W245N5604 S CORPORATE CIRCLE
SUSSEX, WI

FOUNDERS 3
REAL ESTATE SERVICES

CONTACT & CONFIDENTIALITY

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EXECUTIVE SUMMARY

OFFERING OVERVIEW

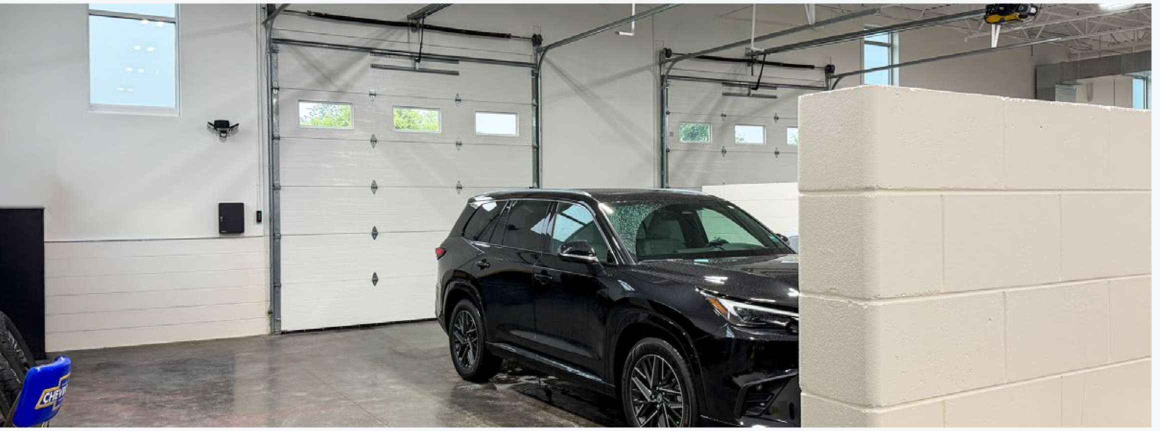
FOUNDERS 3 has been exclusively retained to offer the fee simple interest in W245N5604 S Corporate Circle, Sussex, WI (the "Property" or "Building"), a 10,400 SF flex/industrial facility constructed in 2023. The Property sits on 2.68 acres ("AC") and features 18' clear heights, Three (3) 12' x' 14' drive-in doors, a fully heated and cooled warehouse, and 1,500 SF of open cafeteria space with potential for office conversion.

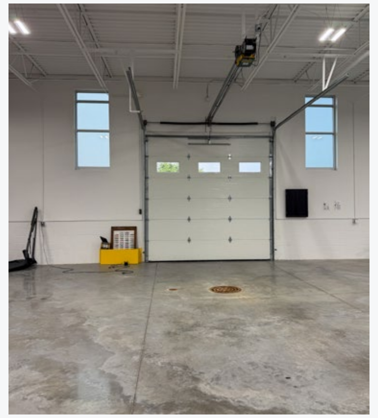
The Building features Class A finishes, including a dedicated vehicle wash bay, LED warehouse lighting, polished concrete flooring, and full-perimeter concrete curbing. The expansive site also provides significant expansion potential, with existing plans allowing for more than double the current building area.

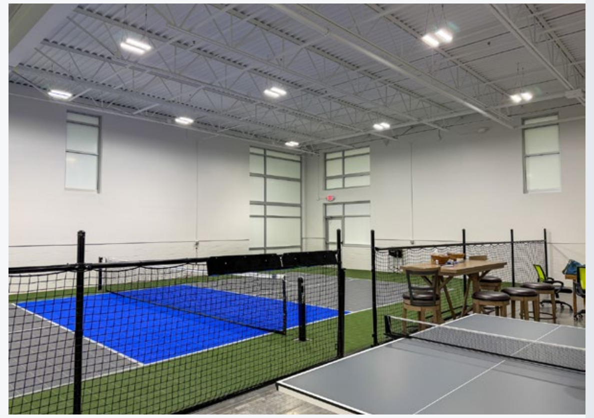
PROPERTY OVERVIEW

ADDRESS	W245N5604 S Corporate Circle
CITY, STATE	Sussex, WI
CONTRACTOR	Briohn Building Corporation
YEAR BUILT	2023
STORIES	One (1)
BUILDING AREA	10,400 SF
LAND ACREAGE	2.68 AC
(1) **PARKING RATIO**	0.96 / 1,000 SF (10 Spaces)
ZONING	Business Park District (BP-1)
PARCEL ID	SUXV-0278-999-055

(1) Additional area for parking expansion







INVESTMENT HIGHLIGHTS

1 NEWLY CONSTRUCTED BUILDING WITH FLEXIBLE FUNCTIONALITY

- Built in 2023
- 18' clear height
- Three (3) 12' x 14' drive-in doors
- 1,500 SF flexible cafeteria space with potential for office conversion

2 MODERN BUILDING FEATURES

- Fully heated and cooled
- Polished concrete flooring throughout warehouse
- LED high bay lighting
- Dedicated interior vehicle wash bay

3 EFFICIENT BUILDING SIZE WITH SIGNIFICANT EXPANSION POTENTIAL

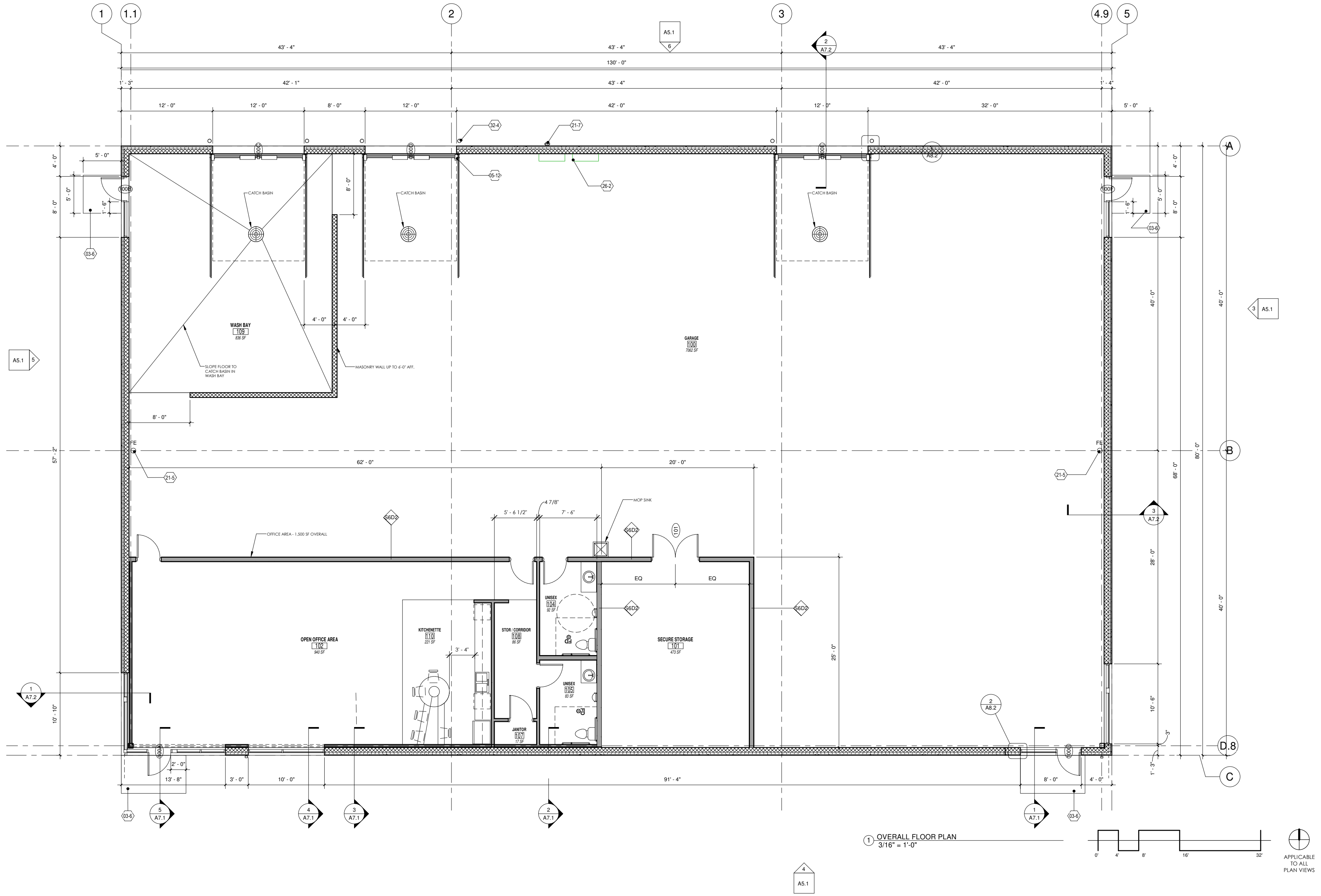
- 10,400 SF building offers flexibility to accommodate a variety of users
- 2.68 AC site provides substantial room for future expansion
- Existing site plans provide the potential to more than double the current building area

