

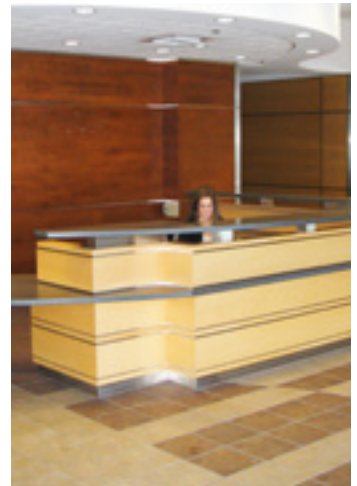


## Old Sauk Business Park

708/726 Heartland Trail Middleton, WI

Heartland Trail Park consists of two buildings with available suites ranging from 2,000 Sq. Ft. to over 130,000 Sq. Ft. of office, warehouse and light manufacturing space. This business park offers high visibility from Old Sauk Road, Pleasantview Road and Heartland Trail, and is easily accessible from the Beltline Hwy 12/14.

- Class-A office, lab, light manufacturing and warehouse space Common fitness, board rooms, conference rooms, training center and lunch rooms
- 6 loading docks/2 drive-in doors
- Signage opportunities
- Located near major retail shops and restaurants
- Access to City Center West amenities including a 120-seat conference center, fitness center and library



## Park Overview

708/726 Heartland Trail Middleton, WI

### BUILDING DESCRIPTION

Heartland Trail Park consists of two buildings with available suites ranging from 2,000 Sq. Ft. to over 130,000 Sq. Ft. of office, warehouse and light manufacturing space. This business park offers high visibility from Old Sauk Road, Pleasantview Road and Heartland Trail, and is easily accessible from the Beltline Hwy 12/14.

Sq. Ft. Available:

146,250 Sq. Ft.

### SIGNAGE

Building signage available

### PARKING

708 Heartland Trail

2.46/1000

169 Stalls/28 Underground

720 Heartland Trail

3.15/1000

162 Stalls

726 Heartland Trail

1.91/1000

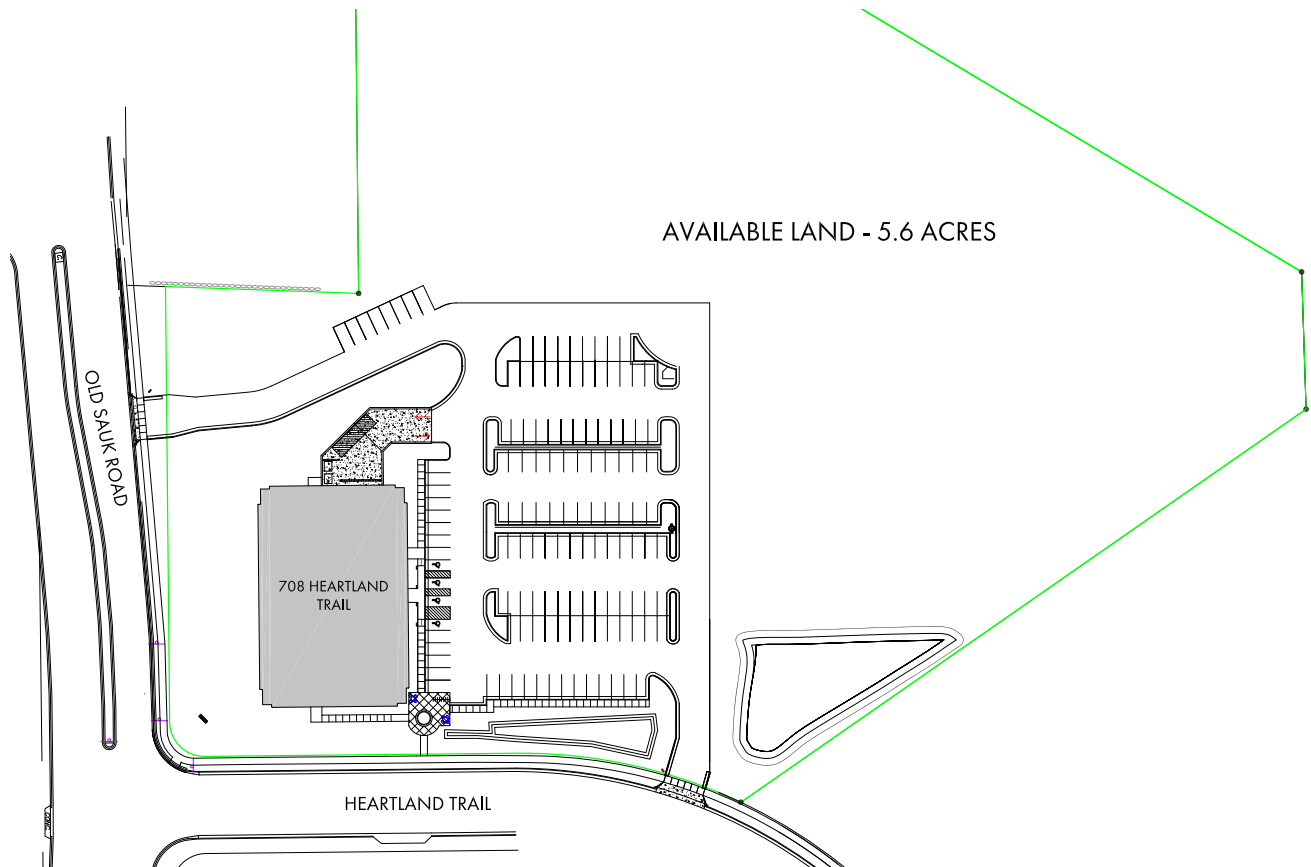
320 Stalls

Amenities/Features:

- Class-A office, lab, light manufacturing and warehouse space
- Common fitness, board rooms, conference rooms, training center and lunch rooms
- 6 loading docks/2 drive-in doors
- Located near major retail shops and restaurants
- Access to City Center West amenities including a 120-seat conference center, fitness center and library

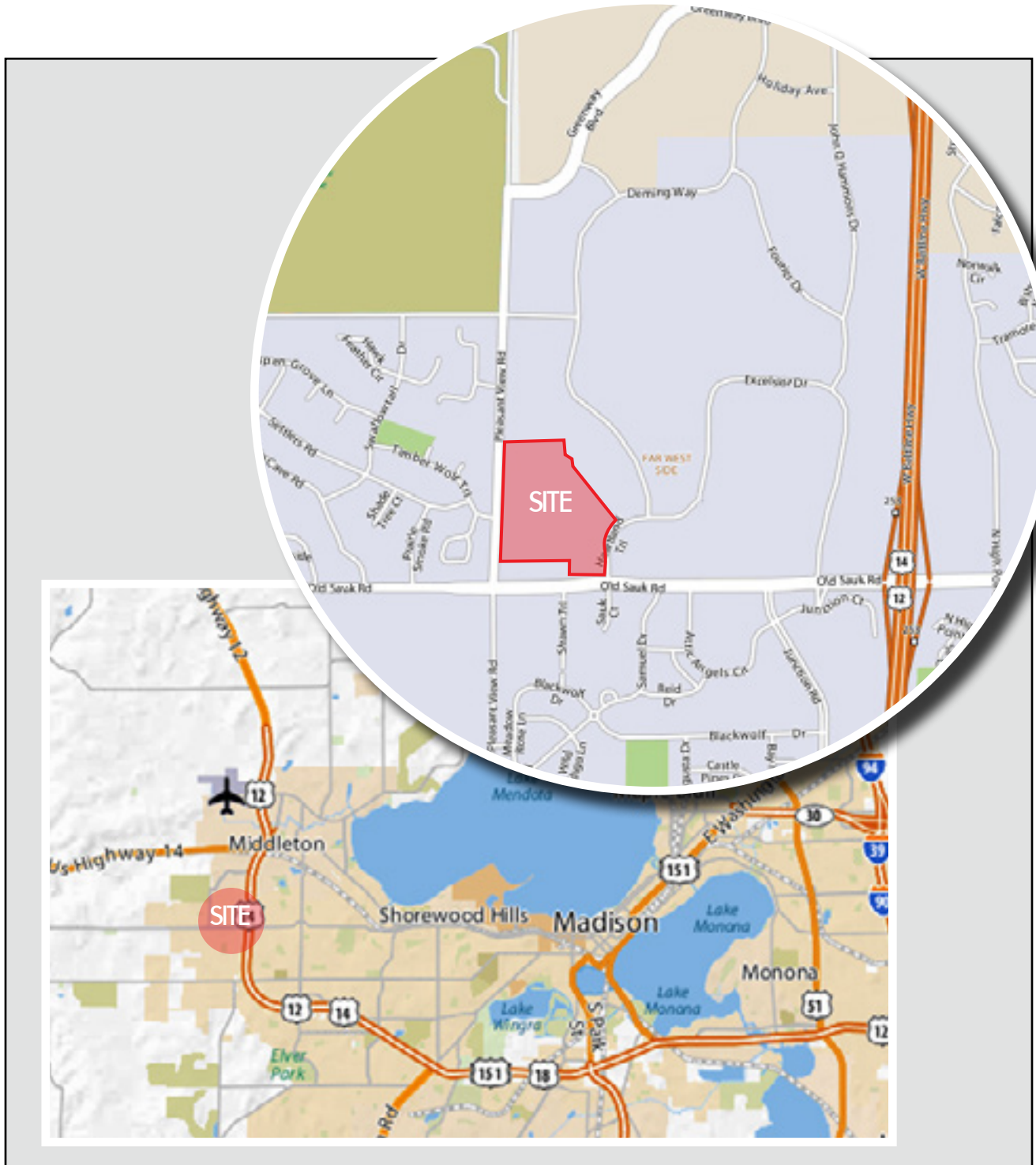
## Site Plan

708/726 Heartland Trail Middleton, WI



## Location Maps

708/726 Heartland Trail Middleton, WI



## Aerial Map

708/726 Heartland Trail Middleton, WI



## Building Amenities

708/726 Heartland Trail Middleton, WI

Underground Parking at 708 Heartland Trail



Access to Fitness Centers throughout Portfolio



120-Person Conference Center at City Center West



Loading Docks & Drive-In Doors at 726 Heartland Trail



Signage Opportunities



Lunch Room at 726 Heartland Trail



## Area Amenities

708/726 Heartland Trail Middleton, WI

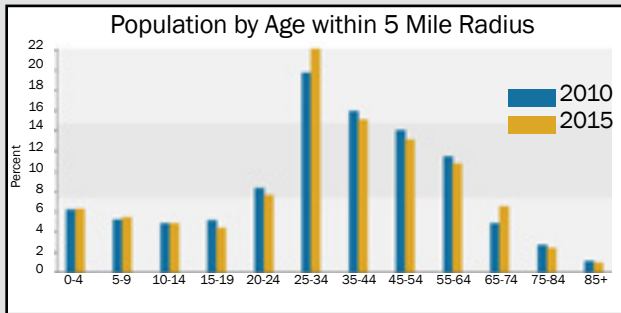


# Demographics

708/726 Heartland Trail Middleton, WI

## Population Profile:

	1 Mile	3 Mile	5 Mile
2010 Population	6,643	48,376	117,240
Est. 2015 Population	7,806	53,000	127,069
2010 Avg. HH Income	\$95,337	\$89,799	\$86,265



Source: 2010 Esri

## Drive Times:

