

**FOUNDERS** | **3**  
REAL ESTATE SERVICES



**S L I N G E R**  
**I N D U S T R I A L**  
**L A N D**  
**FOR SALE OR**  
**BUILD-TO-SUIT**

**CONTACT US**

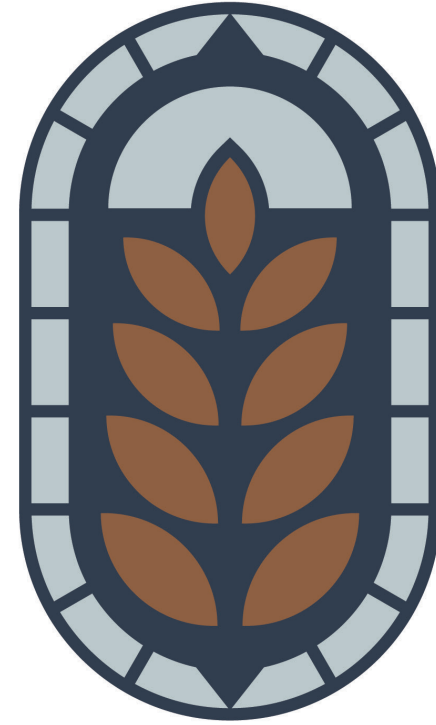
Bob Flood, SIOR  
414.249.2300  
bflood@founders3.com

Paul McBride, SIOR  
414.249.2305  
pmcbride@founders3.com

Derek Yentz  
414.249.2321  
dyentz@founders3.com

**W W W . F O U N D E R S 3 . C O M**

330 E Kilbourn Avenue, Suite 900, Milwaukee, WI 53202 | 414.271.1111



**MERCHANT**  
**VILLAGE**

FOR SALE OR BUILD-TO-SUIT

# SLINGER MERCHANT VILLAGE

SWC I-41 & STATE HWY 60  
SLINGER, WI 53086



## PROPERTY SPECIFICATIONS

LAND SIZE	65.6 acres (approx.)
Zoning	B&LM-1/PUD
Utilities	12" water main /8" laterals to sites

## PROPERTY HIGHLIGHTS

- Industrial lots in newly announced Slinger Merchant Village
- Four (4) lots available - #10, #11, #12, and #13
- Lots #10 and #12 are "Pad Ready"
- Master planned development w/ regional stormwater facilities
- Adjacent commercial uses zoned for convenience store, hospitality, restaurants, and more.
- Configuration of lots may be modified to accommodate users
- Low utility rates with Village of Slinger utilities
- Excellent access and visibility to I-41
- Signage possible

**SALE PRICE**    **\$90,000 - \$115,000/ACRE**

## CONTACT US

Bob Flood, SIOR 414.249.2300 bflood@founders3.com	Paul McBride, SIOR 414.249.2305 pmcbride@founders3.com	Derek Yentz 414.249.2321 dyentz@founders3.com
---	--	---



