

EAST TROY BUSINESS PARK

Commercial & Industrial Sites Available



For Information:

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NAI MLG Commercial

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(414) 347-9400 | (414) 347-9401 fax

Offices also in Appleton and Madison, WI

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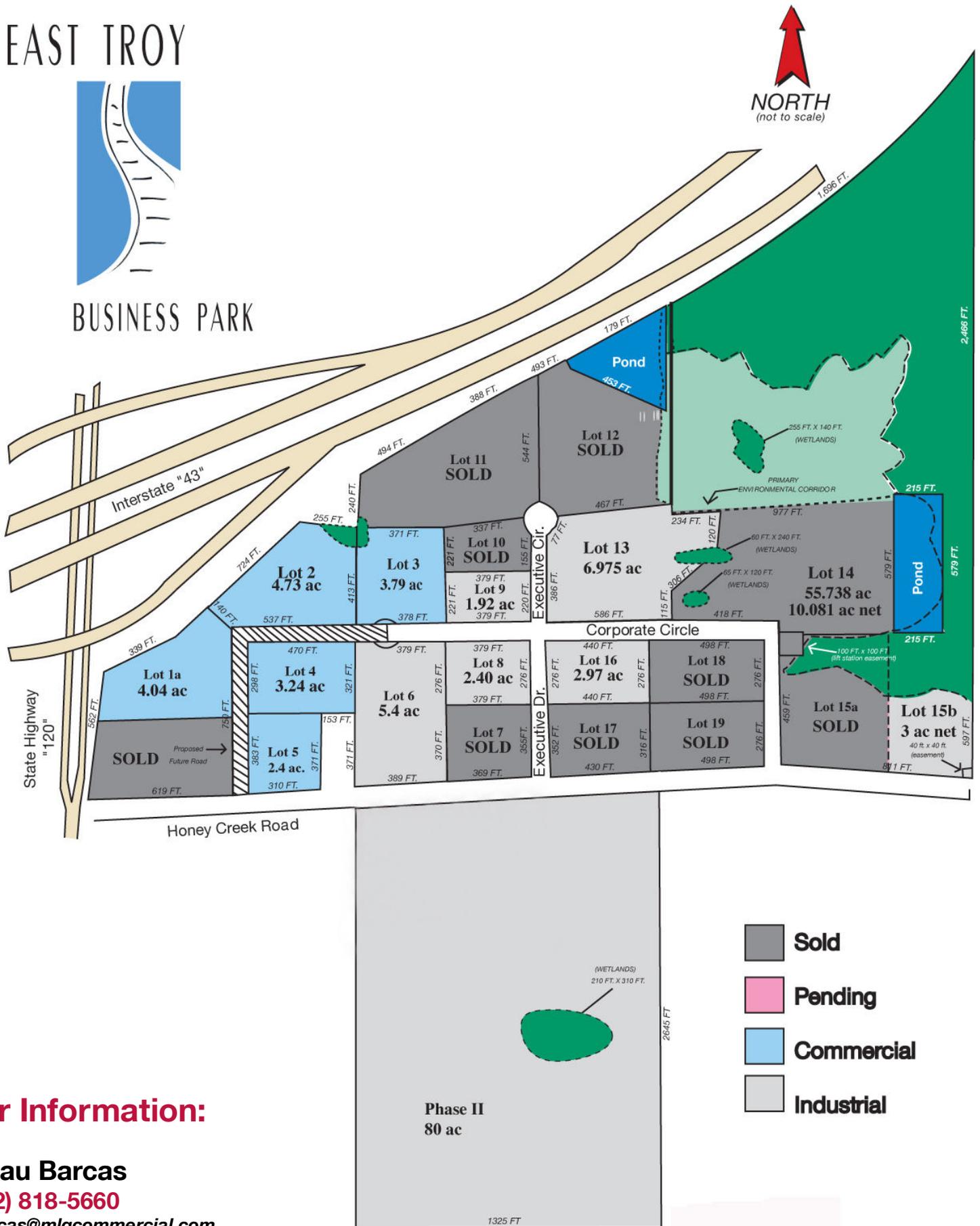
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EAST TROY



BUSINESS PARK

NORTH
(not to scale)



