



# East Troy Multi-Tenant Industrial Building / Land

SWQ Hwy 120 / Hwy 43, East Troy, WI 53120



## Build-to-Suit Industrial Building For Sale or Lease

**Building Size**  
240,000 SF

**Parcel Size**  
84 Acres

**Clear Height**  
32 FT

**Column Space**  
50 X 50

**Electrical:**  
We Energies at property

**Loading Docks**  
Up to 46

**Drive-In Doors**  
± 4

**Parking Spots**  
160

**Lights**  
LED

**Water:**  
Municipal water at property

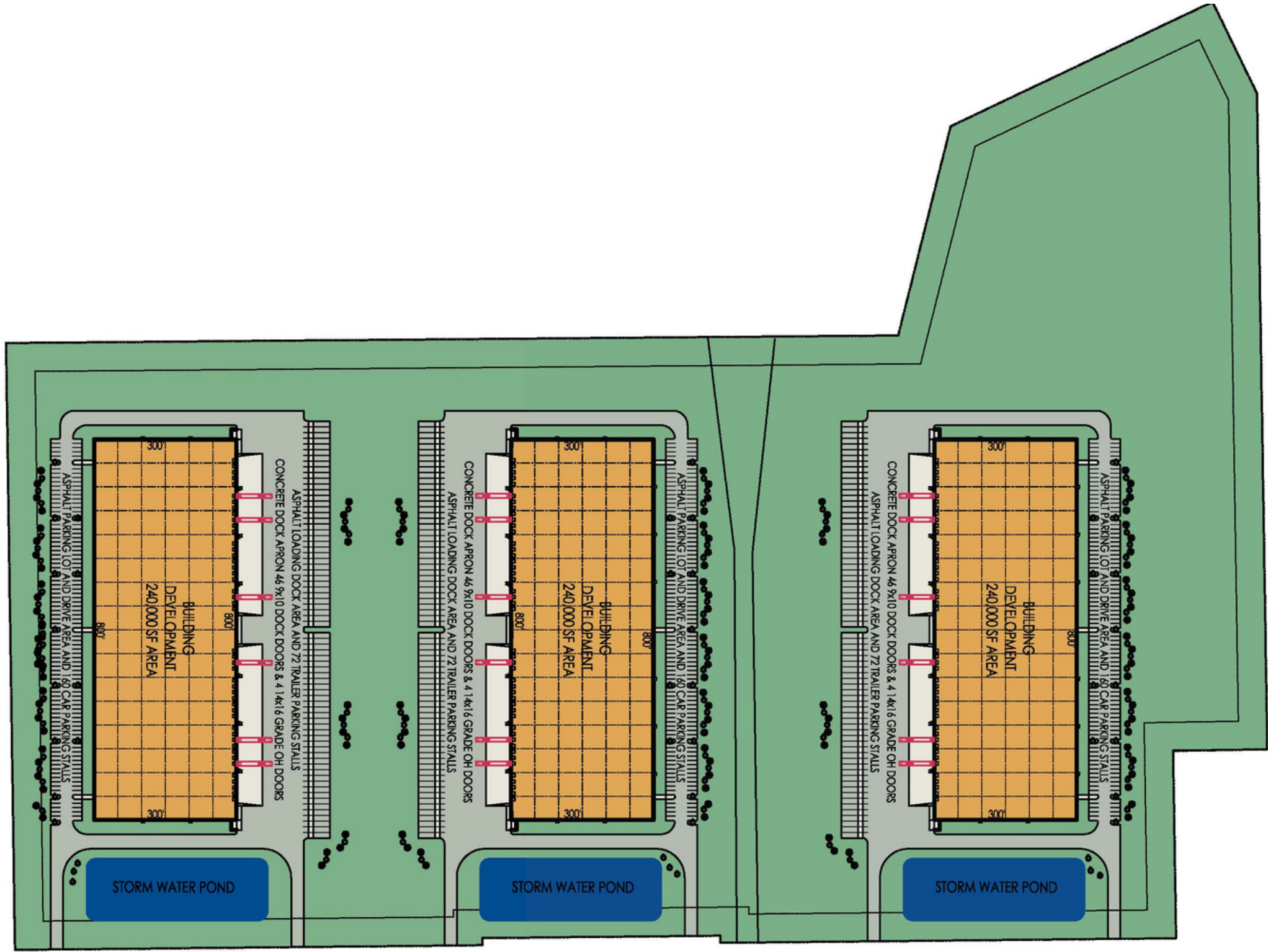
**Fire Protection**  
ESFR

**Office Improvements**  
As Needed

**Sewer:**  
Municipal Sewer at property

Scan for Google Maps





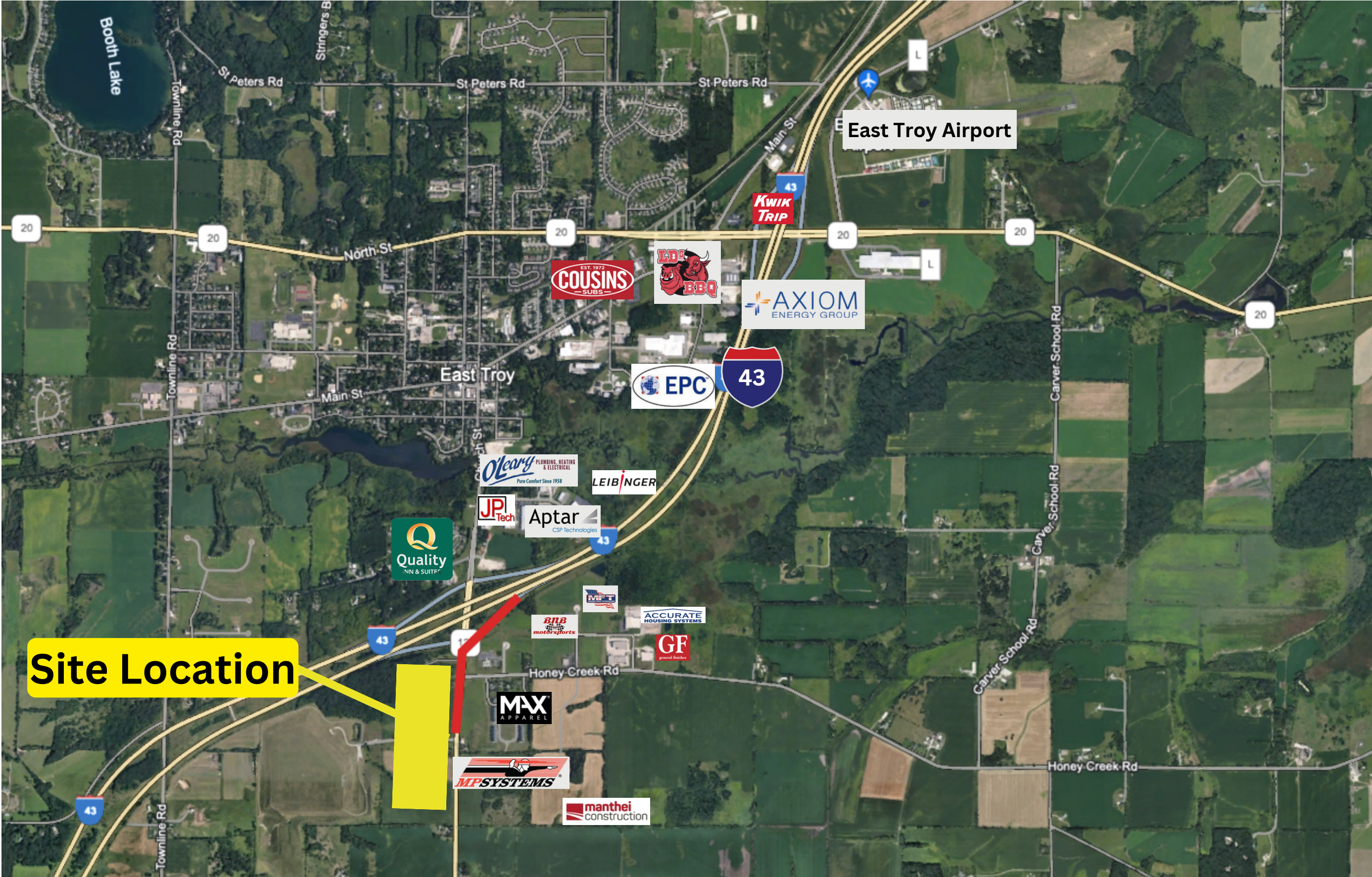
# Conceptual Site Plan

# Area Overview

The area surrounding Executive Drive in East Troy, WI 53120 is enticing for businesses due to its strategic location near major highways, enhancing transportation and distribution capabilities. Moreover, it features a vibrant business community, fostering networking opportunities and providing a supportive environment for growth and collaboration.

## Distance to Highway

- < 1 mile to 43 on ramp





## Contact



Joe Jursenas



[jjursenas@briohn.com](mailto:jjursenas@briohn.com)



262.790.0500



SWQ Hwy 120 / Hwy 43,  
East Troy, WI 53120



3885 N Brookfield Rd #200,  
Brookfield, WI 53045