



CBRE

Town Nine Business Park

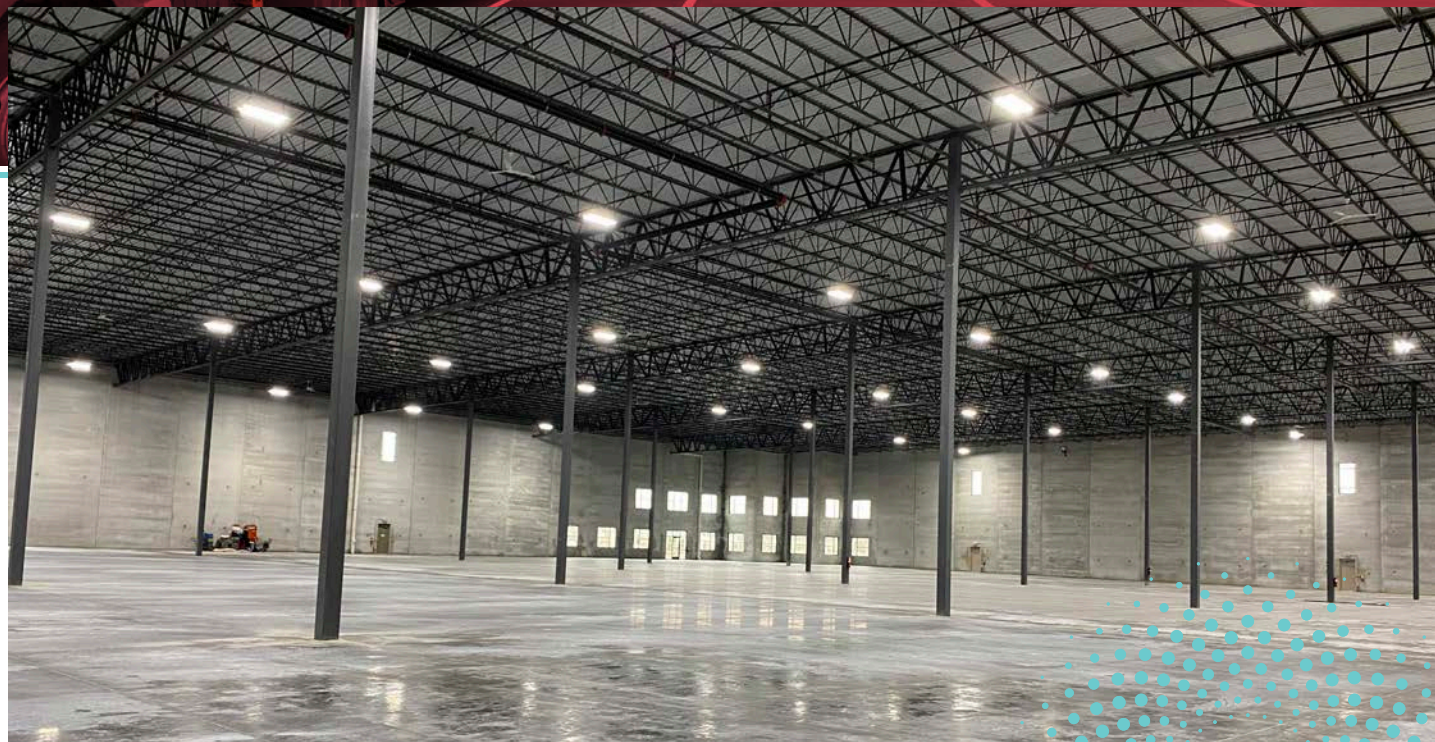
N104 W12659 Donges Bay Road
Germantown, Wisconsin 53022





375,000 SF Available

The Town Nine Business Park offers fully-improved sites and buildings in a pro-business environment to meet your company's needs. The easily accessible park location off Donges Bay Road & Wasaukee Road makes for a superior business location, close to restaurants, shopping and a large available labor force.



BUILDING #01 – 375,000 SF

363 Car Stalls

36 total dock positions with 27 on building truck stalls (expandable dock positions)

Expandable 75 trailer stalls off building adjacent to docks

ESFR Fire Protection System

Outdoor storage permitted

36' clear with 40' max deck height

4 (12' x 14') Grade overhead doors

52' wide bays

Min divisible 75,000 SF

4,000 AMP 3-Phase
Electrical service

Delivery of Building - Feb 2024

SITE #02

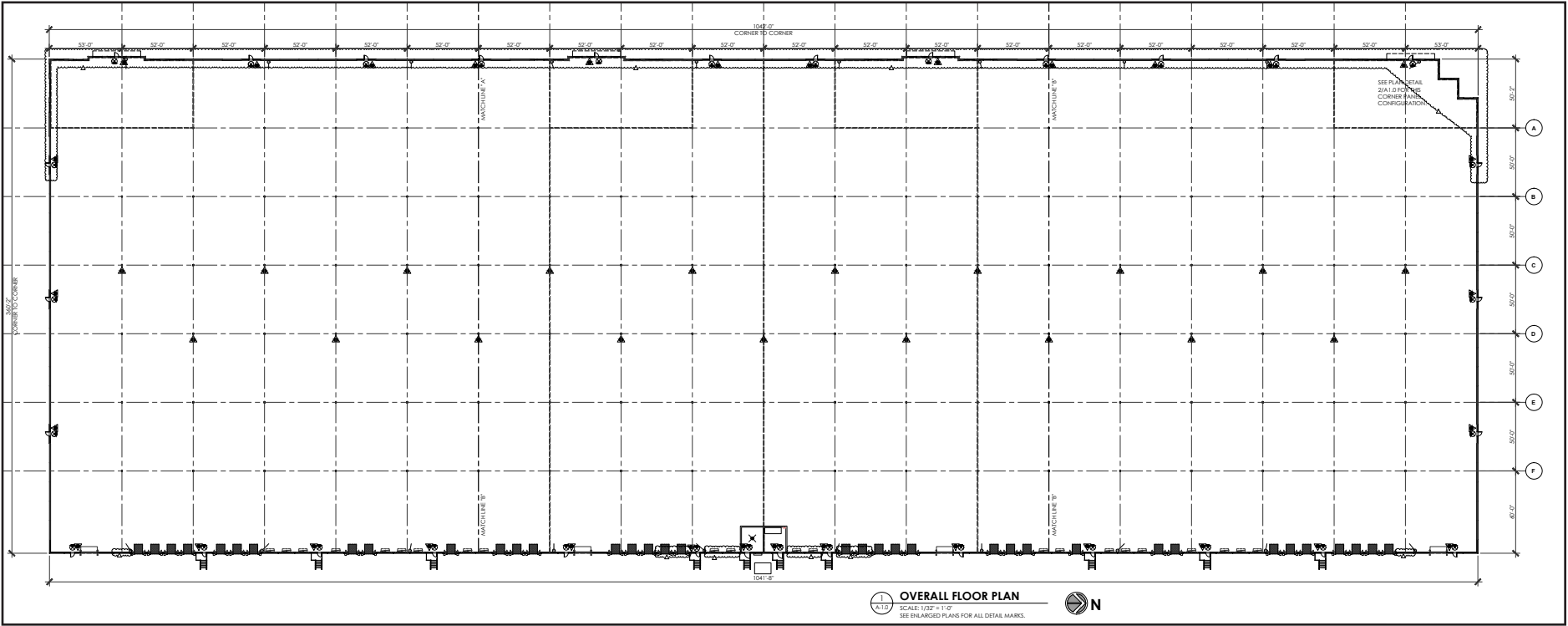
13 Acres (10 acres buildable flat)

Sewer and water to property line

Build to suit opportunities –
flexible from 50K SF – 200 K SF



Floor Plan



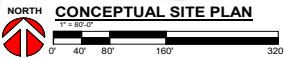
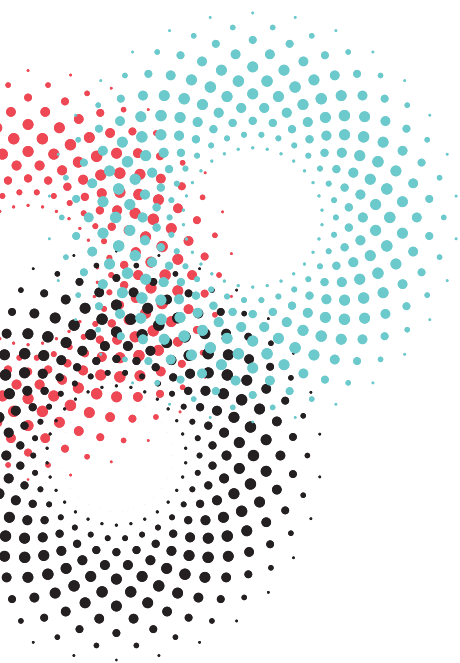
N104 W12659 DONGES BAY ROAD
Germantown, Wisconsin





Site Plan

The Town Nine Business Park's first building is 375,000 SF. Other building opportunities are flexible for either a build-to-suit or another flexible spec development.

