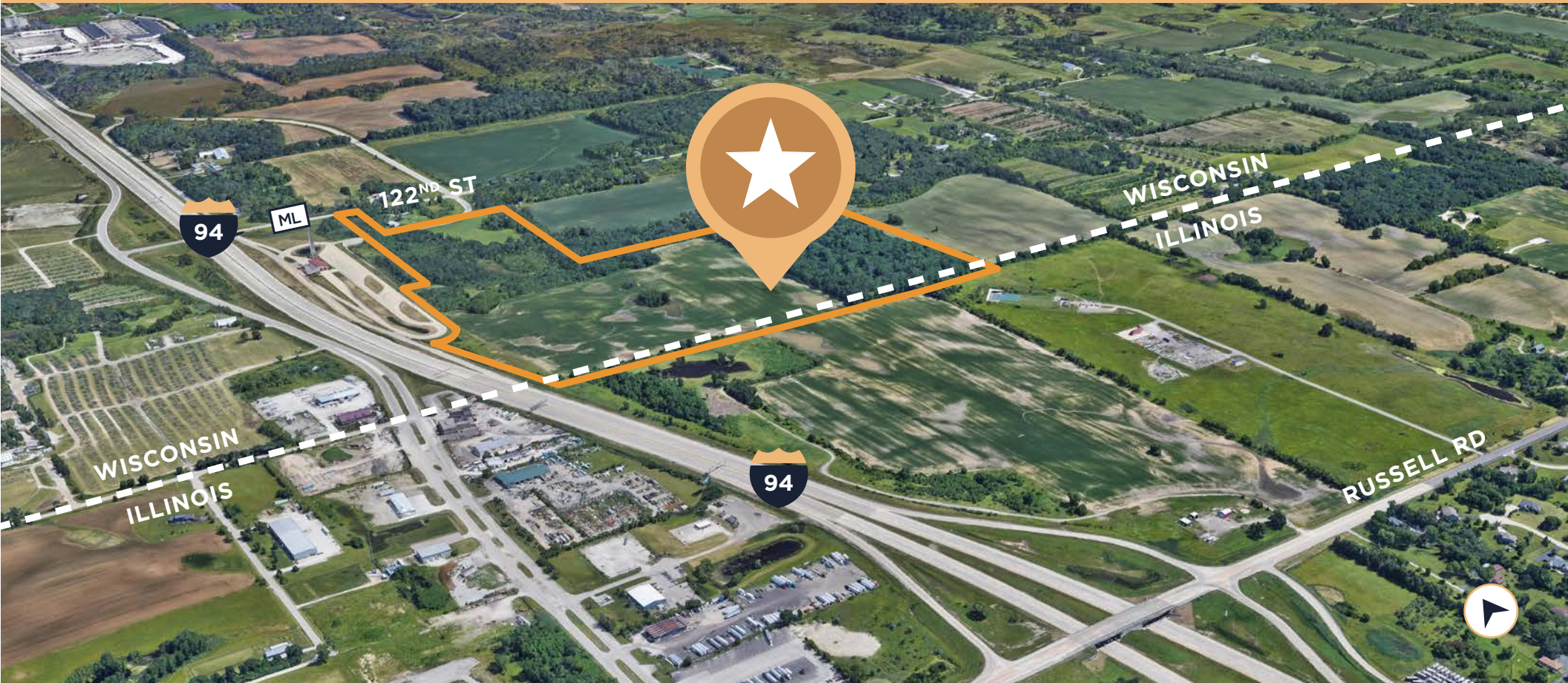


MARCH 2022

FOR SALE
±85 ACRES



PRIME DEVELOPMENT SITE

AT INTERSTATE 94 / ON THE IL-WI STATE BORDER

PROPERTY HIGHLIGHTS

Situated along I-94 just North of Russell Road interchange, this ±85-acre site offers a one-of-a-kind development opportunity on the Wisconsin-Illinois state border with interstate visibility and access. With a full half-mile of interstate frontage and immediate interchange access, the property is a prime location for users looking to capture both the Greater Chicagoland and Milwaukee markets.

Site Area: ±85 Acres

Date Available: Immediate Availability

County: Kenosha (WI)

Current Zoning: WI ±85 Acres Zoned M-5 in Pleasant Prairie

Sale Price: Subject to Offer

**IDEAL LOCATION FOR
ECOMMERCE, DISTRIBUTION,
MANUFACTURING, CORPORATE
HEADQUARTERS, PHARMA, AND
LIFE SCIENCES.**



A PLACE FOR BUSINESS

Home to some of Wisconsin's largest industrial occupiers, the site's prime location along I-94 at the IL-WI border gives users access to the best of both states—making it an ideal place for business.



