



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



Flex/R&D/Office Buildings

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

Building Specifications

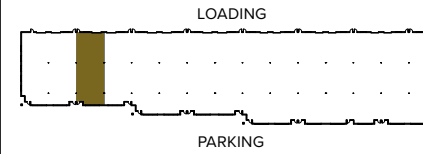
Ceiling Height	16 ft. clear minimum
Parking	220 spaces
Parking	Natural gas
Roof	EPDM rubber
Construction	Brick on block
Zoning	B-4



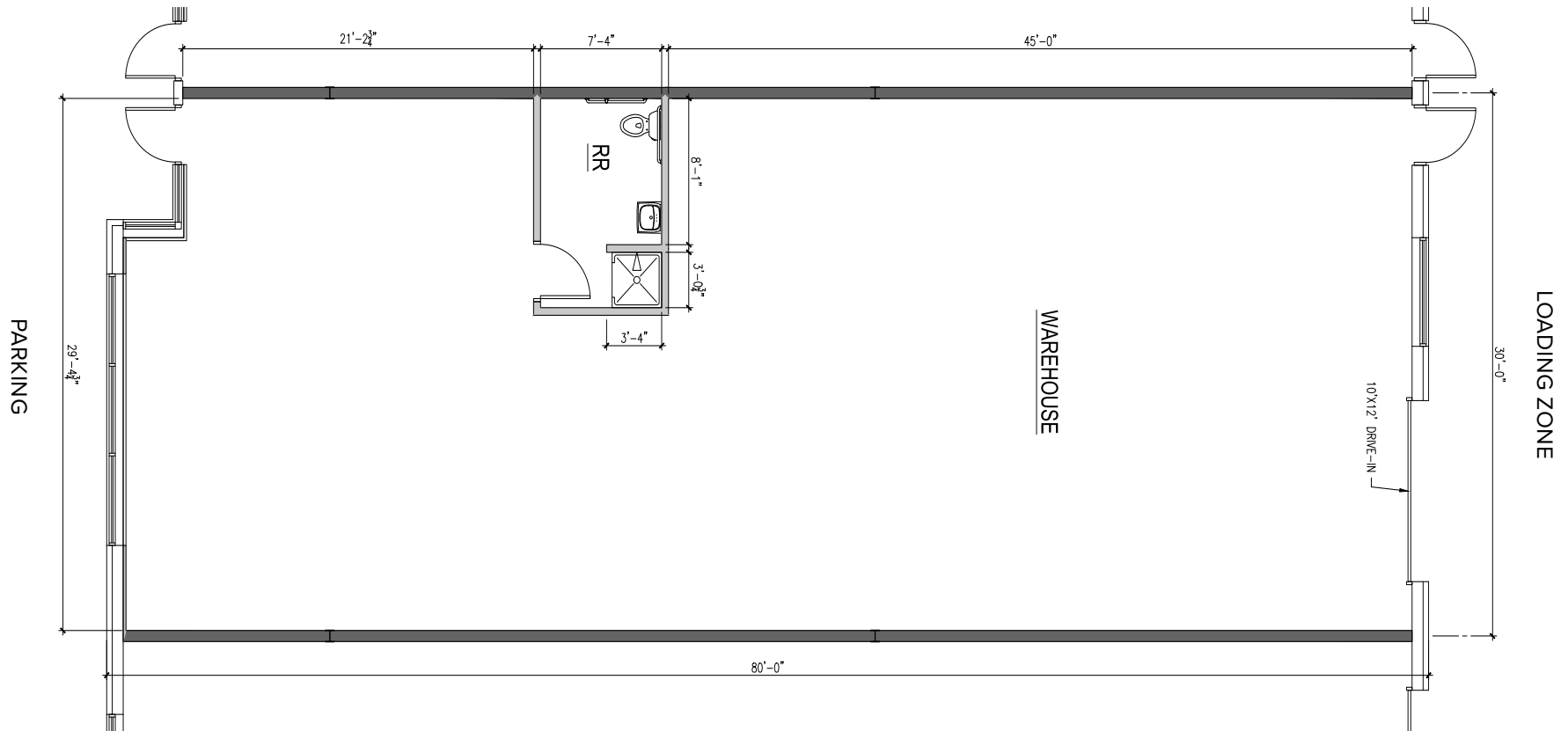
Total SF Available:
2,400 SF

*100% warehouse space
with 10x12 drive-in door (1)*

KEY PLAN
NOT TO SCALE



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

2,400 sq. ft.	1020 James Drive	Ste. C	100% warehouse space with 10x12 drive-in door (1)
2,700 sq. ft.	1005 Richards Road	Ste. G	1,362 sq. ft. office, 1,338 sq. ft. warehouse with private office, open office space, and kitchenette
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)

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