414.271.1111 | www.founders3.com

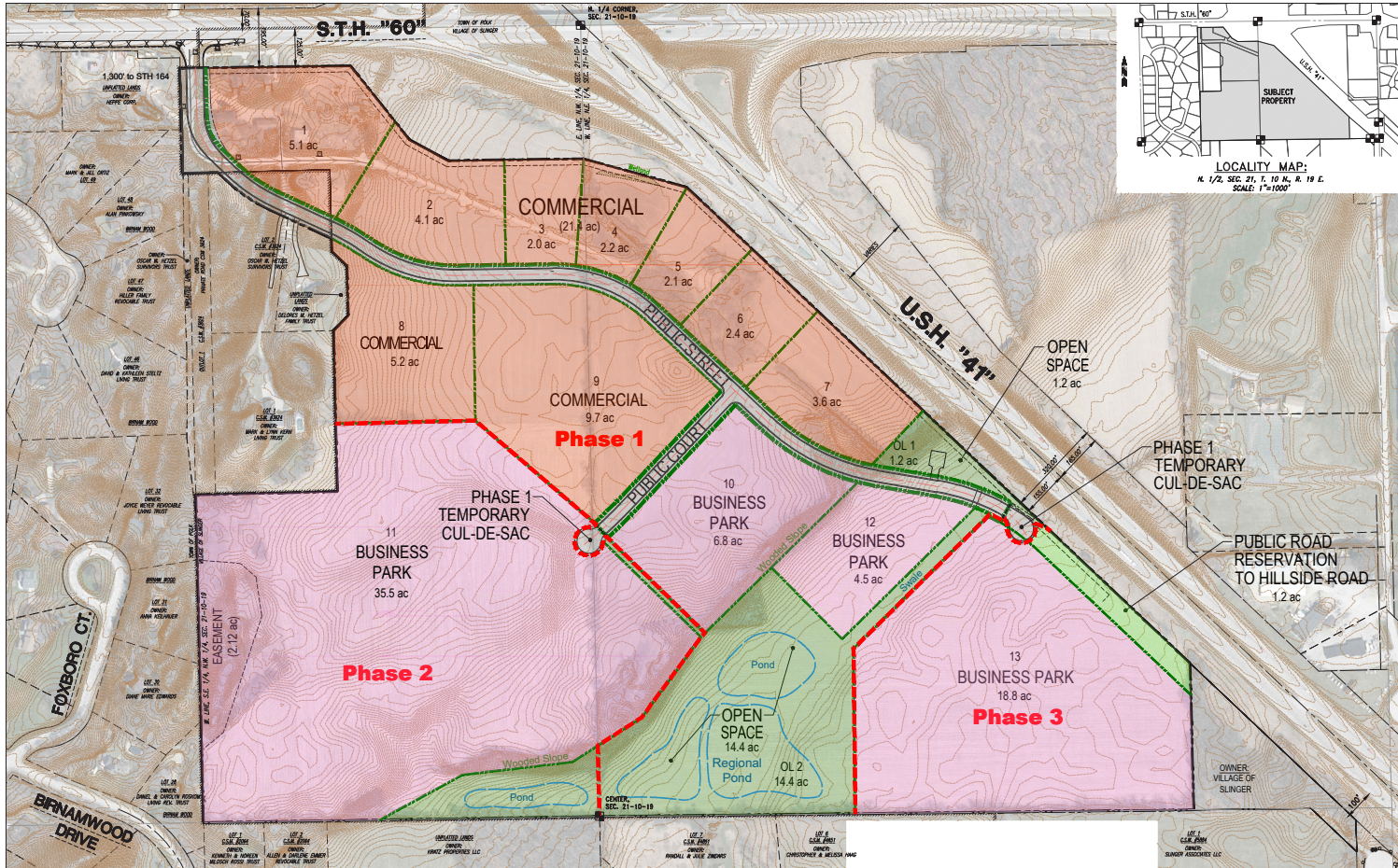
Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

FOR SALE OR BUILD-TO-SUIT

SLINGER MERCHANT VILLAGE  
SWC I-41 & STATE HWY 60  
SLINGER, WI 53086



# CONCEPTUAL SITE PLAN



**OVERALL SITE PLAN**  
126.2 ACRES

### INDUSTRIAL LOTS

**LOT 10:** 6.8 AC - \$115,000/ACRE  
ESTIMATED MAX BUILDING SIZE: 100,000 SF

**LOT 11:** 35.5 AC - \$90,000/ACRE  
ESTIMATED MAX BUILDING SIZE: 500,000 SF

**LOT 12:** 4.5 AC - \$115,000/ACRE  
ESTIMATED MAX BUILDING SIZE: 60,000 SF

**LOT 13:** 18.8 AC - \$90,000/ACRE  
ESTIMATED MAX BUILDING SIZE: 350,000 SF



414.271.1111 | [www.founders3.com](http://www.founders3.com)

