

FOR SALE

Southside Industrial Park

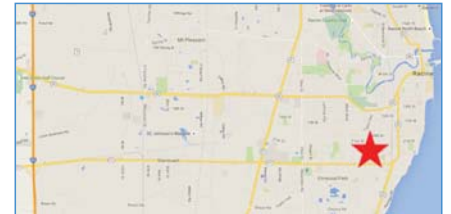
For Information Contact:
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Prime Redevelopment Parcel

HIGHLIGHTS

- Industrial park site located in Racine's southeast side at the intersection of South Memorial Drive and DeKoven Avenue
- Convenient access to Interstate 94 via State Trunk Highway 11
- Served by public transportation with close proximity to an abundant local workforce



TOTAL LAND SITE:	8+ acres	SERVICES:	Municipal water & sewer
ZONING:	I-2 Restricted Industrial District	SALE PRICE:	\$390,000



330 East Kilbourn Avenue Suite 800 | Milwaukee, WI 53202 | P: 414.224.1200 | F: 414.224.1022 | www.rfpcommercial.com
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PROPERTY SUMMARY

Site

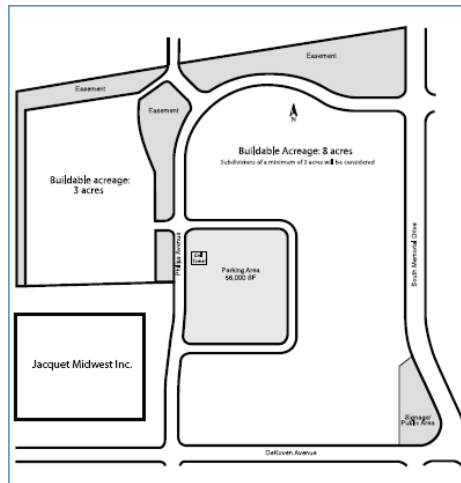
Size:	+8 acres
Developer:	City of Racine
General Use:	Industrial
Utilities:	Municipal water & sewer
Zoning:	IL-Restricted Industrial District
Tax Key:	#16850012, #16850010, #16853002, #16853001
Sale Price:	\$390,000 (\$48,750 per acre)

Additional Features

- Located eight miles from Interstate Hwy 94. Direct access to State Hwy 11 and 32. Located on a major arterial street system – no restrictions.
- Racine County includes 95 warehouses and trucking establishments. Parcel service is available.
- Racine County is served by three general aviation airports: John H. Batten Field, Burlington Municipal Airport and Sylvania Airport. Milwaukee's General Mitchel International Airport is located 15 miles to the north and Chicago's O'Hare International Airport is located 60 miles to the south.
- The Port of Milwaukee is located 30 miles to the north
- One-site railway service is not available. Area rail service is provided by Canadian National Railway, Canadian Pacific Railway and Union Pacific Railroad. Rail passenger service is provided by Amtrak.
- Belle Urban System provides public transportation directly to the park.
- Industrial park deed restrictions, design guidelines and covenants in place



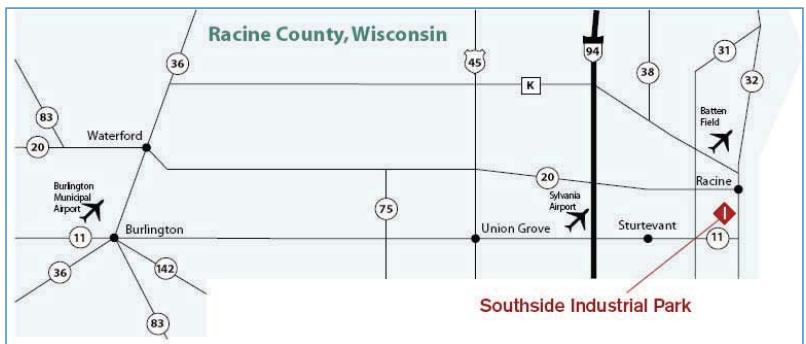
■ Southside Industrial Park
■ **RENDERING AND SITE LAYOUT**



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Southside Industrial Park AERIAL & LOCATION



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