

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







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Kyle Robb, CCIM

Leasing Manager

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conference center, fitness center and library



Park Overview 708/726 Heartland Trail Middleton, WI

BUILDING DESCRIPTION	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
	 Class-A office, lab, light manufacturing and warehouse space



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Amenities/Features:

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center and lunch rooms

6 loading docks/2 drive-in doors

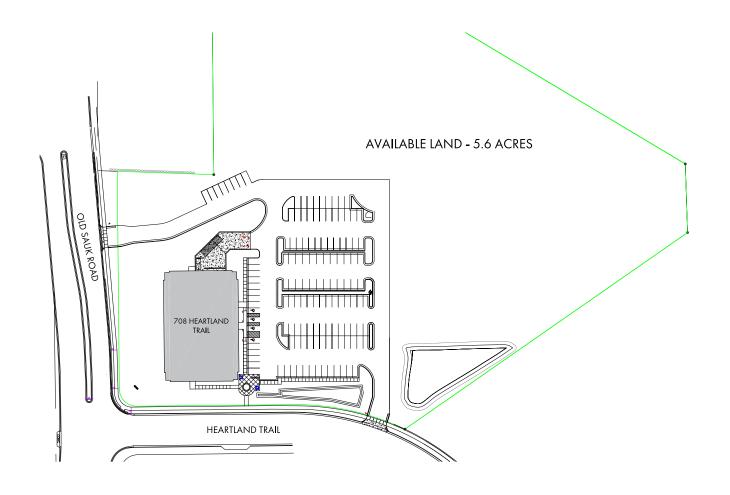
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Site Plan 708/726 Heartland Trail Middleton, WI





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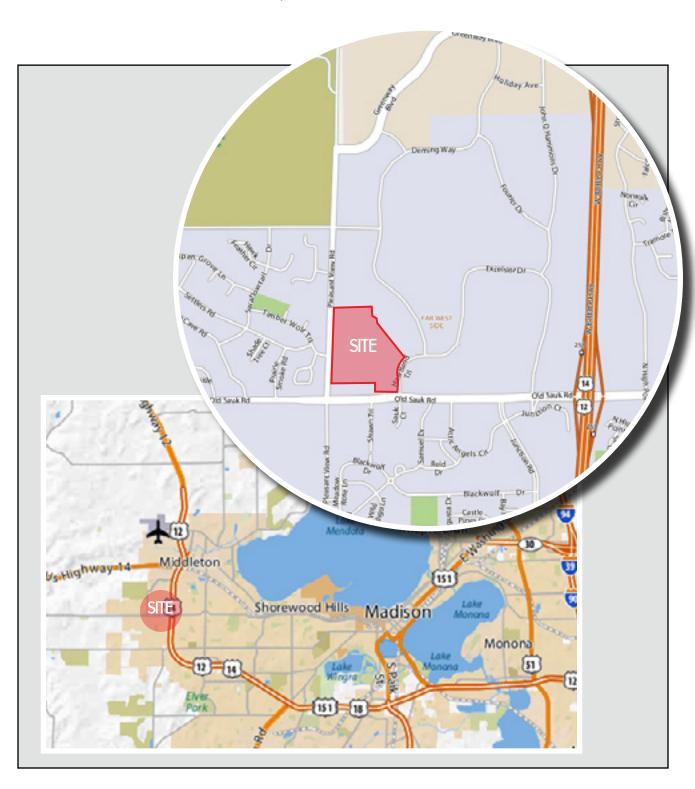
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Location Maps 708/726 Heartland Trail Middleton, WI





Aerial Map 708/726 Heartland Trail Middleton, WI



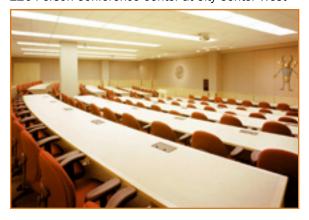


Building Amenities 708/726 Heartland Trail Middleton, WI

Underground Parking at 708 Heartland Trail



120-Person Conference Center at City Center West



Signage Opportunities



Access to Fitness Centers throughout Portfolio



Loading Docks & Drive-In Doors at 726 Heartland Trail



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	
Population	by Age withi	n 5 Mile Rad	dius	1
20 18 16 14 12 10	-1	h.	2010 2015	



Drive Times:

