

4909 70th AVENUE, KENOSHA, WI 64,690 SF ON 10.88 ACRES

FOR SALE OR LEASE



64,690 SF building (expandable to 141,285 SF) available located in the Kenosha Industrial Park. Excellent User / Investor Opportunity. Low real estate taxes. Access to large, skilled and unskilled labor force. Access to I-94 (approximately 3 miles). Located 5 miles north of the Illinois / Wisconsin border. Less than 1 hour to Chicago's O'Hare International Airport and 25 minutes to Milwaukee's Mitchell Airport. New parking lot (2011).

Whit R. Heitman

Principal

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Brad Weiner

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FOR SALE OR LEASE

| | |
|-------------------------------|--|
| Location: | 4909 70th Avenue, Kenosha, Wisconsin |
| Building Size: | 64,690 SF / Expandable to 141,285 SF |
| Office: | 9,660 SF |
| Mezzanine: | 5,340 SF |
| Site Size: | 10.88 Acres |
| Year Built: | 1989, an addition added in 1994 |
| Zoning: | M-2; Heavy Manufacturing |
| Parking: | 114 Spaces / Expandable |
| Loading: | 1 Exterior / Expandable 3 Drive-in-Doors / Expandable |
| Ceiling Height: | 18' - 24' Clear |
| Sprinklered: | Wet System |
| Compressed Air: | Air lines in place |
| Floors: | Epoxy Floors |
| Power: | 3000 Amps / 480 Volts / 3 Phase |
| Lighting: | T-5 Lighting throughout |
| Overhead Crane: | (1) 20-ton crane |
| Public Transportation: | Kenosha Bus Service Route #31 |
| Taxes: | \$57,698.54 (\$0.89 PSF) (2010) |
| Sale Price: | \$49.75 / PSF (\$3,218,327) |
| Lease Price: | \$4.25/ PSF Net |



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PROJECT DATA:

| | |
|-----------------------|--------------------------|
| SITE AREA: | |
| GROSS | 10.88 AC (474,084 SF) |
| BUILDING AREA: | |
| WAREHOUSE | 49,690 SF |
| WAREHOUSE MEZZ. | 2,378 SF |
| OFFICE | 9,660 SF |
| OFFICE MEZZ. | 2,962 SF |
| TOTAL: | 64,690 SF |

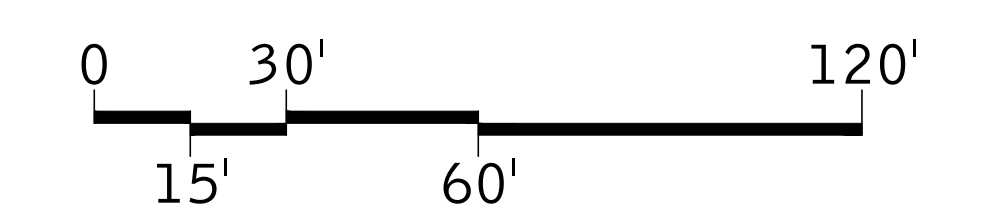
COVERAGE: 13.6% (GROSS)

PARKING: 97 AUTO STALLS

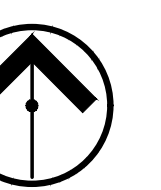
SITE LEGEND:

- ◀ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR

NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.



scale: 1" = 30'-0"



north



PROJECT DATA:

| | |
|-----------------------|--------------------------|
| SITE AREA: | |
| GROSS | 10.88 AC (474,084 SF) |
| BUILDING AREA: | |
| WAREHOUSE | 49,690 SF |
| WAREHOUSE MEZZ. | 2,378 SF |
| OFFICE | 9,660 SF |
| OFFICE MEZZ. | 2,962 SF |
| TOTAL: | 64,690 SF |

| | |
|-----------------------------------|-------------------|
| BUILDING AREA (EXPANSION): | |
| EXISTING | 64,690 SF |
| EXPANSION | 81,935 SF |
| TOTAL: | 146,956 SF |

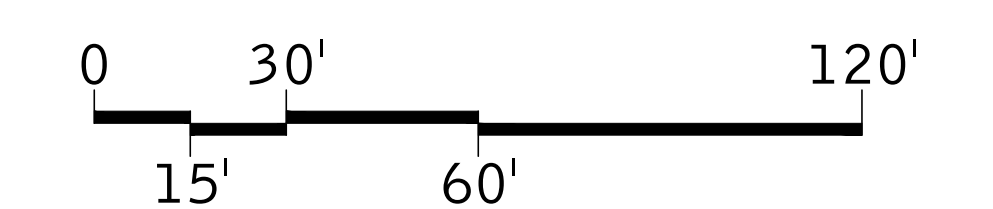
COVERAGE: 30.8% (GROSS)

