks

To Suit
Office

±49.76
Acre Site

ESFR
Sprinkler System

477
Car Parking Spaces

2022
Construction

2,400 Amp
Power

184
Trailer Spaces

40'
Clear Height

Heated Warehouse
HVAC

\$1.10 PSF
Est. Real Estate Taxes

4
Drive-in Doors

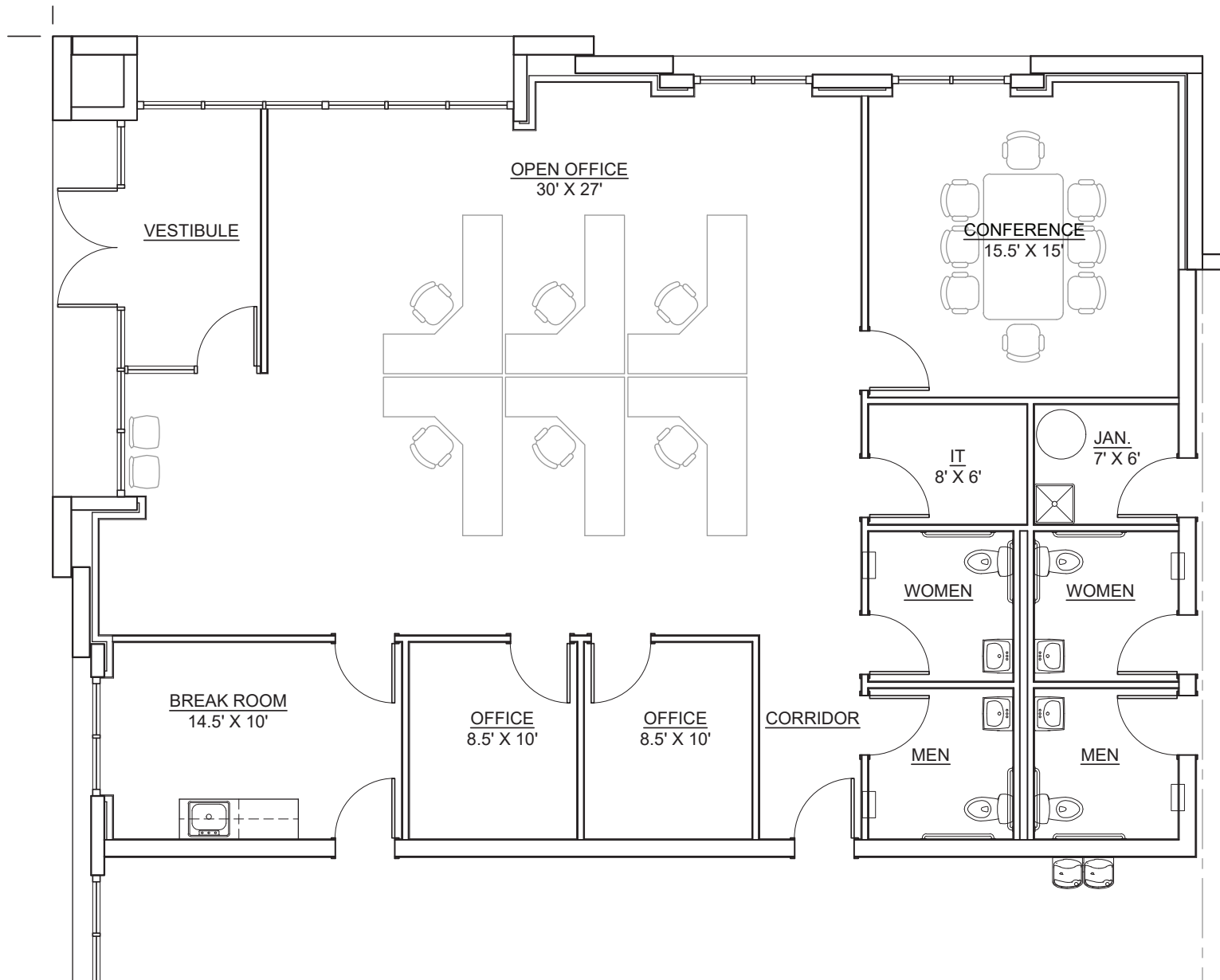
52' x 54' (60' Speed Bay)
Bay Size

Subject to Offer
Lease Rate

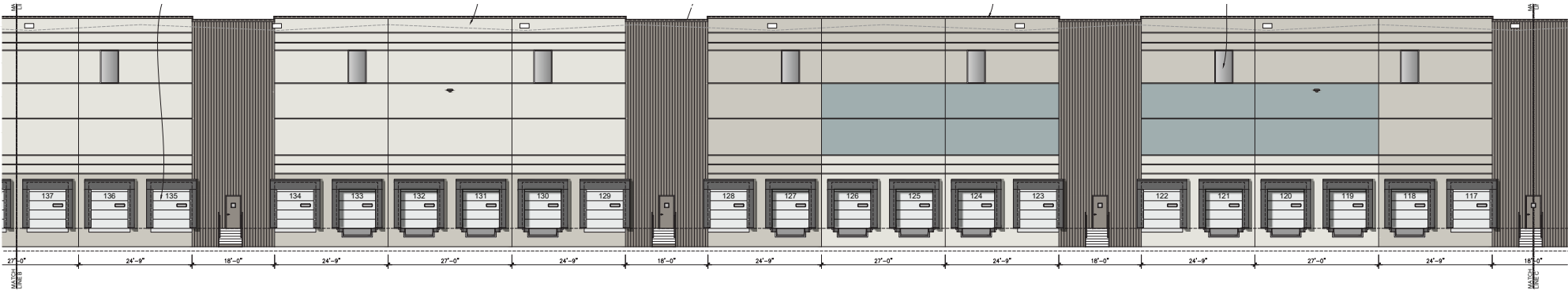
HIGHLIGHTS

- I-94 frontage
- 0.5 mile to 4-way interchange at I-94 and Highway 142
- 1 mile to 4-way interchange at I-94 and Somers Rd.
- Corporate neighbors include: Uline, Trifinity, Silgan Containers, Amazon
- Properties are located in the Village of Somers, WI, with a City of Kenosha mailing address
- Pro-business community
- Construction - Spring 2022
- Strong labor pool
- Efficient site
- Low real estate taxes
- Municipal incentives available for job creators

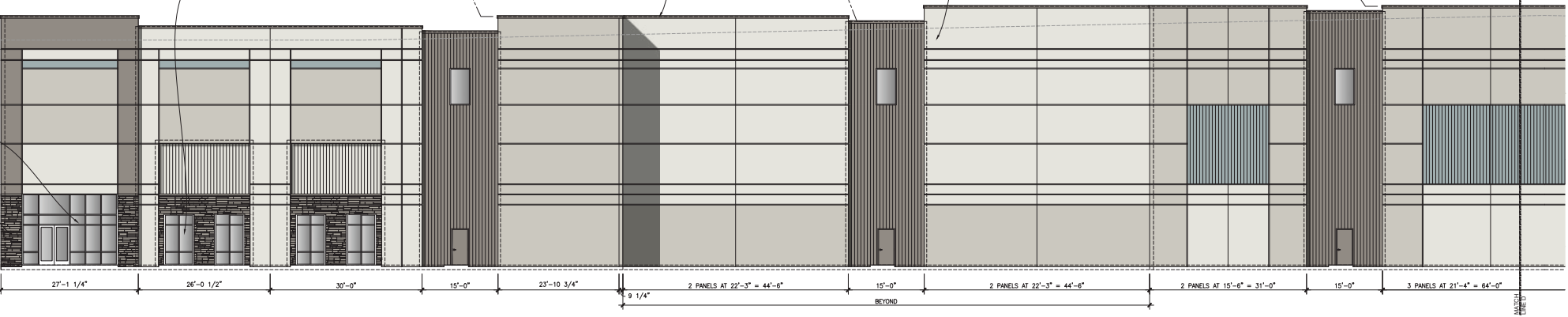
OFFICE - 2,299 SF INSTALLED

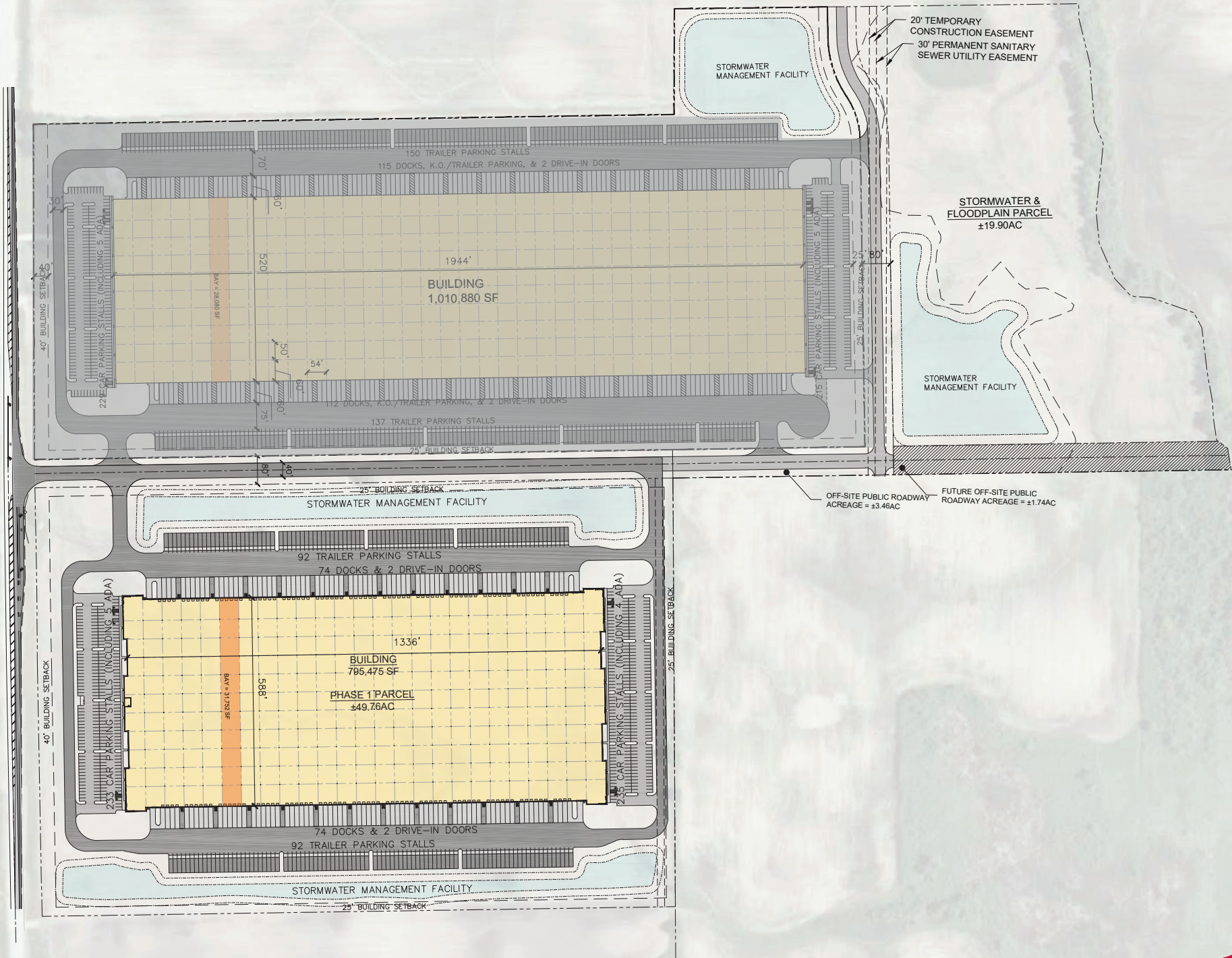


DOCK WALLS



OFFICE WALLS

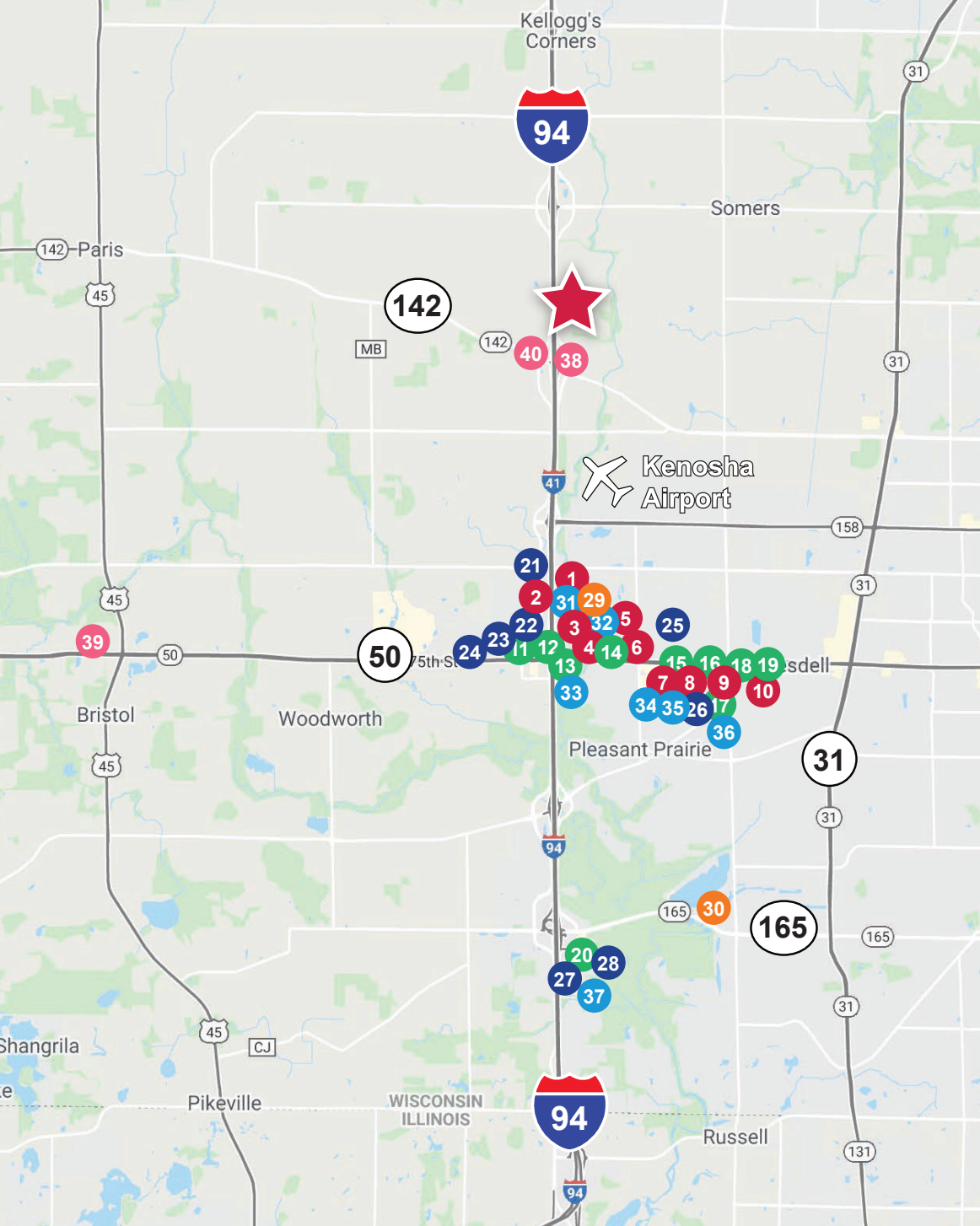






- 0.5** Mile to 4-way Interchange at Hwy 142 Somers Road
- 10** Miles to IL / WI Border
- 25** Minutes to Mitchell International Airport
- 40** Minutes to O'Hare International Airport
- 62** Miles to Downtown Chicago

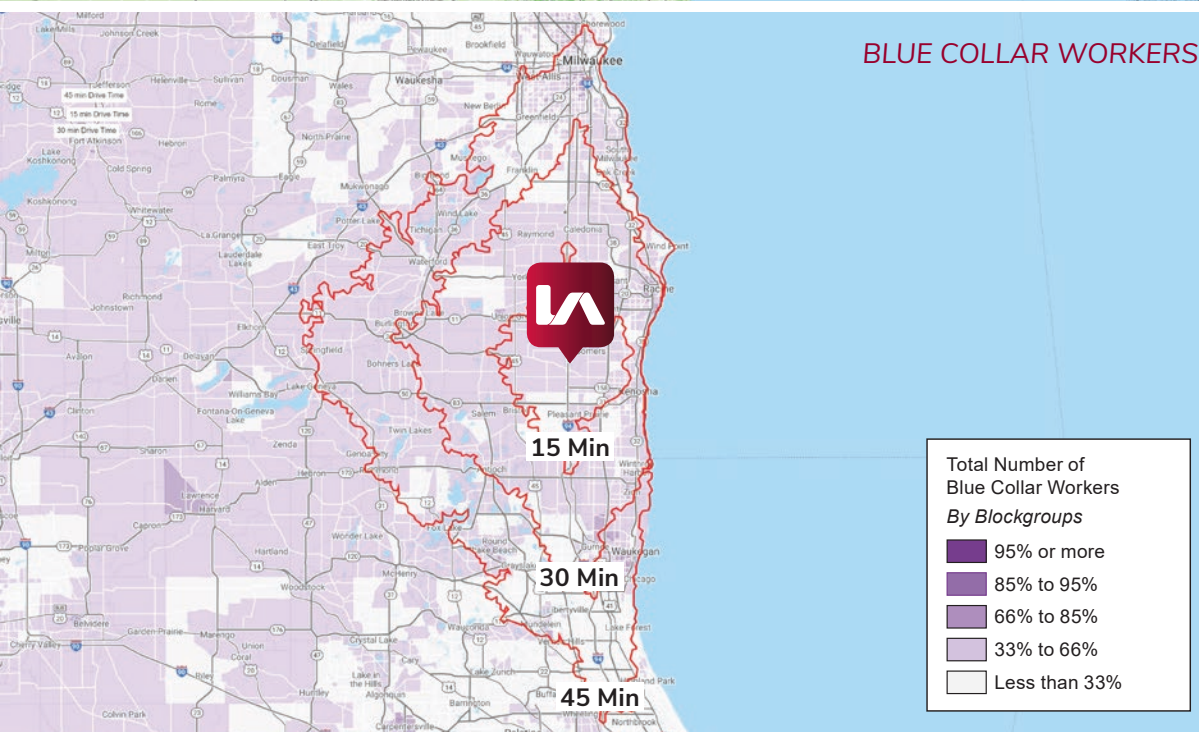
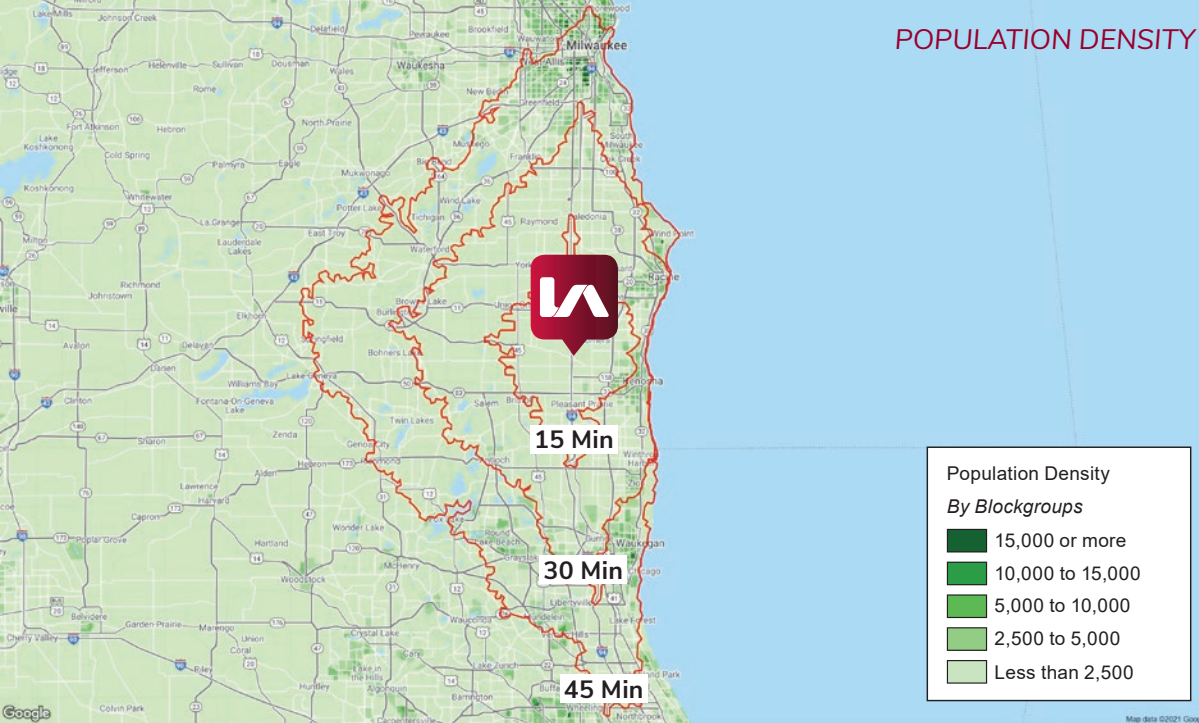
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- | | | | | | |
|--------------------|----|--------------------------|--------------------|---------|--------------------------|
| RESTAURANTS | 1 | Uncle Mike's | FAST FOOD | 11 | McDonald's |
| | 2 | Cracker Barrel | | 12 | McDonald's |
| | 3 | Texas Roadhouse | | 13 | Wendy's |
| | 4 | Noodles & Co. | | 14 | Starbucks |
| | 5 | Buffalo Wild Wings | | 15 | Dunkin Donuts |
| | 6 | Perkins | | 16 | Chipotle |
| | 7 | Cheddar's | | 17 | Potbelly |
| | 8 | Olive Garden | | 18 | Mod Pizza |
| | 9 | Corner Bakery | | 19 | Chick-Fil-A |
| | 10 | Iguana Wana Grill | | 20 | Culver's |
| HOTELS | 21 | Country Inn | RETAIL | 31 | Gander Outdoors |
| | 22 | Comfort Inn | | 32 | Woodman's Market |
| | 23 | Best Western | | 33 | Walgreens |
| | 24 | Hampton Inn | | 34 | Dicks Sporting Goods |
| | 25 | Candlewood Suites | | 35 | Target |
| | 26 | Holiday Inn Express | | 36 | Costco |
| | 27 | Double Tree | | 37 | Pleasant Prairie Outlets |
| | 28 | Fairfield Inn | | | |
| HEALTH | 29 | Aurora Health Care | TRUCK STOPS | 38 | McDonald's |
| | 30 | Pleasant Prairie RecPlex | | 39 | McDonald's |
| | | 40 | | Wendy's | |