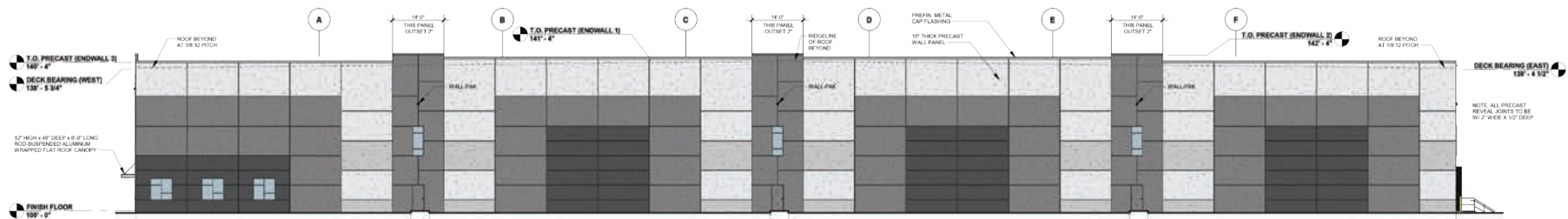


THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

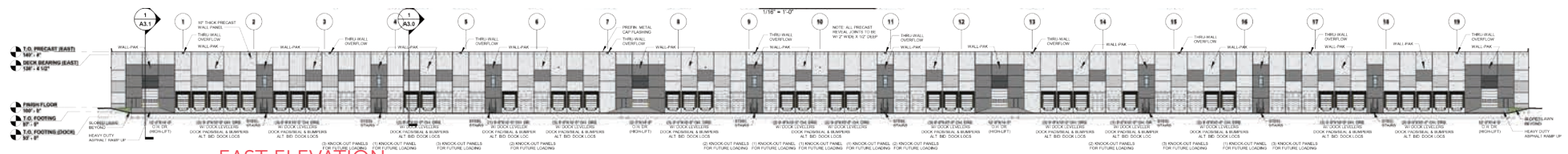
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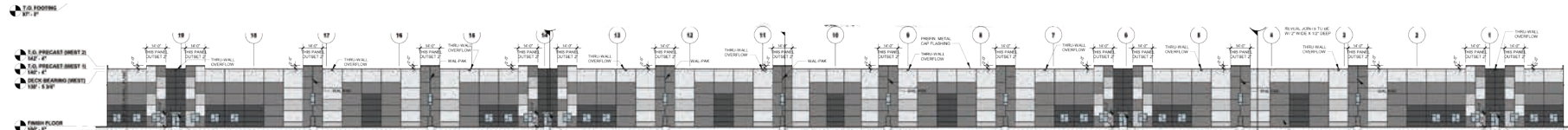
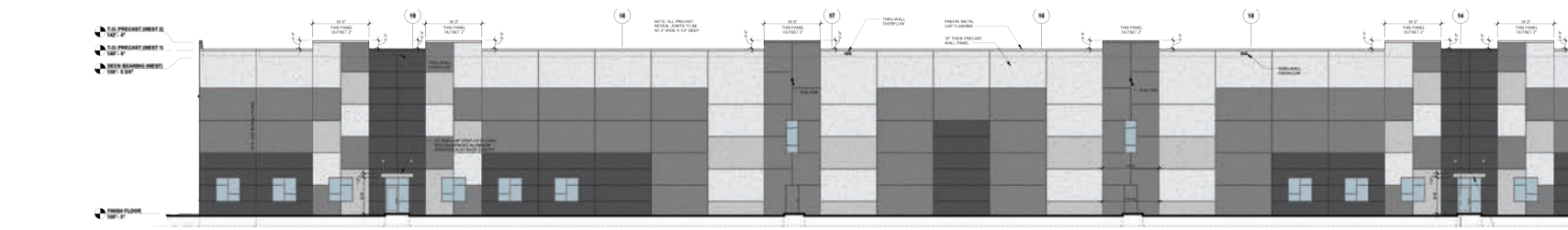
Building Elevations



