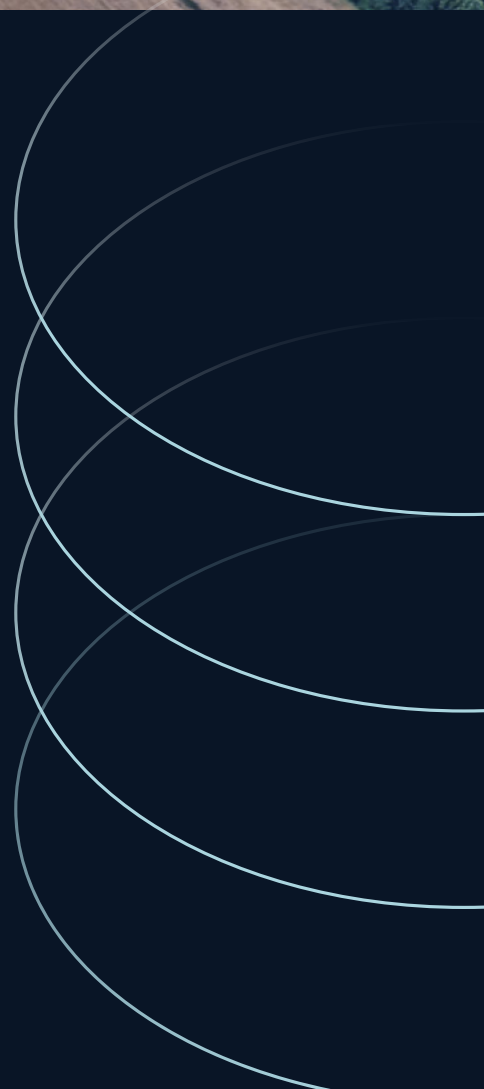
 **JLL** SEE A BRIGHTER WAY

For sale

Turnkey Multi-Temp Distribution Center
445,133 SF expandable on 70.47 acres

3138 County Road H, Sturtevant, WI 53177

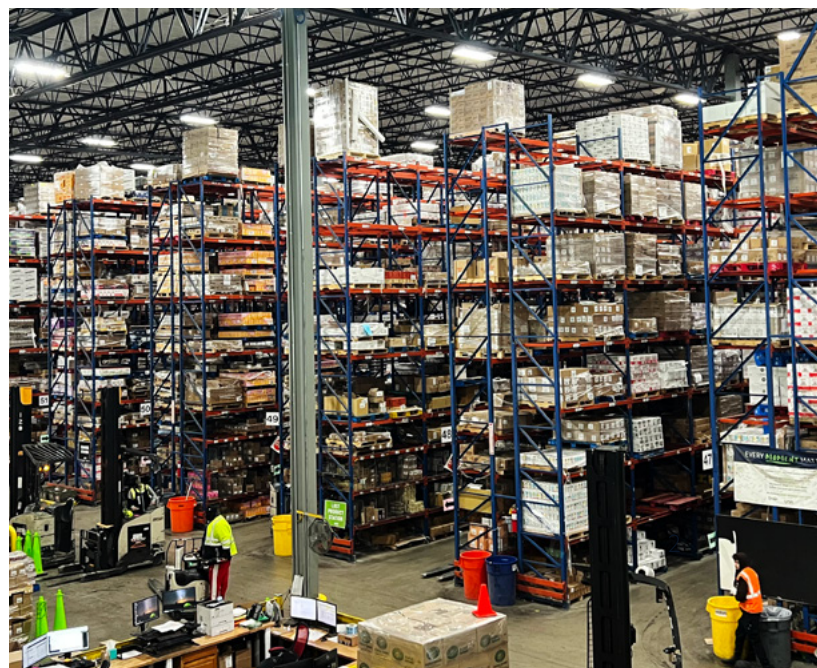
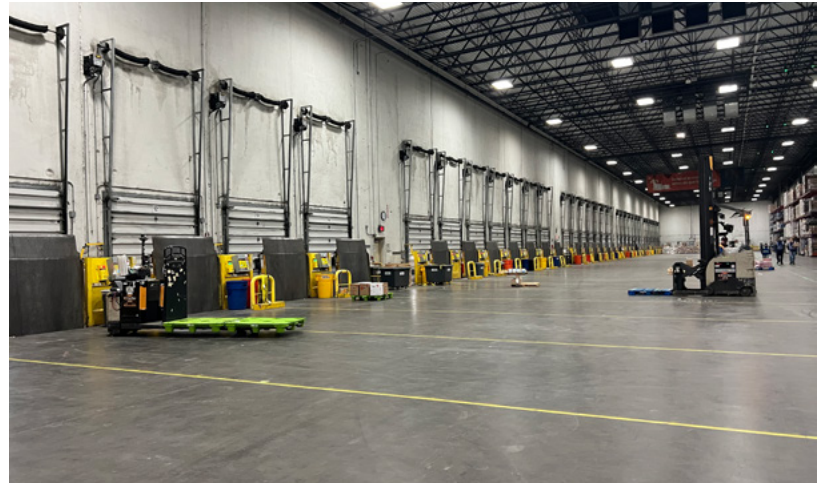
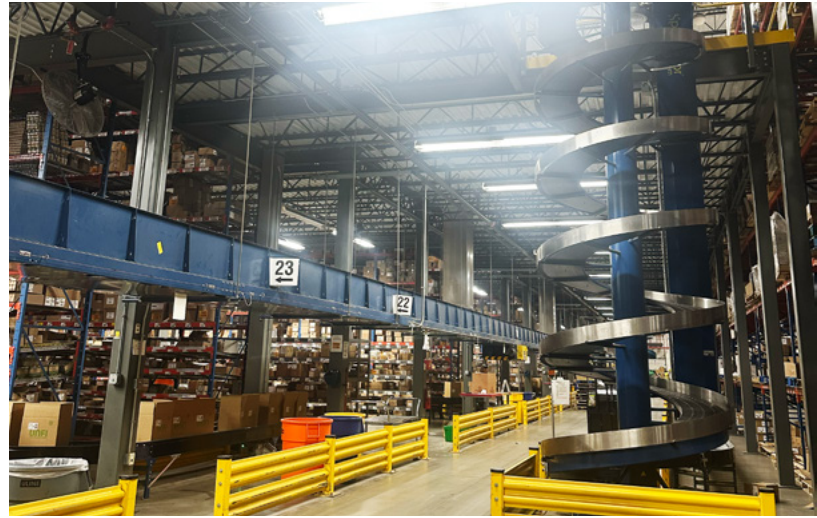