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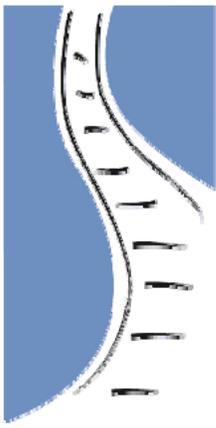
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EAST TROY BUSINESS PARK

Price List Available Sites - Lots are Divisible

Lot #	Total Acreage	Net Acreage	Use	Price Per Acre
1	5.00 AC	5.00 AC	Commercial	SOLD
1a	4.04 AC	4.04 AC	Commercial	\$125,000
2	4.73 AC	4.73 AC	Commercial	\$125,000
3	3.79 AC	3.71 AC	Commercial*	\$125,000
4	3.24 AC	3.24 AC	Commercial	\$125,000
5	2.40 AC	2.40 AC	Commercial	\$175,000
6	5.40 AC	5.40 AC	Industrial	\$52,900
7	2.74 AC	2.74 AC	Industrial	SOLD
8	2.40 AC	2.40 AC	Industrial	\$52,900
9	1.92 AC	1.92 AC	Industrial	\$52,900
10	2.00 AC	2.00 AC	Industrial	SOLD
11	7.208 AC	6.045 AC	Industrial	SOLD
12	9.506 AC	5.438 AC	Industrial	SOLD
13	6.975 AC	6.419 AC	Industrial	\$52,900
14	55.738 AC	10.081 AC	Industrial	SOLD
15a	4.9 AC	4 AC	Industrial	SOLD
15b	6.38 AC	3 AC	Industrial	\$52,900
16	2.97 AC	2.97 AC	Industrial	\$52,900
17	3.24 AC	3.24 AC	Industrial	SOLD
18	3.149 AC	3.149 AC	Industrial	SOLD
19	3.184 AC	3.184 AC	Industrial	SOLD
20	80.00 AC	80.00 AC	Industrial	\$52,900

* Lot 3 is zoned B-3 Hwy Business District (Commercial) and may be rezoned to M-2 General Manufacturing (Industrial).

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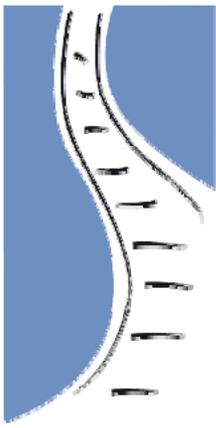
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EAST TROY BUSINESS PARK

CONVENIENCE AT ITS FINEST...

Ideally located along the I-43 corridor, Walworth County is soaring ahead. Economic diversity, executive business climate and low utility rates make it ideal for a new business location, expansion or relocation. Southeastern Wisconsin, and especially the Milwaukee-Beloit corridor, is emerging as one of the major growth areas in the country.

EAST TROY BUSINESS PARK / WALWORTH COUNTY

Location & Transportation

Walworth County businesses benefit from the county's strategic location between Milwaukee and Beloit (Illinois border). In the 50-mile radius surrounding the East Troy Business Park, there are over 21,500 manufacturing/construction firms and over 107,700 other businesses.

Excellent transportation systems make the East Troy Business Park a supreme convenience.

- I-43 / Hwy 120 Interchange
- Interstate Connections - I-90 (Beloit) located 26 miles west; I-94 (Milwaukee) located 20 miles east; State Hwys 20 and 120 intersect East Troy
- 1,400+ trucking and warehousing establishments located within a 50-mile radius
- Milwaukee's General Mitchell International Airport - 30 miles northeast
- Chicago's O'Hare International Airport - 70 miles south
- East Troy Municipal Airport
- Great Lakes Seaway and Port of Milwaukee - 54 miles northeast

Labor Force

- Surrounding Counties of Waukesha, Racine, Kenosha, Rock and Jefferson are each within 30 minutes of the East Troy Business Park: Over 145,000 manufacturing employees within a 30 mile radius; over 270,000 manufacturing employees within a 40 mile radius; and over 430,000 manufacturing employees within a 50-mile radius.