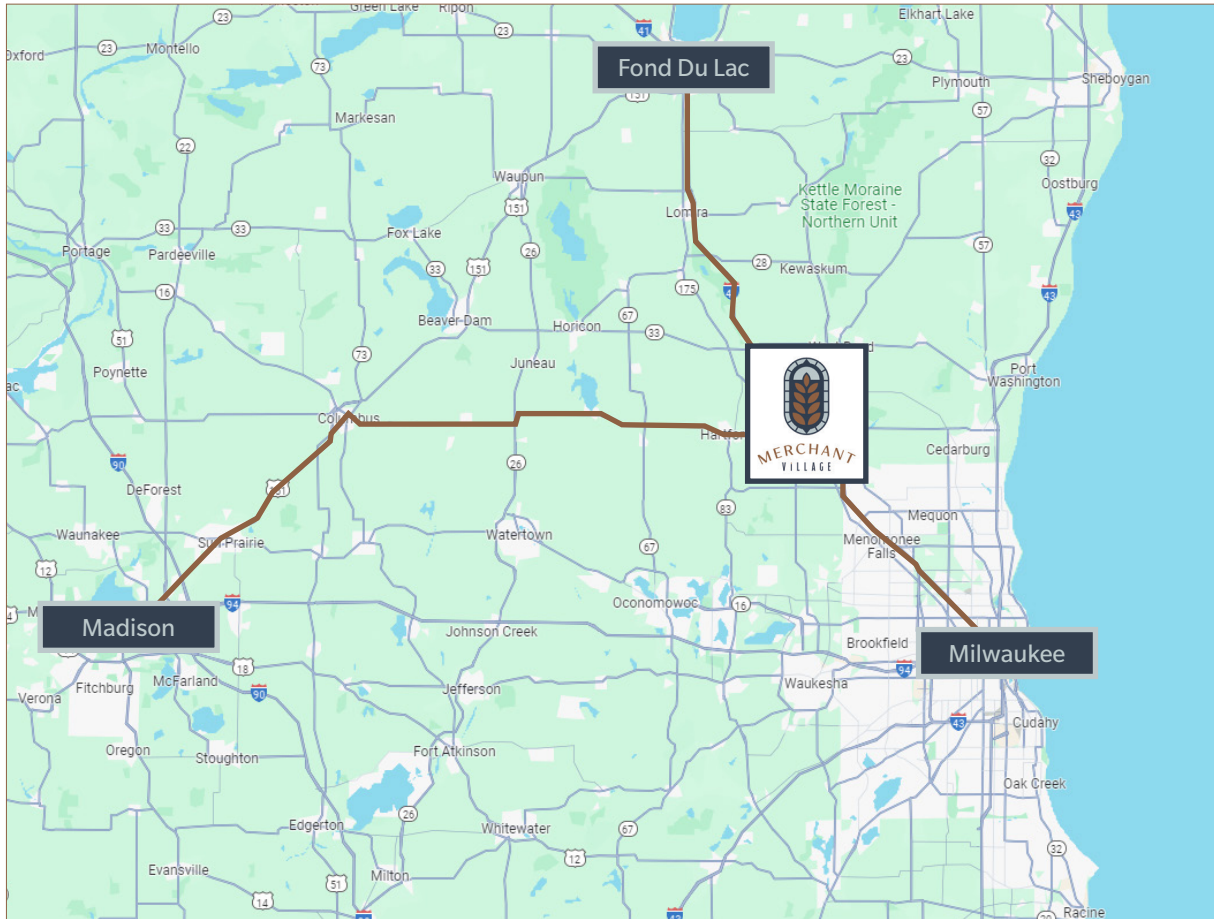
Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

FOR SALE OR BUILD-TO-SUIT

SLINGER MERCHANT VILLAGE  
SWC I-41 & STATE HWY 60  
SLINGER, WI 53086



## LOCATION AND DEMOGRAPHICS



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	1,984	8,901	26,282
Avg HH Income	\$95,074	\$89,150	\$87,391

### DRIVE TIMES

	Miles	Drive Time
Milwaukee	32.6 miles	35 minutes
Fond Du Lac	36.2 miles	35 minutes
Madison	67.5 miles	1 hour 29 minutes

### TRAFFIC COUNTS

Interstate 41	47,300 VPD
State Highway 60	26,800 VPD
State Highway 164	5,600 VPD



414.271.1111 | [www.founders3.com](http://www.founders3.com)

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.