4 EXCELLENT ACCESSIBILITY WITH STRONG SUBMARKET FUNDAMENTALS

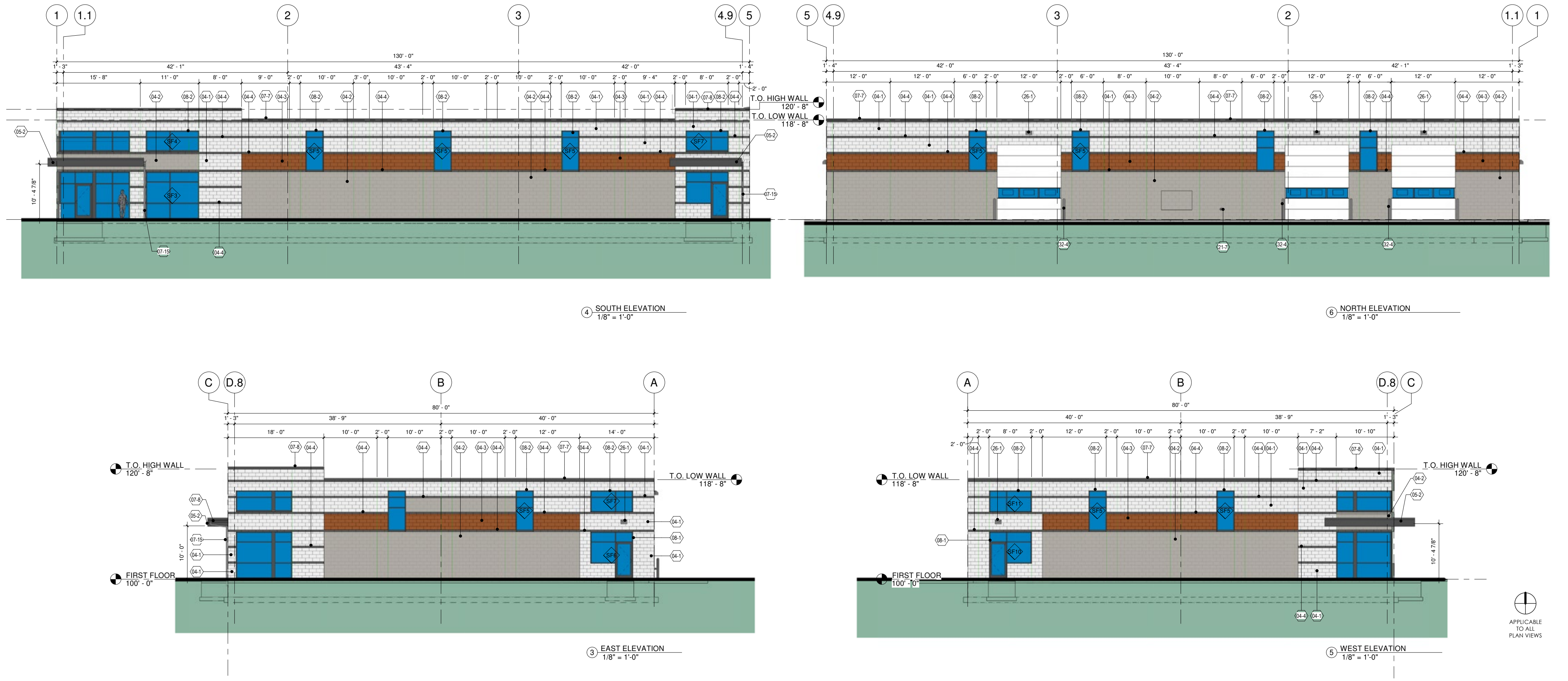
- Direct access to Hwy 164 with convenient connectivity to I-94
- North/Sussex Industrial Submarket maintains a 4.1% vacancy rate, compared to 4.5% across the greater Milwaukee market
- 6.1% average annual rent growth across the submarket over the past five years
- Approximately 189,000 SF of positive net absorption over the past 12 months