Wisconsin's Work Ethic

- High productivity
- Low absenteeism
- High employee retention
- Extremely low level of work stoppages

The Southeast Wisconsin Private Industry Council provides employers access to qualified individuals and sponsor training programs. Nearby Gateway Technical College (Elkhorn) is a Wisconsin leader in adult vocational-technical training.

Positive for Business

Walworth County is the host to many business advantages, both on a local and statewide level. The Village of East Troy is a municipality that is committed to business development. Loan programs and other services are designed to attract business to Walworth County, as well as retain and expand existing companies. Combine this with the state's pro-business attitude, and you've got an ideal business location.

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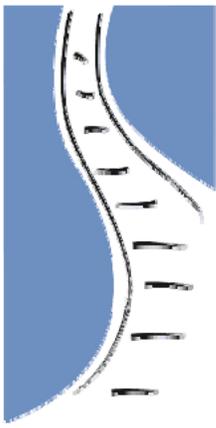
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EAST TROY BUSINESS PARK

Construction Guideline Summary

Business Park

Building:	<p>Brick, Pre-cast, Concrete Brick or Custom Architectural Concrete Masonry</p> <p>Building Set Backs: 50' Abutting a public street 25' Not abutting a public street</p> <p>Parking Set Backs: 20' Abutting a public street 15' Not abutting a public street</p> <p>Minimum Building Size: 3,000 Sq. Ft. Per Acre – Retail 4,000 Sq. Ft. Per Acre – Office 5,000 Sq. Ft. Per Acre – Industrial</p> <p>Land/Building Ratio: Maximum Office/Industrial: 80% coverage of land by building and hard surface (e.g., parking lots)</p>
Landscape/ Building Design:	<p>High Quality Covenants</p>
Timing:	<p>Construction must begin within one year of land sale closing.</p>
Zoning:	<ul style="list-style-type: none"> • Lots 1, 1a, 2, 4 and 5 are B-3 Hwy Business District (Commercial) • Lots 3, 6 and part of 11 are zoned B-3 Hwy Business District (Commercial), but can be rezoned to M-2 General Manufacturing District (Industrial) • Lots 7-20 are M-2 General Manufacturing District (Industrial)
Site Sizes:	<p>2-80 Acres</p>

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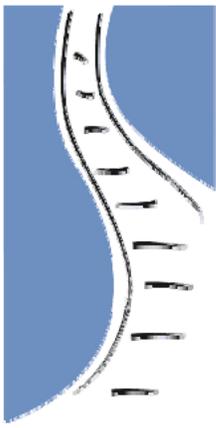
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EAST TROY BUSINESS PARK

Business Park Highlights

Location:

I-43 / Hwy 120 Interchange, Walworth County, WI

General

The East Troy Business Park is a development of MLG Investments LLC in cooperation with the Village of East Troy. This development is a 24-hour community, a place where people will live, work, shop and play.

Highlights

- New Development
- Easy access via I-43 (4-lane state highway) exit Hwy 120
- No Association Fees for Common Area Maintenance Until 2004
- Corporate campus environment created through high quality protective covenants
- Sites are pregraded. Typically, storm water retention is accommodated off-site
- Utilities: Sewer/Water-Village of East Troy; Gas-Wisconsin Gas; Electric-WEPCO; Telephone-Century-Tel (Plans for Easements Available by Developer)
- Easy access to quality Southeastern Wisconsin workforce
- All new quality business park infrastructure including: 36' wide roads (68' wide divided median entryway), off-site storm water retention and underground utilities
- Rapid approval process

Zoning

B-3 Hwy Business District (Commercial) and M-2 General Manufacturing District (Industrial)

Prices

See Price List

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WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

BROKER DISCLOSURE TO CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 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
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 The duty to provide brokerage services to you fairly and honestly.
- 8 The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 55-63**).
- 13 The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 The duty to safeguard trust funds and other property the broker holds.
- 16 The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

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

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 55-63**).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

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

38 _____

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

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **List Home/Cell Numbers:** _____

45 **SEX OFFENDER REGISTRY**

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

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

50 Sales Associate ▲ Firm Name ▲
51 as: (Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE** .

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

53 _____
54 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.
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NAI MLG Commercial 13400 Bishop's Ln Ste 100, Brookfield WI 53005-6237 Phone (262) 797-9400 Fax (262) 797-8940

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.