44 MILES TO
MILWAUKEE
56 MILES TO
CHICAGO



38 MILES TO
GENERAL MITCHELL
43 MILES TO
O'HARE



CONCEPTUAL SITE PLANS



LOCAL AMENITIES

I-94 & ROUTE 50 RESTAURANTS



I-94 & ROUTE 50 SHOPPING



I-94 & ROUTE 50 HOTELS



I-94 & 104TH STREET AMENITIES



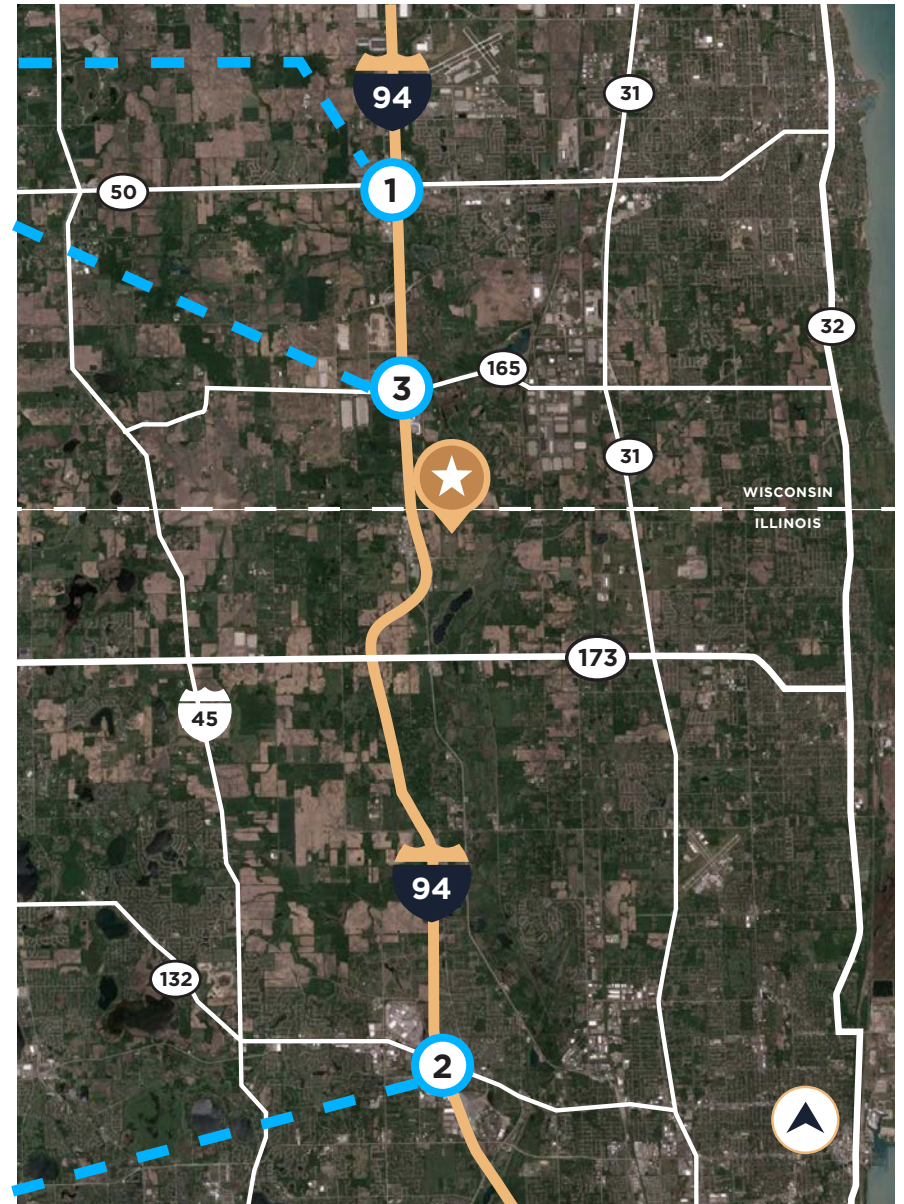
I-94 & GRAND AVE RESTAURANTS



I-94 & GRAND AVE SHOPPING



I-94 & GRAND AVE HOTELS





FOR MORE INFORMATION **PLEASE CONTACT:**

KEITH PURITZ

Executive Director

+1 847 720 1366

keith.puritz@cushwake.com

BRETT KRONER

Executive Director

+1 847 720 1367

brett.kroner@cushwake.com

ERIC FISCHER

Managing Director

+1 847 720 1369

eric.fischer@cushwake.com

MARC SAMUELS

Senior Associate

+1 847 720 1368

marc.samuels@cushwake.com



STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.