PARKING: 97 AUTO STALLS

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scale: 1" = 30'-0"



north



PROJECT DATA :

| | |
|-----------------------|--------------------------|
| SITE AREA: | |
| GROSS | 10.88 AC (474,084 SF) |
| BUILDING AREA: | |
| WAREHOUSE | 49,690 SF |
| WAREHOUSE MEZZ. | 2,378 SF |
| OFFICE | 9,660 SF |
| OFFICE MEZZ. | 2,962 SF |
| TOTAL: | 64,690 SF |

| | |
|-----------------------------------|------------------|
| BUILDING AREA (EXPANSION): | |
| EXISTING | 64,690 SF |
| EXPANSION | 31,256 SF |
| TOTAL: | 95,946 SF |

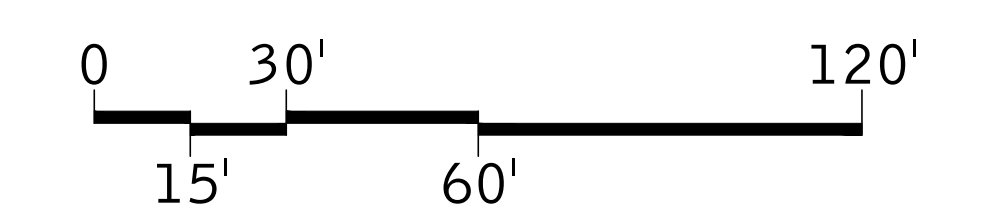
COVERAGE: 20% (GROSS)

PARKING: 97 AUTO STALLS

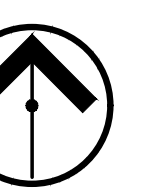
SITE LEGEND :

- ◀ DOCK HIGH TRUCK DOOR
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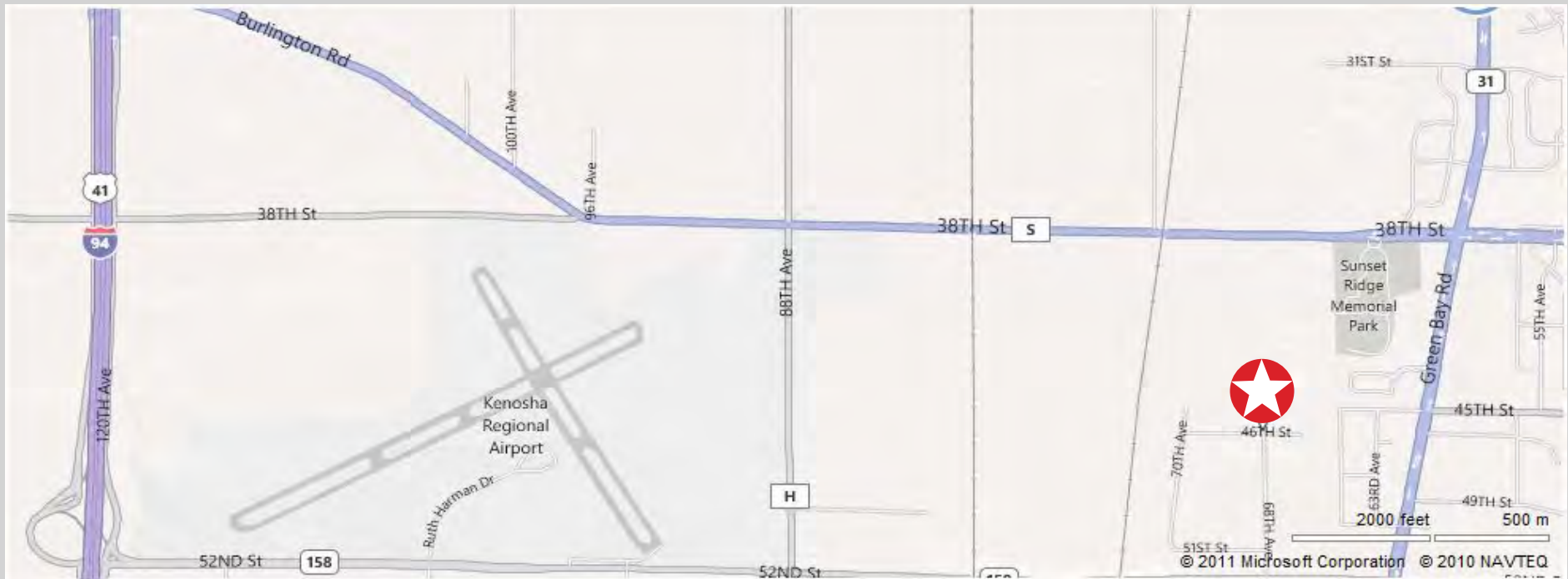
scale: 1" = 30'-0"



north

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BROKER DISCLOSURE TO CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (**See DEFINITION OF MATERIAL ADVERSE FACTS**).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See CONFIDENTIALITY NOTICE TO CUSTOMERS**).
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by Section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE DEFINITION OF MATERIAL ADVERSE FACTS**).
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE CONFIDENTIAL INFORMATION**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone number regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at: <http://offender.com.state.wi.us/public> or by phone at 877-234-0085.

BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THAT _____ and _____ are working

Sales Associate ▲

Sales Associate ▲

As: (Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.

Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (Optional) ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.