3138 County Road H / Sturtevant, WI

Main building

Total Building	445,133 SF (Level 1: 432,134 SF)
Site Size	70.47 acres
Office & Break Area	29,086 SF (2-story main and 2-story shipping offices)
Clear Height	37'9" - 40'
Column Spacing	40'w x 40'd
Sprinklers	ESFR, Wet, Dry
Refrigeration	CO ₂ Cascade / Ammonia System (28k lbs / 4k lbs)
Dock Doors	54 fully-equipped (8'w x 10'h)
Drive-In Doors	2 (12'w x 14'h)
Auto Parking	340 stalls
Tractor / Trailer Parking	40 tractor w/ electric +146 trailer (exp)
Power	16,000 amps 480v via (4)-4k amp panels
Generator	2KW Generac
Year Built	2014

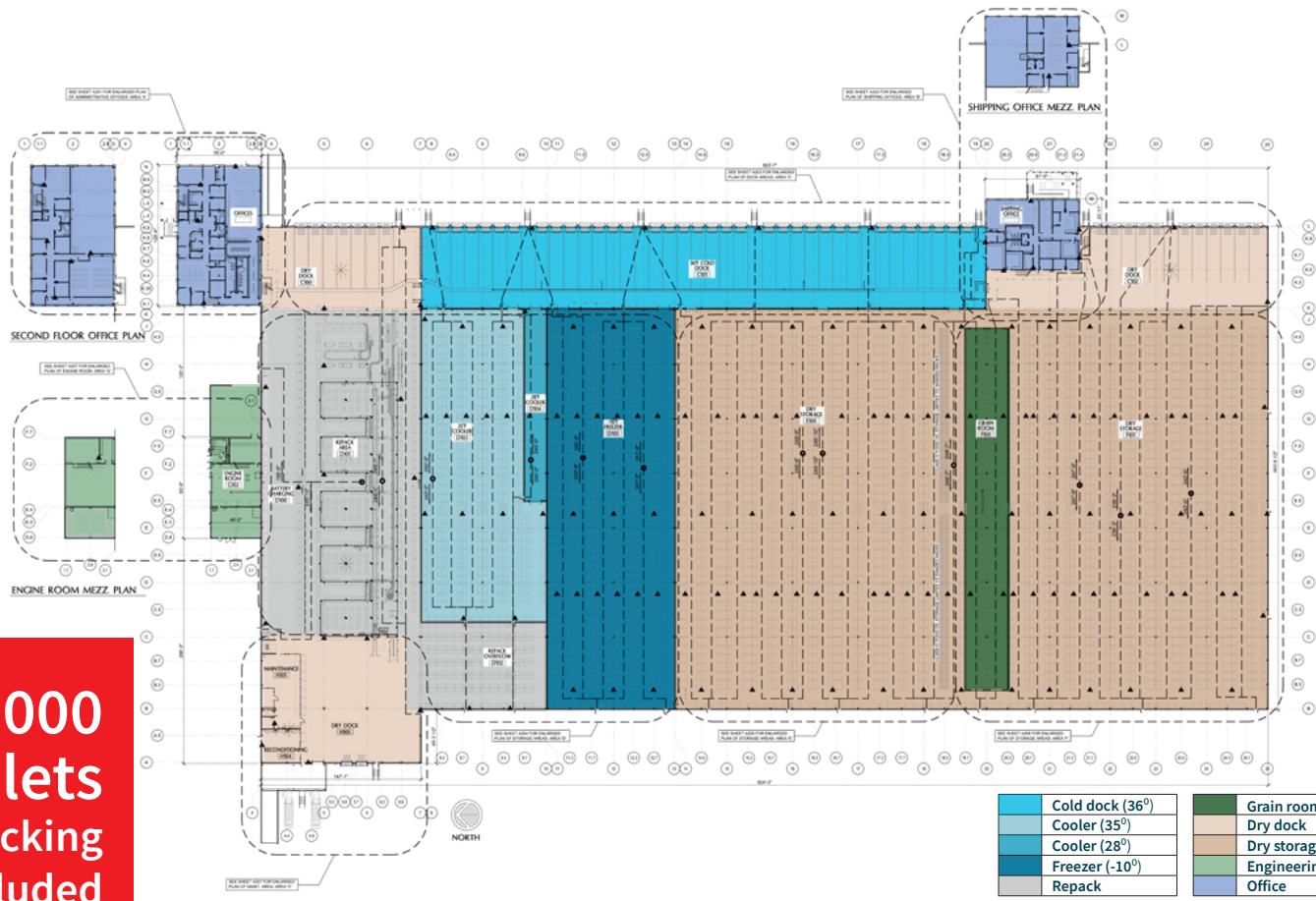
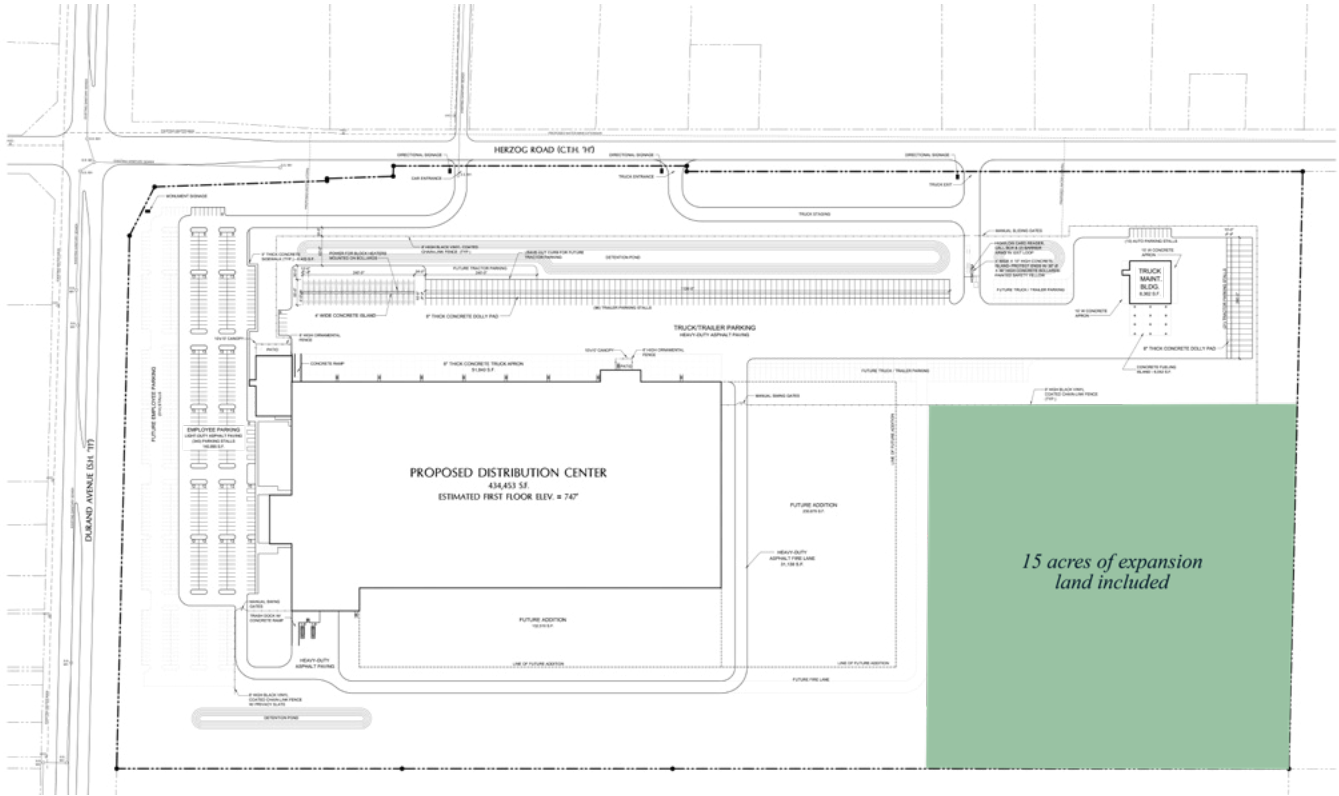
Cold Storage	128,964 SF
-10° Freezer	43,466 SF
35° Cooler	33,015 SF
36° Perishable Dock	39,230 SF
55° Grain Room	13,253 SF
Ambient Warehouse	287,083 SF
Dry Storage	186,758 SF
Dry Storage Dock	27,021 SF
Repack Area/Recoup Dock	55,239 SF
Battery Charging	11,698 SF
Equipment Room	2,666 SF
Maintenance Room	3,701 SF



