



247,584 SF **BUILDING SIZE**
±18,900 SF **OFFICE SPACE**

The Evolution **AT INTERNATIONAL**

Available for Lease February 1st, 2026

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International
Drive
1445

MOUNT PLEASANT, WISCONSIN

Executive SUMMARY

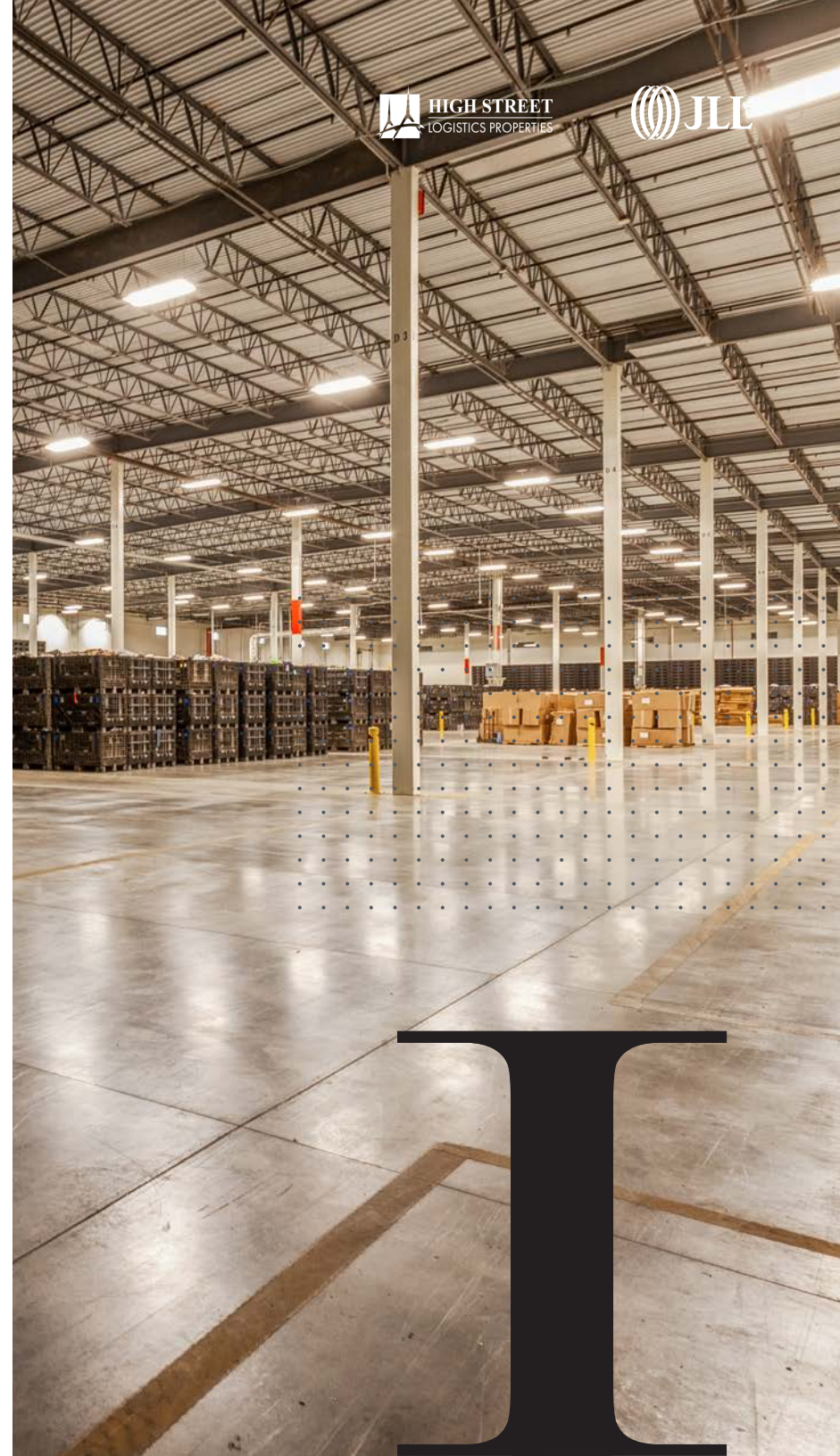
JLL has been engaged by **High Street Logistics Properties**, the owner, of **1445 International Drive** in **Mount Pleasant, Wisconsin** (the “Property”) to market the Property for lease. The Property is unique due to its **move-in-ready** condition, providing a future occupier **247,584 SF** at the border of Wisconsin and Illinois.



