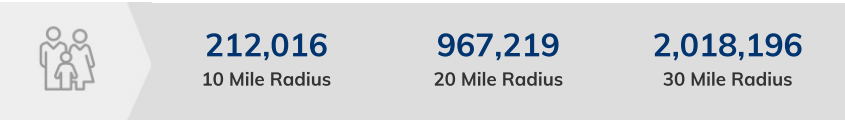


Building Type:	Industrial
Available SF:	2,000,000
Last Updated:	Oct 1, 2025

Property and Area Description

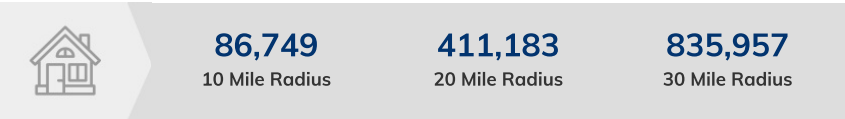
South Hills Commerce Center is a premier business park located along I-94 in Caledonia, Wisconsin, between Highway 20 and Highway K. Spanning 233 acres of industrial land, with expansion potential up to 350 acres, the park is ideal for manufacturing, distribution, data centers, and office uses. The park offers opportunities for speculative buildings for lease, build-to-suit, and land sale. The region fosters strong partnerships between local employers, educational institutions, and organizations like the Racine County Economic Development Corporation (RCEDC) that drive workforce development. Programs at local colleges offer training, apprenticeships, and certifications, while the RCEDC connects businesses with resources to access skilled talent. Mass grading, stormwater management facilities and utility extensions are scheduled for 2025, with vertical construction commencing in 2026 and occupancy expected by late 2026 or early 2027. Custom-built facility timelines will be determined based on occupant requirements.

Population



Source: ESRI®, 2025

Households



Source: ESRI®, 2025

Transportation

Nearest Highway: K (1 mi.)
Nearest Interstate: I-94 (1 mi.)