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POPULATION DENSITY



BLUE COLLAR WORKERS

	15 MINUTES	30 MINUTES	45 MINUTES
2021 Population	71,414	467,062	1,470,000
2021 Total Labor Force (Age 16 Years or Over)	57,790	373,487	1,180,000
Average Household Income	\$90,235	\$90,201	\$91,676
Average Household Expenditure (Budget)	\$1.77 B	\$11.8 B	\$37.64 B
Average Household Expenditure - Food	\$260.78 M	\$1.74 B	\$5.54 B
Average Household Expenditure - Shelter	\$372.27 M	\$2.48 B	\$7.94 B
Average Household Expenditure - Transportation	\$324.18 M	\$2.16 B	\$6.85 B
Average Household Expenditure - Entertainment	\$100.21 M	\$670.11 M	\$2.13 B
Median Age	37.8	38.6	37.6
White Collar Employees	21,522	133,026	411,872
Blue Collar Employees	14,369	95,611	296,555
Unemployment Rate	3.2%	3.8%	4.0%
2021 Occupation Population	35,891	228,637	708,427
Management, Business, Financial Operations	5,608	35,184	111,919
Service Employees	5,375	36,851	121,042
Sales, Office Employees	8,034	48,696	147,943
Construction, Extraction, Maintenance	2,670	17,575	53,303
Production, Transport, Material Moving	6,108	40,373	120,602

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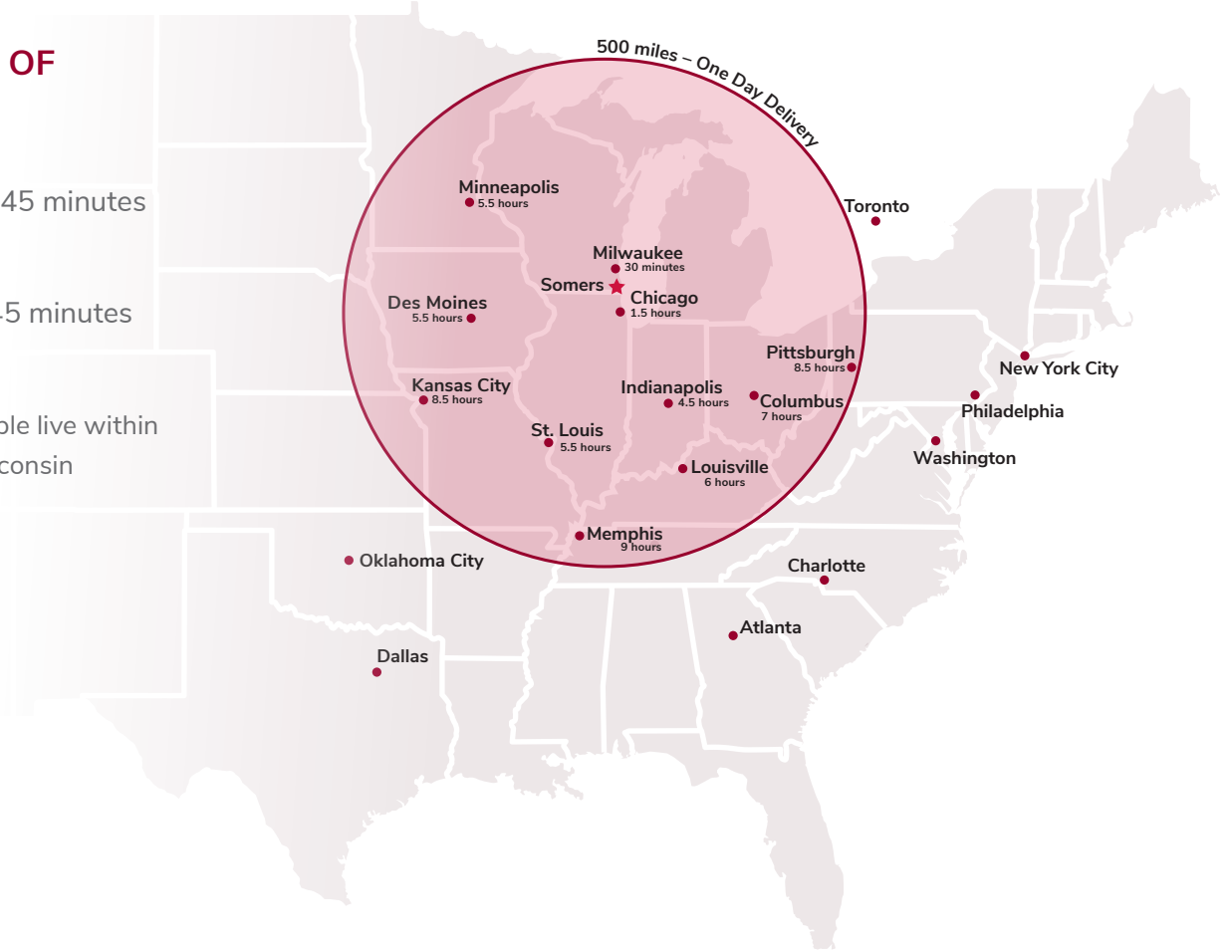


GEOGRAPHIC CENTER OF THE MIDWEST

Total Population
1,470,000 people live within 45 minutes

Number of Households
572,839 households within 45 minutes

Distribution Network
Approximately 60.9 million people live within a one-day drive of Somers, Wisconsin



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