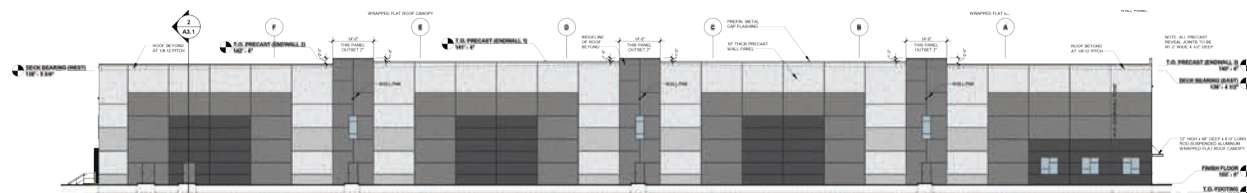
SOUTH ELEVATION



EAST ELEVATION

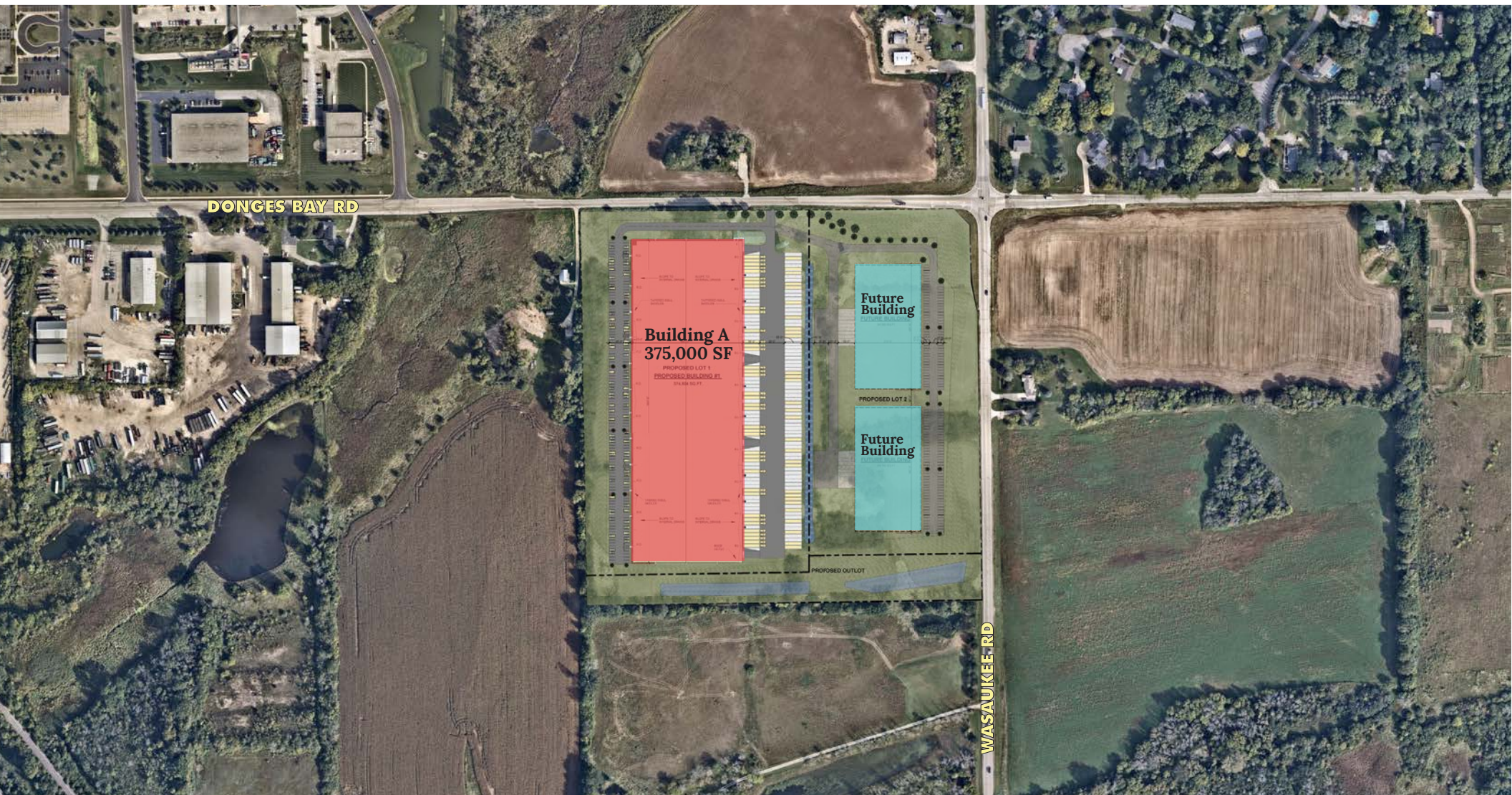


WEST ELEVATION



NORTH ELEVATION

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Germantown, Wisconsin



Aerial Map

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Germantown, Wisconsin

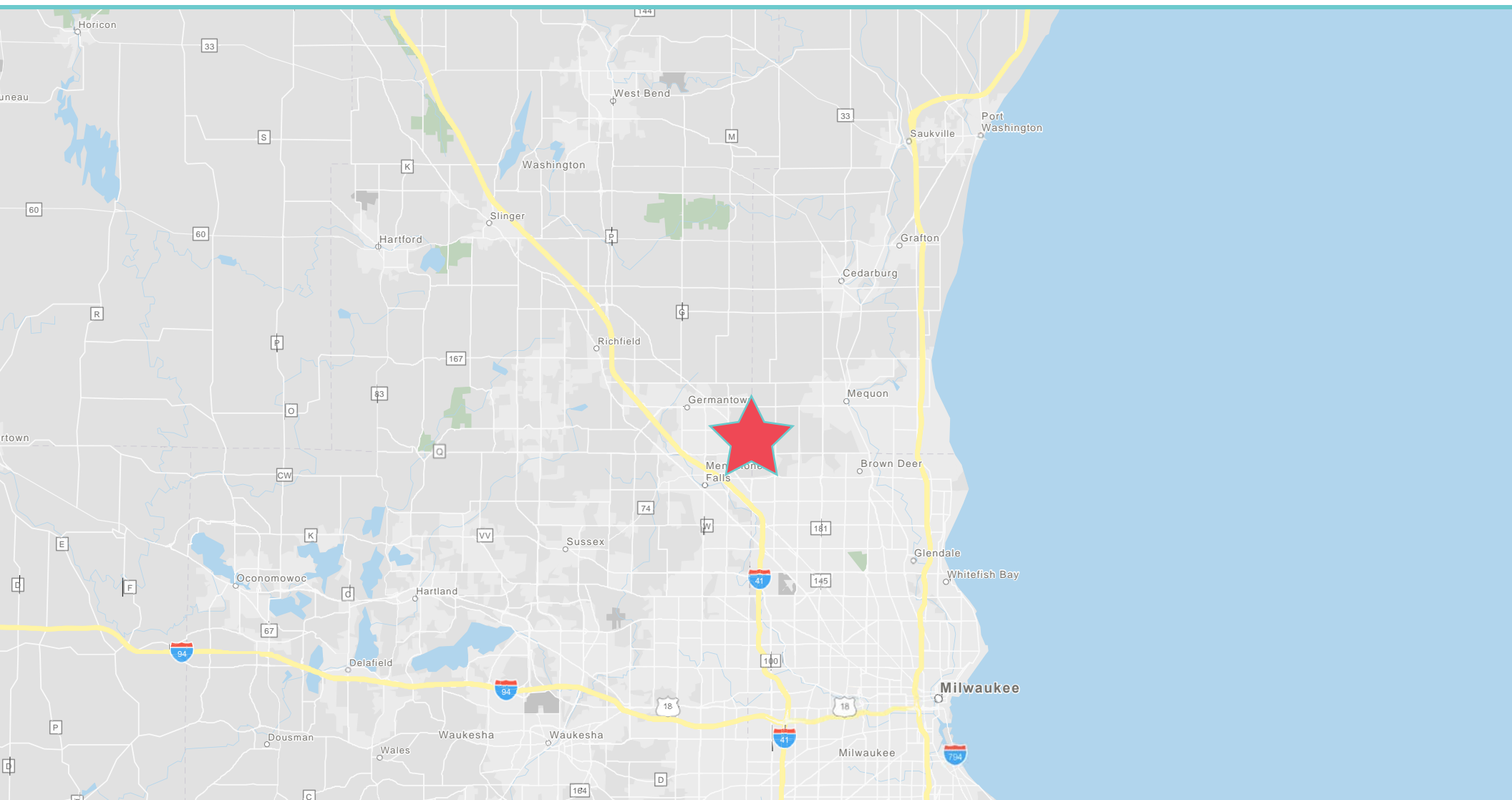
The Town Nine Business Park is located a couple minutes off Interstate 94 & Donges Bay Road in Mequon. Stem times for your semi-trucks are fantastic. It's the closest new business park to existing industrial parks in Germantown and offers great access to northwest metro Milwaukee skilled and unskilled workforce (Washington, Milwaukee, Waukesha and Ozaukee Counties).



Amenity Map

N104 W12659 DONGES BAY ROAD
 Germantown, Wisconsin

Desired location south of already established Germantown Business Park. I-41 access at County Line Rd's growing retail market (Walmart Supercenter, Target, Menards, Best Buy, Fleet Farm).



Local Map

N104 W12659 DONGES BAY ROAD
Germantown, Wisconsin

- 15 minutes to Zoo Interchange via I-94 and I-41
- 25 minutes to downtown Milwaukee
- 30 minutes to Milwaukee Mitchell International Airport



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