



# Lake Country Research Center

James Road at Walnut Ridge Drive  
Hartland, WI 53029



## About the Property

Lake Country Research Center is located within Waukesha County's Bark River Business Park in Hartland, Wisconsin. The business center is comprised of two office-warehouse buildings totaling 91,800 square feet. Located on the Interstate 94 Corridor in Waukesha County, the business community is four minutes from the Interstate 94 and Highway 83 Interchange to the south, Highway 16 to the north and just minutes from fine dining and fast food restaurants, regional shopping and lodging.



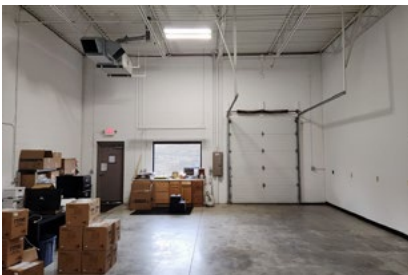
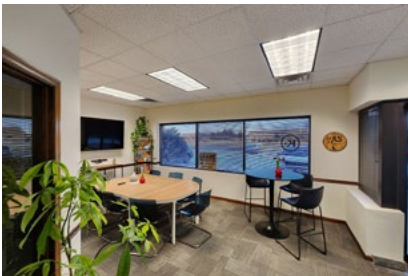
### Flex/R&D/Office Buildings

1005 Richard Road	50,400 SF
1020 James Drive	41,400 SF

### Building Specifications

Ceiling Height	16 ft. clear minimum
Parking	220 spaces
Parking	Natural gas
Roof	EPDM rubber
Construction	Brick on block
Zoning	B-4

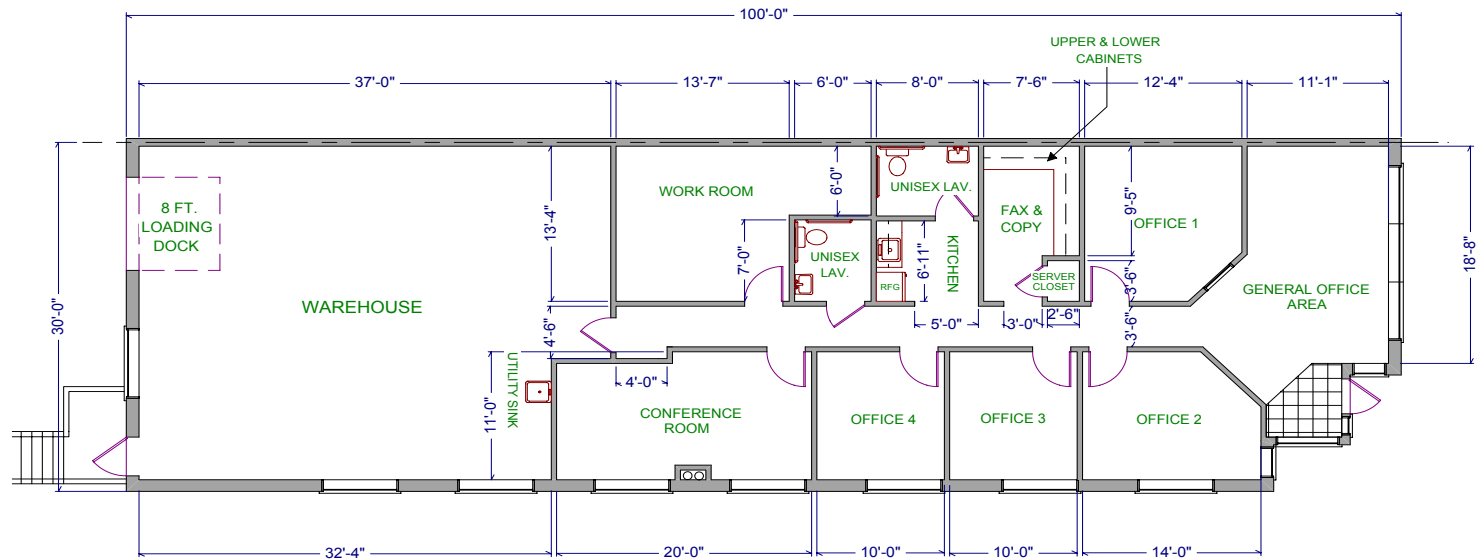
For more information on Lake Country Research Center, visit: [sjpi.com/lakecountry](http://sjpi.com/lakecountry)



**Total SF Available:**  
3,000 SF

1,905 sq. ft. office, 1,095 sq. ft. warehouse with private offices (4), conference room, kitchenette, and an 8' loading dock door (1)

*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



# Availabilities

## Flex/R&D/Office Space at Lake Country Research Center

3,000 sq. ft.	1005 Richards Road	Suite R	1,905 sq. ft. office, 1,095 sq. ft. warehouse with private offices (4), conference room, kitchenette, and an 8' loading dock door (1)
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# Contact Us

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