

\$45,000,000

AVAILABLE IMMEDIATELY

642,000 SF on 30 acres, located at 9201 Washington Avenue in Sturtevant, formerly Cree Lighting's headquarters

- **93,000 SF office space across 2 stories**
- **11,700 SF clean room**
- **Dip and powder coating line**
- **Bridge cranes** already in place
- **44 dock doors**
- **16 drive-ins:** 20'6" to 35' clear heights
- **8,600 amps 480V 3-phase power**
- **1.8 MW rooftop solar array** and backup generators
- **Zoned C-1 and I-1**

MANUFACTURING CAMPUS FOR SALE



6+ Airports Within 50 Miles
Including Chicago O'Hare and Milwaukee Mitchell International



Passenger & Freight
Train Terminals



Marinas & Commercial
Great Lakes Ports

INCENTIVES

A full range of local, state, and federal incentives remains available, including WEDC Business Development Tax Credits, Racine County's High Impact Loan and Revolving Loan Fund programs, and SBA 504 financing for owner-occupied real estate purchases.

LABOR FORCE

Racine County offers access to a labor force of **more than 2 million people within a 45-minute commute**. The region boasts a strong concentration of skilled manufacturing talent, including machinists, CNC operators, assemblers, and production supervisors. Gateway Technical College partners directly with employers to develop customized training programs that align with workforce needs.



[Tinyurl.com/yyvywub2](https://tinyurl.com/yyvywub2)

2320 Renaissance Blvd, Sturtevant, WI 53177
info@rcedc.org | www.rcedc.org | 262.898.7400



Caleb Hans

Corporate Attraction Market Lead
CHans@RCEDC.info
262.898.7444