Truck Wash & Maintenance Facility

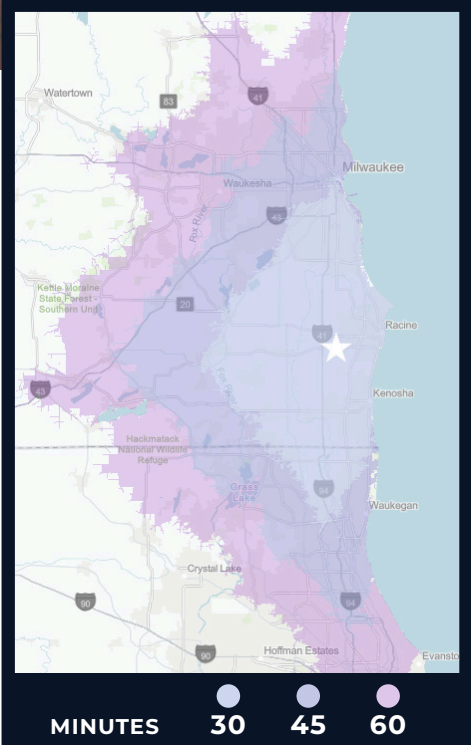
Total Building	9,658 SF
Break Area	1,475 SF (mezzanine)
Bays	Washing bay Tractor service / repair Trailer service / repair
Auto Parking	10 stalls
Tractor Parking	21 stalls
Drive-In Doors	6 (3 north, 3 south) 12'w x 16'h
Fuel Station	10,000 gallons
Lighting	LED
Sprinklers	Wet
Infrastructure	Air lines, water lines, floor drains, (6) above- ground storage tanks





**30,000
pallets
of racking
included**

 Cold dock (36°)	 Grain room (55°)
 Cooler (35°)	 Dry dock
 Cooler (28°)	 Dry storage
 Freezer (-10°)	 Engineering
 Repack	 Office



Nearby tenants

1	Dayton Freight	4	Universal Logistics	7	Goodwill
2	CNH Americas	5	Amazon	8	Foxconn
3	SC Johnson	6	Bombardier BRP	9	Microsoft

Location highlights

- Located 2.2 miles to I-94 interchange via Highway 11
- 22 miles / 30 minutes to General Mitchell International Airport
- 56 miles / 55 minutes to Chicago's O'Hare International Airport (ORD)
- Low Real Estate cost and favorable tax environment
- Approximately 1M workers within a 45-minute drivetime
- Over \$214M invested in preparing next generation Wisconsin workers

BROKER DISCLOSURE TO NON-RESIDENTIAL 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 47-55**).
- 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 47-55**).
 - 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. **List Home/Cell Numbers:** _____

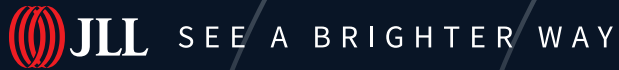
44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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