

ABUNDANT POWER AVAILABLE

PRIME CORPORATE CAMPUS

FOR TODAY'S INDUSTRIAL USER

SITES AVAILABLE
FOR BUILD-TO-SUIT
OR LAND SALE
FROM 60,000 - 600,000 SF
UP TO 69.87 ACRES



PLEASANT PRAIRIE, WI



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ACCESS THE BEST OF BOTH STATES

Located between Milwaukee and Chicago, Stateline 94 positions you for growth in one of the nation's fastest developing areas for commerce.

Strong economic incentives and a prime location have brought leading companies to southeast Wisconsin, and Stateline 94 gives you the opportunity to join them.

Located alongside I-94 between ML (122nd St) and Highway 165 (104th St) in Pleasant Prairie, Wisconsin



CORPORATE NEIGHBORS

amazon

HARIBO

Johnson
wax

meijer

Ocean Spray

RUST-OLEUM
BRANDS

ULINE
SHIPPING SUPPLY SPECIALISTS

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CUSHMAN &
WAKEFIELD

VentureOne



LOCATION



- ½ mile from the Illinois-Wisconsin border
- Immediate access to Illinois via I-94
- 30-minute drive to General Mitchell International Airport
- 35-minute drive to downtown Milwaukee
- 40-minute drive to O'Hare International Airport
- One-hour drive to downtown Chicago



ADVANTAGE

- Economic incentives from the State of Wisconsin, in addition to local and county incentives
- Low natural gas and electrical utility rates by Wisconsin Energies
- Access to a qualified and diverse bistate labor pool within a 25-mile radius
- New Substation located directly across the street that offers abundant power for manufacturing users**

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FLEXIBLE BUILD-TO-SUIT OR LAND SALE OPPORTUNITIES FOR DIVERSE USERS



MASTER PLAN (OPTION ONE)

BUILDING A
±105,000 SF
9.60 Acres

BUILDING B
±391,950 SF
23.40 Acres

BUILDING C
±600,600 SF
31.68 Acres

BUILDING D
±62,000 SF
5.19 Acres



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PLAN FOR GROWTH WITH AVAILABILITIES UP TO 600,600 SF OR 69.87 ACRES



MASTER PLAN (OPTION TWO)

BUILDING A
±500,000 SF
33.34 Acres

BUILDING C
±150,100 SF
14.98 Acres

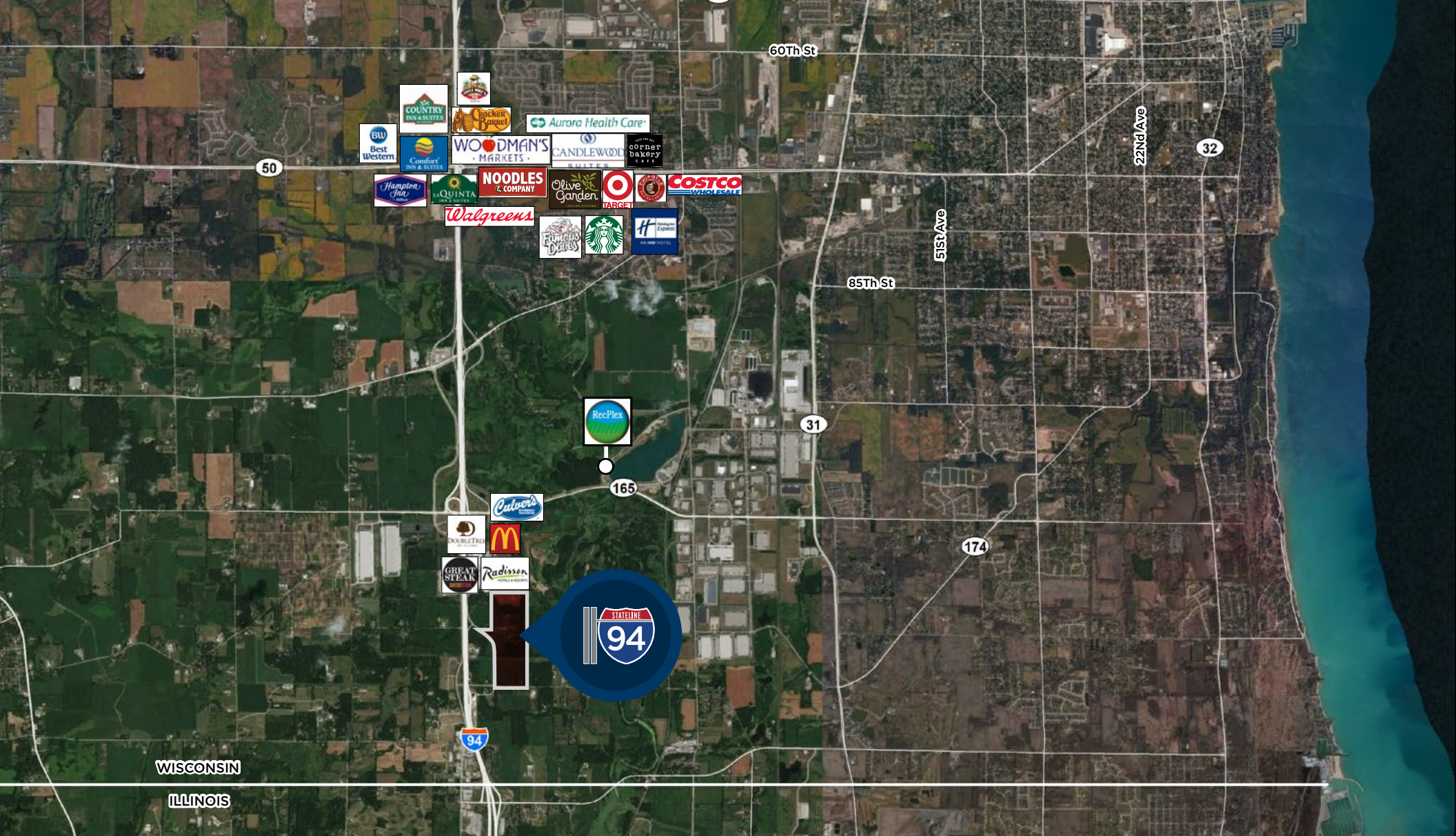
BUILDING D
±200,000 SF
19.35 Acres



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SURROUNDED BY LOCAL AMENITIES

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TO NON-RESIDENTIAL CUSTOMERS

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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 the 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 prove 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" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- 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 by law, or 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" below).
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 below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

(Insert information you authorize to 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 numbers 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.doc.state.wi.us/public/> or by phone at (608)240-5830.

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 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 that a competent licensee generally recognizes will significantly 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.