Building SPECIFICATIONS

Building Size	247,584 SF
Minimum Divisible	115,484 SF
Office Space	+/-18,900 SF (Western Unit)
Climate-Controlled Aerosol Storage Space	Approx. 5,000 SF (Eastern Unit)
Acres	13.8
Construction	Pre-cast Panel
Ceiling Height	30' Clear
Parking	Cars: 230 Trailers: 68 (33 on bldg., 35 off bldg.)
Loading	Drive-in Doors: 4 Exterior Docks: 20 (expandable to 53)
Bay Size	45' x 60' / 60' x 60' Speed Bay
Power	1,200 Amp, three-phase, four wire, 277/480 volt
Floor	7' 4,000 LB Floor Slab
Lighting	LED
Sprinkler	ESFR

Lease Rate	\$6.95/SF, Triple Net (NNN)
Operating Expenses	\$1.78/SF (est.)



Site PLAN



247,584 SF Available
Divisible by 132,100 SF and
115,484 SF as shown below



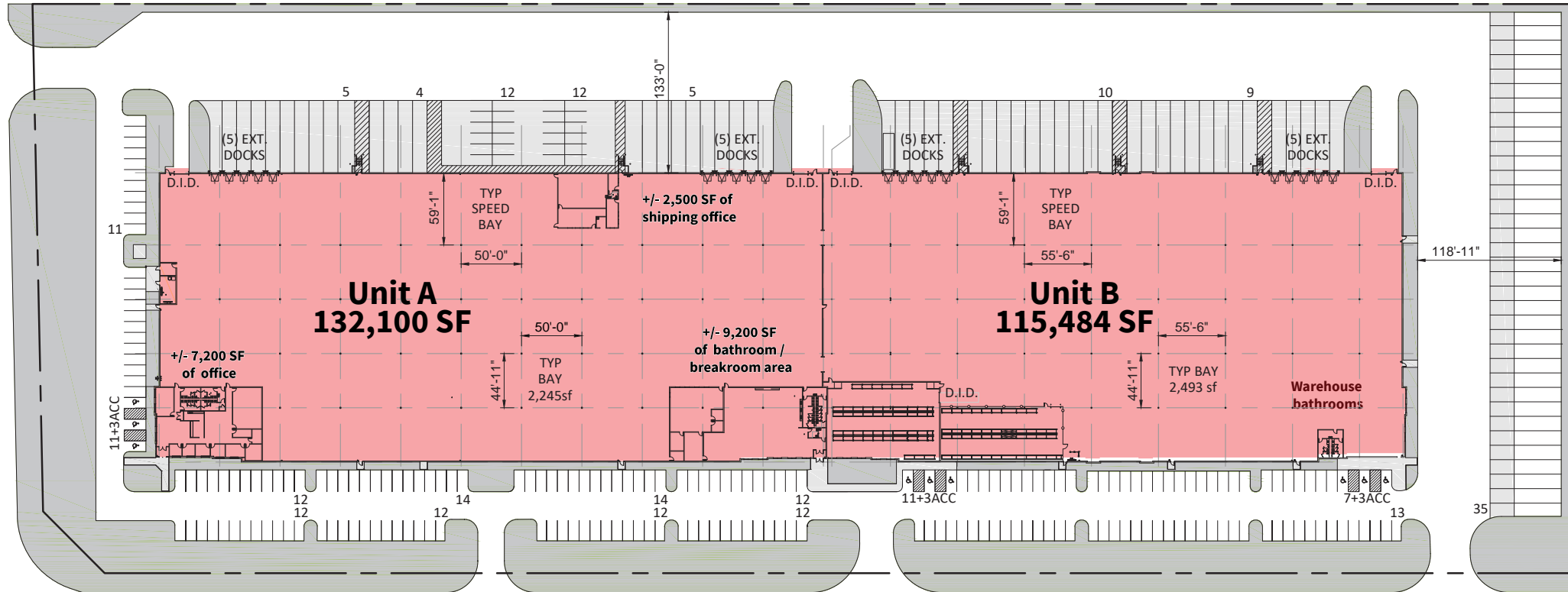
30' Clear Height



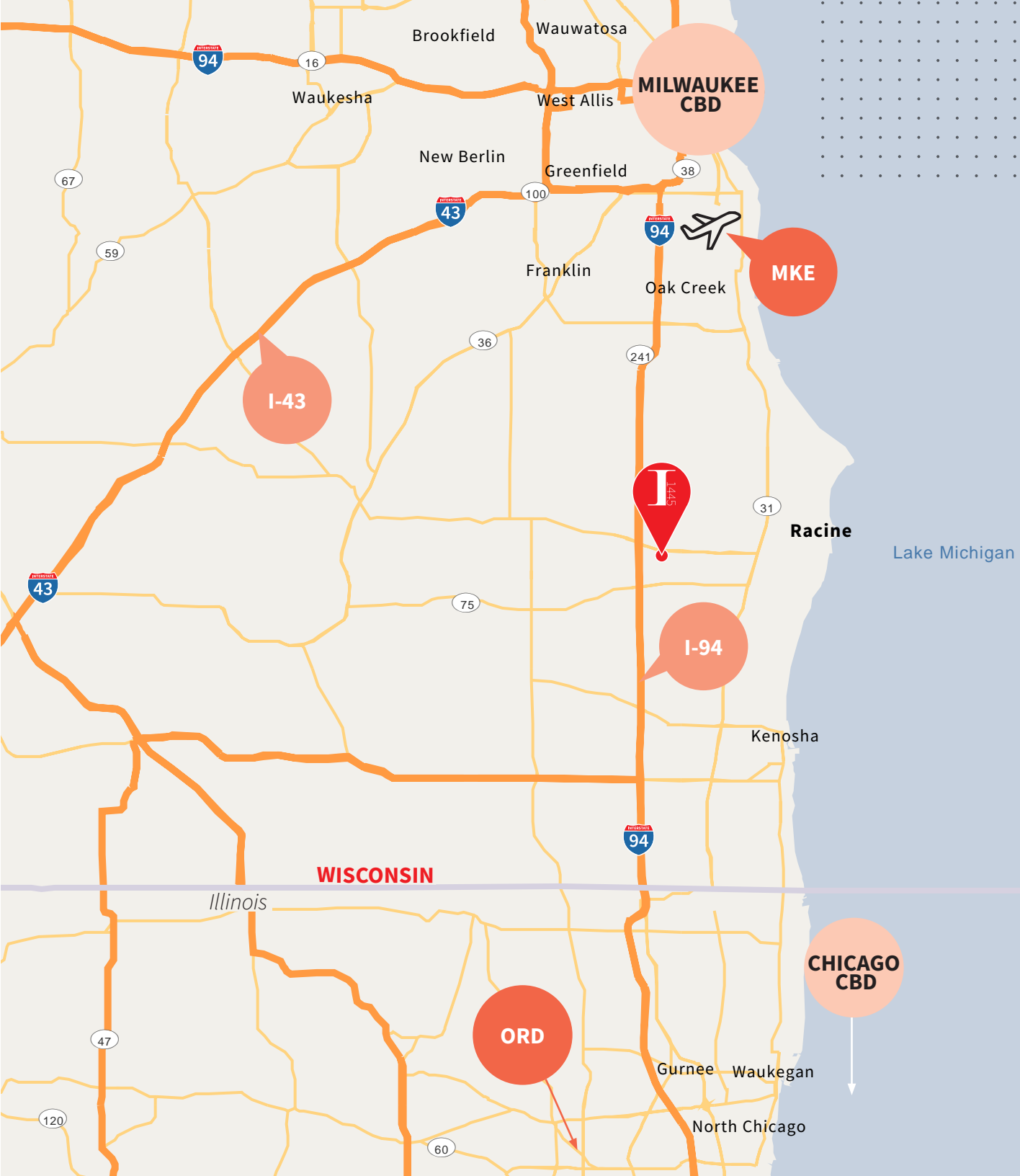
68 Trailer Parking Spots
(33 on bldg., 35 off bldg.)
230 Car Parking Spots



