

Heartland

logistics center

8311 38TH STREET, KENOSHA, WI

757,418 SF



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Two full I-94 Interchanges
less than 3 miles away



Full service travel plaza / truck stop
2.3 miles away



40 minutes to O'Hare Airport
25 minutes to Mitchell Airport
60 miles to Chicago Downtown "Loop"



Low real estate taxes and utility rates
Pro-business climate
Corporate income tax rate: 0%
Relocation and job tax credits available



The Green Globe certification is a nationally recognized green assessment created by 44 core criteria that is supported by more than 380 compliance indicators. Green Globe focuses on four main sustainability areas – environmental, social economic, cultural heritage and sustainable management. 27 of NorthPoint Development's buildings are Green Globe certified. A Green Globe certification has many benefits for our tenants. Certified buildings lower operating costs by reducing utility and resource usage, improving indoor environmental health, tax incentives, and positive publicity.

[Learn more ->](#)



Building Size: 757,418 SF

Dock Doors: 76 expandable to 146

Building Dimensions: 1,280' x 590'

Drive-In Doors: 4

Trailer Parking: 234 stalls

Clear Height: 40'

Auto Parking: 414 spaces

Column Spacing: 55' x 56'

Speed Bay Spacing: 65' x 56'

Fire Protection: ESRF

Lighting: LED with motion sensors

Truck Court: 185'

Construction: Tilt-up concrete precast



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