



# 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.

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



### 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





# Availabilities

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

2,700 sq. ft.	1020 James Drive	Ste. G	1,374 sq. ft. office, 1,326 sq. ft. warehouse with private office, conference room, and private restrooms (2)
4,800 sq. ft.	1020 James Drive	Ste. A-B	End cap flex space with many office windows; 2,677 sq. ft. office, 2,123 sq. ft. warehouse with private offices (4), conference room, private restrooms (2), and 10'x12' drive-in doors (2)
7,200 sq. ft.	1020 James Drive	Ste. A-C	End cap flex space with many office windows; 2,677 sq. ft. office, 4,523 sq. ft. warehouse with private offices (4), conference room, private restrooms (2), and 10'x12' drive-in doors (3)

## Contact Us

### Gregory Fax

Regional Partner, Wisconsin

GFax@sjpi.com | 262.524.0100

### Wisconsin Regional Office:

2000 Pewaukee Road | Suite A

Waukesha, WI 53188



262.524.0100 | [SJPI.COM/WISCONSIN](http://SJPI.COM/WISCONSIN)



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 12/25