International Drive



Drive TIMES



INTERSTATE 94

– 1.5 mi / 3 min

INTERSTATE 43

– 19.5 mi / 19 min

ILLINOIS/WISCONSIN BORDER

– 17.8 mi / 18 min

MILWAUKEE CBD

– 24.7 mi / 27 min

CHICAGO CBD

– 69.7 mi / 84 min

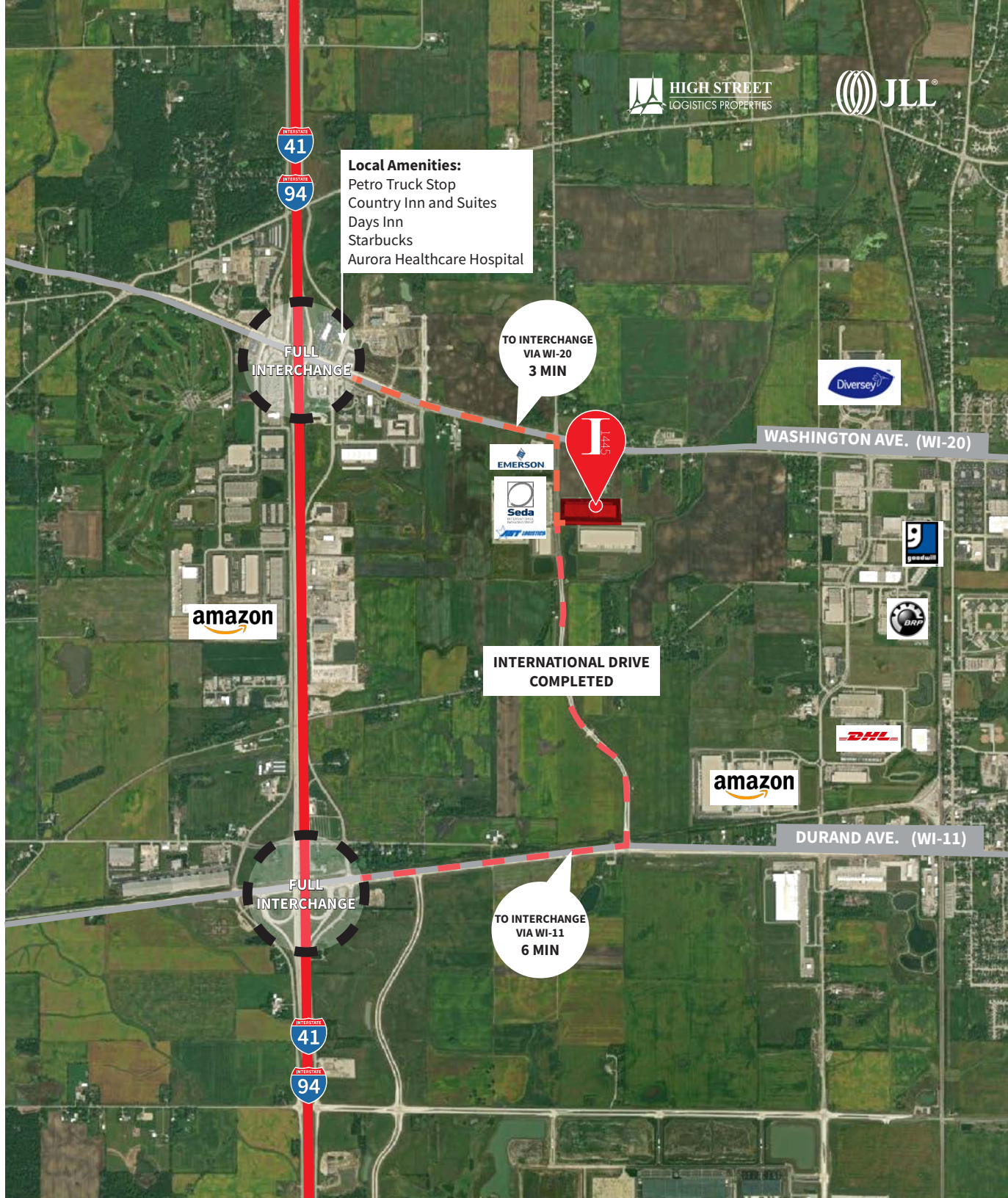
GENERAL MITCHELL INTL AIRPORT (MKE)

– 18.0 mi / 19 min

O'HARE INTL AIRPORT (ORD)

– 55.3 mi / 50 min

Immediate **ACCESS**



DEMOGRAPHICS

Within 25-Minute Drive Time



INDUSTRIAL LABOR



537,164

total
population



276,827

total
labor force



\$61,138

median household
income



39.3

median
age

EDUCATION + EMPLOYMENT

61%

high school graduate,
some college

29%

Bachelor's/Grad/
Prof Degree

63%

white
collar

26%

blue
collar

INDUSTRY CONCENTRATION



414

transportation/
warehouse firms



793

manufacturing
firms



13,641

transportation/
warehouse employees



44,726

manufacturing
employees

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Drafted by Attorney Debra Peterson Conrad



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