

NORTHBROOK

COMMERCE CENTER

Northbrook Court, Brookfield, WI

Up to **332,000 SF 26-Acre Business Park**
Available for Build-to-Suit Lease or Sale

Site offers **quickest approval process**
for an industrial development in
Metro Milwaukee



Property Highlights

ZONED

- Light Industrial & Commercial and Mixed Use #1

IDEAL FOR

- Corporate Headquarters
- Warehousing & Distribution
- Research & Development
- Food & Beverage
- Manufacturing

ADDITIONAL ATTRIBUTES

- Site offers outstanding panoramic views to the west and north
- All infrastructure in-place
- Site is located in the premier community of Brookfield, the second largest and affluent county, per capita, in Wisconsin
- Boasts some of the lowest real estate taxes in Waukesha County
- Truck trailer storage available



Conceptual Site Plan



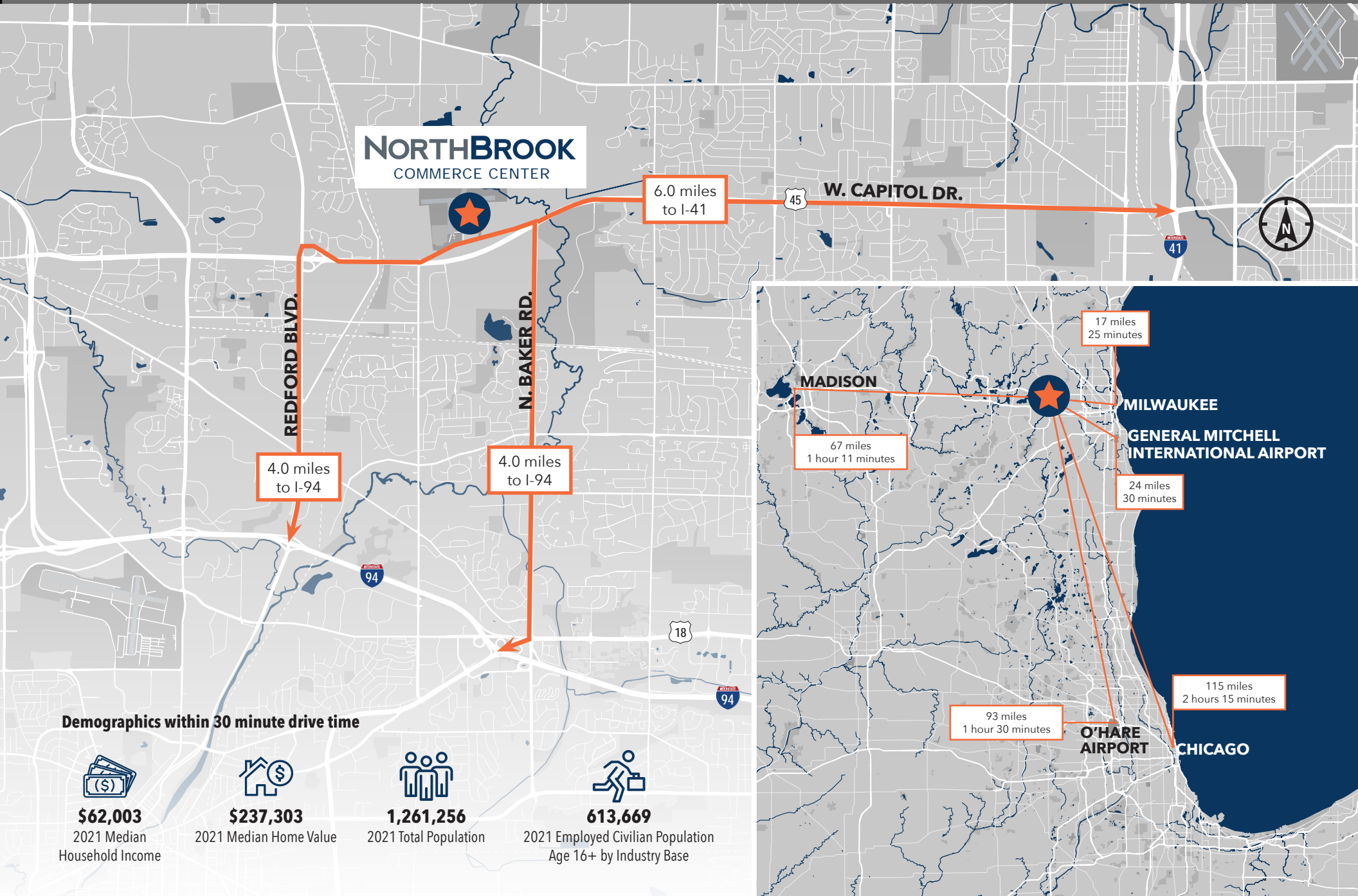
SITE ADVANTAGES

- Shovel ready site with pre-graded, customizable building pads
- Site zoned Industrial with an accelerated approval process in place for permitted uses
- Served by city of Brookfield municipal sewer and water
- Storm water management in-place
- Quick access to Interstate 94 and Highway 45
- Ideal for manufacturing, fulfillment, warehouse/distribution, R&D
- Access to large diverse labor pool

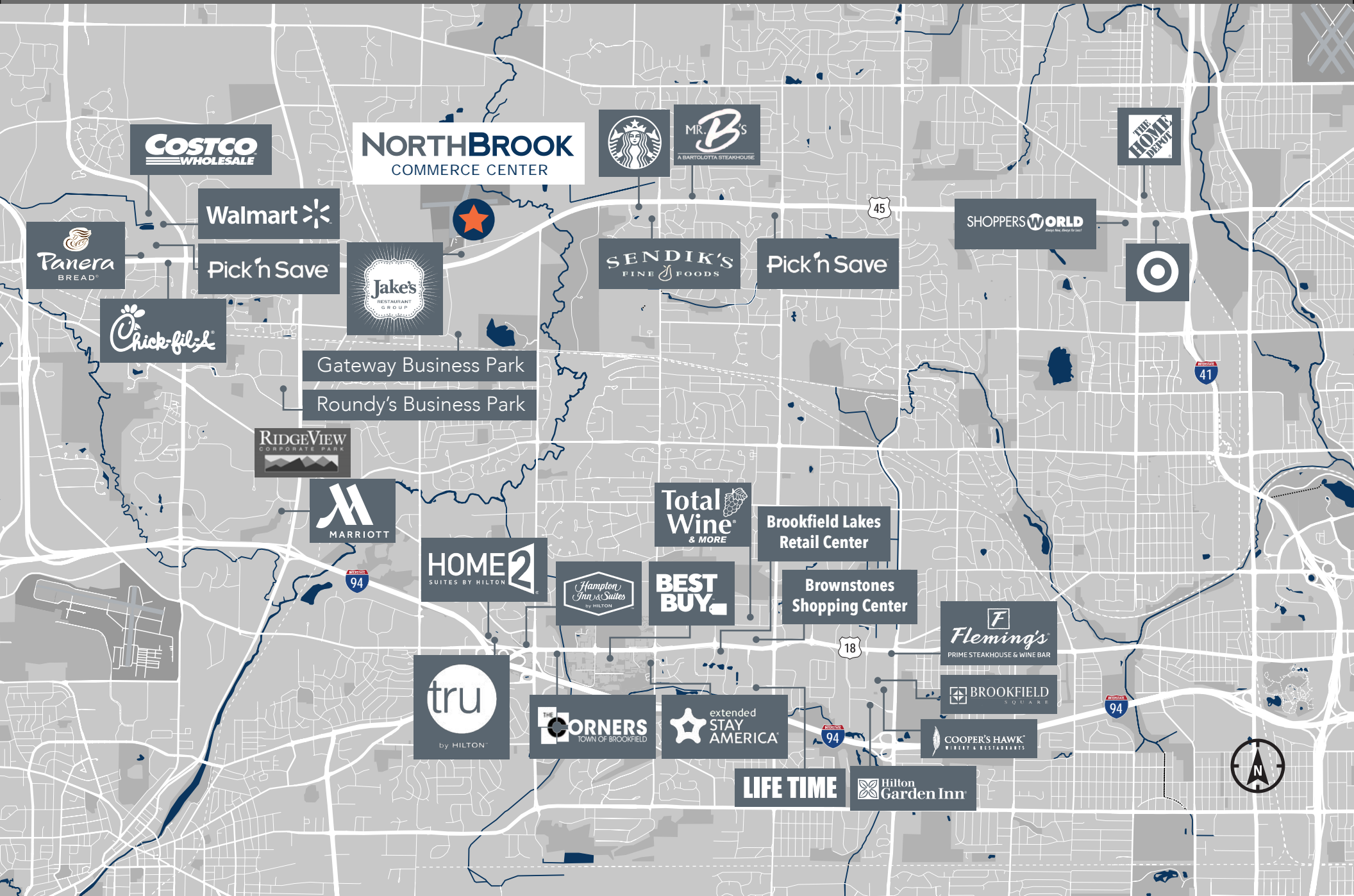
Other configurations available

Drive Time Map & Demographics

Strategically located to provide better access to interstates and labor, NorthBrook Commerce Center has immediate access to Capitol Drive and is within minutes of interstates I-94 and I-41.



Local Amenities



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