BUILDING DESCRIPTION	
BASE DEVELOPMENT COSTS	$2,400,000 *(Estimated)*
STRUCTURE	XPS insulated masonry walls, thermally broken structural masonry units with EPS insulation inserts and a thin veneer face
ROOF	Ballasted 60 mil. EPDM roof membrane on 5.75" direct to deck approved EPS insulation (R20—two layers, staggered) on metal deck
FOUNDATION & FLOOR	Concrete foundation and slab system—3,000 lbs. PSF bearing capacity, up to 7' square column footings, 24" wide wall footings, 24" interior pier, 6" reinforced slab-on-grade, and 6-mil vapor barrier
COLUMN SPACING	40' x 42'
LOADING	Three (3) exterior 12' x 14' insulated overhead doors at grade level
CLEAR HEIGHT	18'
CEILING HEIGHT	20'
HVAC	One (1) 4-ton RTU, Two (2) 10-ton RTUs, One (1) direct-fired makeup air unit, Eight (8) destratification fans, One (1) ductless heat pump, and One (1) dehumidification unit
ELECTRICAL	400-amp, 277/480V underground service, 120/208V panelboards, LED lighting throughout, occupancy sensors with dimming, and building/site LED lighting
LIGHTING	LED high-bay fixtures, cable-suspended from the metal roof deck, evenly distributed throughout open warehouse space
PLUMBING	1.5" insulated domestic water service, 20-gallon electric water heater with circulating pump, and domestic water, waste, vent, and storm piping
SPRINKLERS	One (1) wet sprinkler system throughout the facility in accordance with state and local fire code
DRAINAGE	Three (3) catch basins integrated into the wash bay and drive-in loading area floor slab

BUILDING PLANS



1 OVERALL FLOOR PLAN
3/16" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

6 NORTH ELEVATION
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"

5 WEST ELEVATION
1/8" = 1'-0"

MARKET & LOCATION

MILWAUKEE INDUSTRIAL MARKET

The Milwaukee industrial market has a vacancy rate of 4.5% as of Q3 2026, representing a 0.9% decrease over the past year, driven by 4.2 million SF of net absorption compared to 2.0 million SF of net deliveries. Vacancy remains above the market's five- and 10-year averages of 3.5% and 3.7%, respectively. The market contains approximately 271 million SF of inventory, with 16.3 million SF currently available and 1.8 million SF under construction.

Market rents in Milwaukee average $7.70/SF, representing 0.4% year-over-year growth compared to 1.3% nationally. The market has experienced average annual rent growth of 5.9% over the past five years and 4.5% over the past 10 years. Rent growth is forecast to end 2026 at 2.1%, above the national average of 1.2%, indicating continued positive rental growth despite vacancy remaining above historical averages.

271,00,000 SF
CURRENT INVENTORY

1,800,000 SF
UNDER CONSTRUCTION

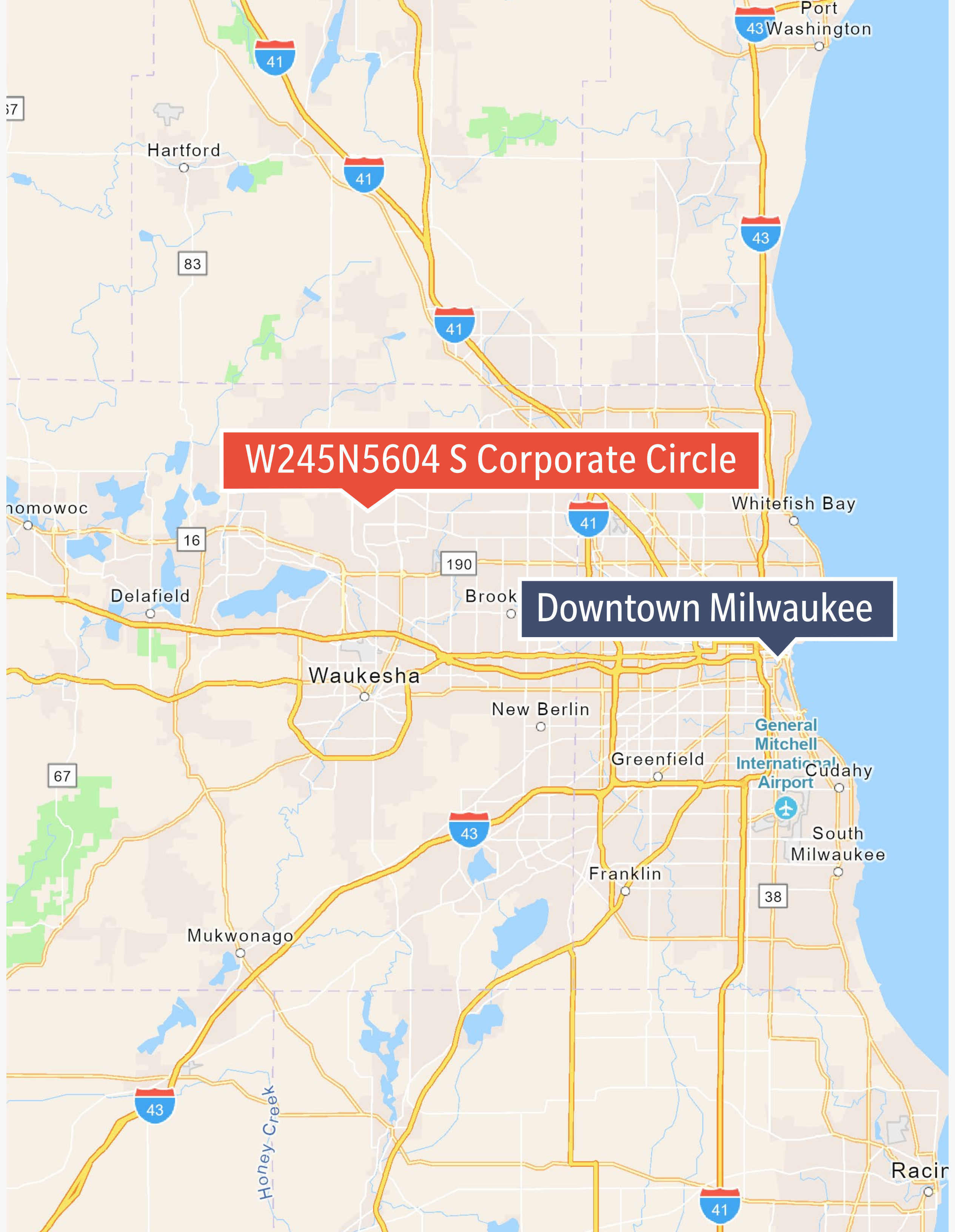
4,200,000 SF
DEMAND ABSORBED PAST 12-MONTHS

2,100,000 SF
SUPPLY DELIVERED PAST 12-MONTHS

4.5%
VACANCY RATE

0.4%
CURRENT ANNUAL RENT GROWTH

5.9%
5 YEAR AVERAGE RENT GROWTH



NORTH/SUSSEX INDUSTRIAL SUBMARKET

The North/Sussex industrial submarket has a vacancy rate of 4.1% as of Q3 2026, representing a 0.9% decrease over the past year, driven by 190,000 SF of net absorption compared to 140,000 SF of net deliveries. Vacancy remains above the submarket's five- and 10-year averages of 2.4% and 2.1%, respectively. The submarket contains approximately 6.0 million SF of inventory, with 300,000 SF currently available and 200,000 SF under construction.

Market rents in North/Sussex average $8.30/SF, representing 0.6% year-over-year growth compared to 0.4% market-wide. The submarket has experienced average annual rent growth of 6.1% over the past five years and 4.6% over the past 10 years. Rent growth is forecast to end 2026 at 2.7%, above the Milwaukee average of 2.1%, indicating continued positive rental growth despite vacancy remaining above historical averages.

6,000,000 SF
CURRENT INVENTORY

201,000 SF
UNDER CONSTRUCTION

189,000 SF
DEMAND ABSORBED PAST 12-MONTHS

139,000 SF
SUPPLY DELIVERED PAST 12-MONTHS

4.1%
VACANCY RATE

0.6%
CURRENT ANNUAL RENT GROWTH

6.1%
5 YEAR AVERAGE RENT GROWTH

MILWAUKEE: COOLER BY THE LAKE

With just over 2 million residents in the Milwaukee Metro Area, it is the largest city in the state of Wisconsin, the fifth highest populated in the Midwest and the 31st in the United States. Located just north of Chicago on the western shore of Lake Michigan, Milwaukee is known for its historic architecture, diverse culture and Midwestern charm.

One of the primary drivers of new investment in southeastern Wisconsin is the improved business climate, which is attracting the attention of businesses nationwide. Several legislative changes including tax reductions, right-to-work policies and a more flexible regulatory structure have made Wisconsin an increasingly attractive place to locate a business. The region's reputation as an advanced manufacturing center; its proximity to the largest concentration of fresh water in the world; access to air, rail and water transportation; and a skilled labor force known for its work ethic have made the region a competitive place to do business.

$130.9
BILLION
ANNUAL GDP

NUMBER 5
MOST DENSELY POPULATED CITY IN THE MIDWEST

$63,304
MEDIAN HOUSEHOLD INCOME

NUMBER 3
LARGEST METRO FOR % OF WORKFORCE IN MANUFACTURING

14
FORTUNE 1000 COMPANIES

56,000
BUSINESSES IN THE MILWAUKEE METRO AREA

NUMBER 1
NATION FOR QUARTER-OVER-QUARTER MANUFACTURING GROWTH

3.6%
UNEMPLOYMENT RATE (JUNE 2025)

ECONOMIC OVERVIEW

With $130.86 billion of GDP in 2023, Milwaukee ranked 39th of all metro areas in the United States. Milwaukee continues to attract business with its rapid building boom of the past decade, which helped Milwaukee outpace cities like Chicago, Philadelphia and Houston in Inc. com's Surge Cities "50 Best Places in American for Starting a Business".

Providing a significant boost to the city's economy was the success of the Milwaukee Bucks, winners of the 2021 NBA Finals. The championship run drew tens of thousands of fans to the Deer District every night and increasingly filled bars, restaurants, and hotels along the way. Over 100,000 people flocked to the Deer District and Fiserv Forum for Game 6 of the championship and the ensuing victory parade drew in an additional 300,000 fans to celebrate the occasion, marking one of the largest worldwide social gatherings since the onset of the pandemic. While the playoff run was a welcome economic boost for the metro, events like these are ultimately temporary boosts. More importantly, the fact remains that Milwaukee's economic base remains strong and diverse, which has helped it outperform the national average during such unprecedented times.

Milwaukee's high concentration of education- and healthcare-related employment, due in part to local institutions such as Marquette University, the University of Wisconsin-Milwaukee, and the Milwaukee Regional Medical Center provide a strong foundation for the region. According to the U.S. Bureau of Labor Statistics June 2025 reporting, Milwaukee Metro Areas has an unemployment rate of 3.6%. Overall, Milwaukee's unemployment rate indicates a stable labor market, with the metro area performing better than the national average.

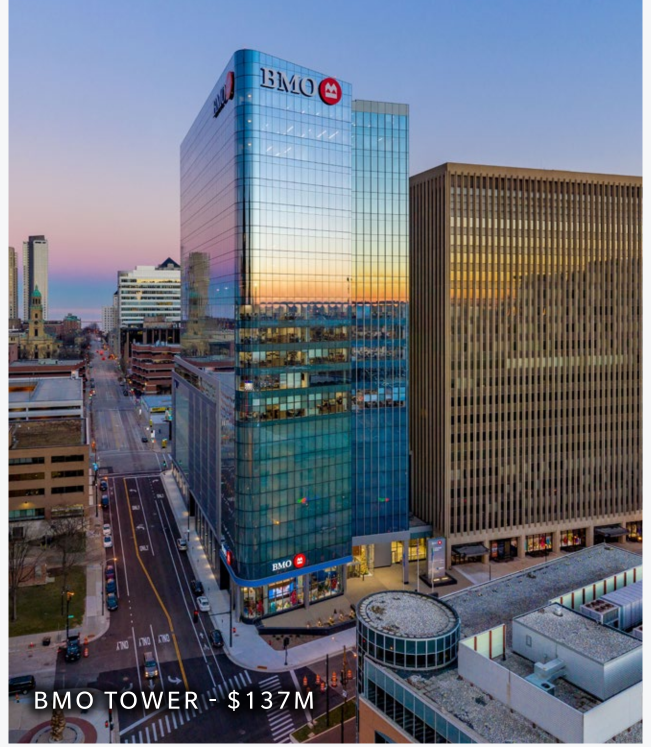
URBAN INVESTMENT: $9 BILLION & COUNTING

Downtown Milwaukee is the economic hub of Southeastern Wisconsin and there has never been a better time to invest. Since 2015, over $5.4 billion has been invested in completed private and public projects and more than $3.6 billion is currently under construction or proposed to start soon, spurring significant momentum that has re-established downtown as the vibrant economic center of Wisconsin.

REGIONAL INVESTMENT: FLIGHT TO WISCONSIN

The area near the Wisconsin-Illinois border has already become a major distribution center due to its location near the Chicago metropolitan area, relative tax benefits, and Wisconsin's business-friendly economic climate. In addition to Amazon's massive distribution centers in the area, companies that have either relocated or headquartered in the area include Microsoft, Haribo, Nexus Pharmaceuticals, Uline, Direct Supply, Komatsu, and many more.

Microsoft	amazon	NEXUS PHARMACEUTICALS	HARIBO	ULINE
$3.3 Billion	$1.0 Billion	$250 Million	$220 Million	$130 Million



BMO TOWER - $137M

MSO CENTER - $89M

MILWAUKEE BALLET - $26M

BAIRD CENTER EXPANSION - $456M

FISERV FORUM - $537M

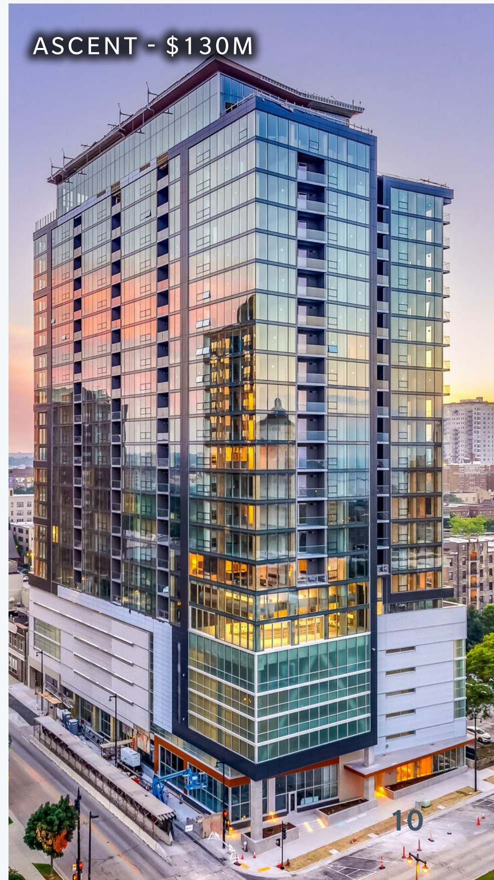

333 N WATER - $165M

COUTURE - $188M


NORTHWESTERN MUTUAL HQ PHASE TWO UPGRADE - $500M

THE AVENUE - $66M


NORTHWESTERN MUTUAL HQ TOWER - $450M


ASCENT - $130M

THE HOP - $128M

DEER DISTRICT - $500M

MILWAUKEE FORTUNE 1000 COMPANIES

Company	Products/Services	Rank	Rev. (Billions)	Headquarters
Northwestern Mutual	Financial Services	110	$38.8	Milwaukee
Johnson Controls	Building Solutions	111	$27.4	Glendale
GE HealthCare	Healthcare Technology	206	$19.7	Milwaukee
Fiserv	Financial Transaction	215	$19.1	Milwaukee
ManpowerGroup	Contract Employment	219	$18.9	Milwaukee
Kohl's	Department Store	235	$15.4	Menomonee Falls
Rockwell Automation	Industrial Automation	430	$9.1	Milwaukee
WEC Energy	Electric & Gas Utility	435	$8.9	Milwaukee
Regal Rexnord	Industrial Equipment and Components	552	$6.0	Milwaukee
Harley Davidson	Motorcycles	585	$5.2	Milwaukee
Snap-On	Tools and Equipment	655	$4.7	Kenosha
Generac	Backup Power Generators	742	$4.3	Waukesha
A.O. Smith	Electrical Motors, Water Heaters, and Boilers	798	$3.8	Milwaukee
Quad/Graphics	Commercial Printing and Print Management	998	$2.7	Sussex

**Source: Milwaukee 7 Regional Economic Development Partnership*

A NATURAL MAGNET FOR BUSINESS

An educated workforce, low business costs, easy access to financing, and efficient infrastructure have helped businesses succeed and grow. Over the past decade, the city has undergone an economic and cultural renaissance with businesses and developers investing hundreds of millions of dollars into new corporate headquarters, office buildings, residential developments and entertainment venues to cement Milwaukee's position as a 21st century city.

Home to 14 Fortune 1000 companies, 8 Fortune 500 companies, and 10 Colleges/Universities, Milwaukee's workforce lives up to its hardworking reputation. Milwaukee was ranked fifth on Forbes' list of "Up-and-Coming Tech Cities," while Wisconsin earned recognition as a top 20 state for business by Chief Executive magazine, highlighting the region's growing reputation as a hub for innovation and commerce.

LARGEST EMPLOYERS

Company	Business Sector	Employment
Aurora Health Care	Health Care System	25,900
Ascension Wisconsin	Health Care System	15,500
Froedtert Health	Health Care System	10,900
Kroger Co./Roundy's	Food Distributor & Retailer	8,300
Kohl's Corporation	Department Store	7,800
Quad/Graphics, Inc.	Commercial Printer	7,500
GE Healthcare Technologies	Medical Diagnostic Imaging Systems	6,000
Northwestern Mutual	Life & Disability Insurance & Annuities	5,600
Medical College of Wisconsin	Medical School	5,300
Children's Hospital & Health System	Pediatric Health Care Services	5,000
ProHealth Care, Inc.	Health Care System	4,800
WEC Energy Group	Electric & Natural Gas Utility	4,300
Goodwill Industries of SE Wisconsin	Training, Packaging & Assembly Services	4,100
AT&T Wisconsin	Telecommunication Services	3,500
US Bank	Bank Holding Company	3,500
BMO Harris Bank	Bank Holding Company	3,400
Marcus Corporation	Operator of Hotels & Movie Theaters	3,200
FIS	Financial Data & Processing Systems	3,200
Johnson Controls	Control Systems, Batteries & Automotive Interiors	3,000
Rockwell Automation	Industrial Automation Products & Systems	2,900
Marquette University	Higher Education University	2,800
Harley-Davidson, Inc.	Motorcycles & Related Products	2,700

**Source: Metropolitan Milwaukee Association of Commerce*

THE GOOD LAND

Milwaukee has built a reputation of being a hub of entertainment, especially during the summer months. Some of Milwaukee's most popular events and attractions include:

City of Festivals: Milwaukee is host to Summerfest, the largest music festival in the world located at Henry Maier Festival Park along Lake Michigan. Additional celebrations and festivals include German Fest, Polish Fest, Bastille Days, and many more.

Milwaukee Art Museum: An icon of architectural design and innovation housing nearly 25,000 pieces of art.

Milwaukee Riverwalk: The Riverwalk spans nearly three miles through the heart of downtown and includes plentiful dining opportunities, river views, and various recreational activities.

Historic Third Ward Neighborhood: Milwaukee's arts and fashion district. The most cosmopolitan neighborhood in the city, it's the elite dining, shopping, boutique officing and entertainment destination.

"THE COOLEST CITY IN THE MIDWEST"

- VOGUE

THE ULTIMATE FAN DESTINATION

When it comes to sports, Milwaukee fans are as passionate as they come. Home to the Milwaukee Bucks, Brewers and Admirals, there's always a game to watch. Moreover, local sports have been a catalyst for Milwaukee's continued development and have created substantial economic impact within the region.

Cumulative net new impacts to the State associated with AmFam Field and 20 years of ongoing Ballpark and Team operations totaled approximately $2.5 billion in total output, $1.6 billion in direct spending, $263 million in new taxes, 1,835 total annual jobs, and $1.2 billion in personal earnings.

Milwaukee Bucks: Since completion of the $500 million Fiserv Forum arena, the Bucks have been nothing short of stunning to watch. Coming off their 2021 NBA championship title, the Bucks' star studded roster is set to bring excitement to Milwaukee for years to come.

Milwaukee Brewers: Baseball fans rejoice, the Brewers play in one of the nation's most unique stadiums, AmFam Field, with its convertible roof feature. Rain or shine, the Brewers have been a staple of Milwaukee fandom....and don't forget about the tailgate beforehand.

Whistling Straits: Along the scenic shores of Lake Michigan, Whistling Straights hosted the 43rd Ryder Cup.

MILWAUKEE BREWERS

MILWAUKEE BUCKS