

**438,309 SF AVAILABLE
NEW CONSTRUCTION**



AshleyCapital

ENTERPRISE BUSINESS PARK - BUILDING IV **11201 ENTERPRISE WAY, STURTEVANT, WI**



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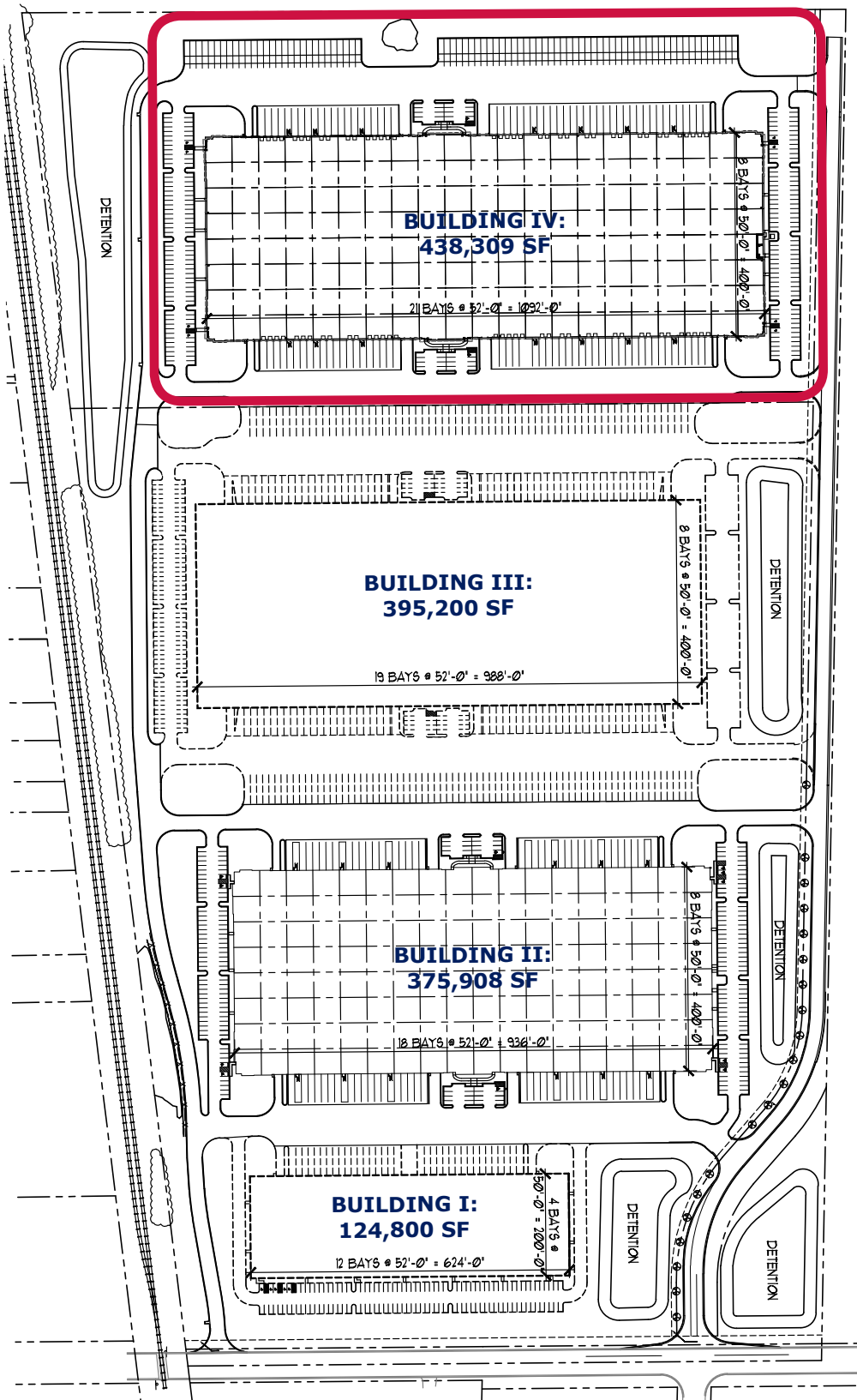
 **CUSHMAN & WAKEFIELD** | **BOERKE**
731 N JACKSON STREET, SUITE 700
MILWAUKEE, WI 53202 | WWW.BOERKE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE

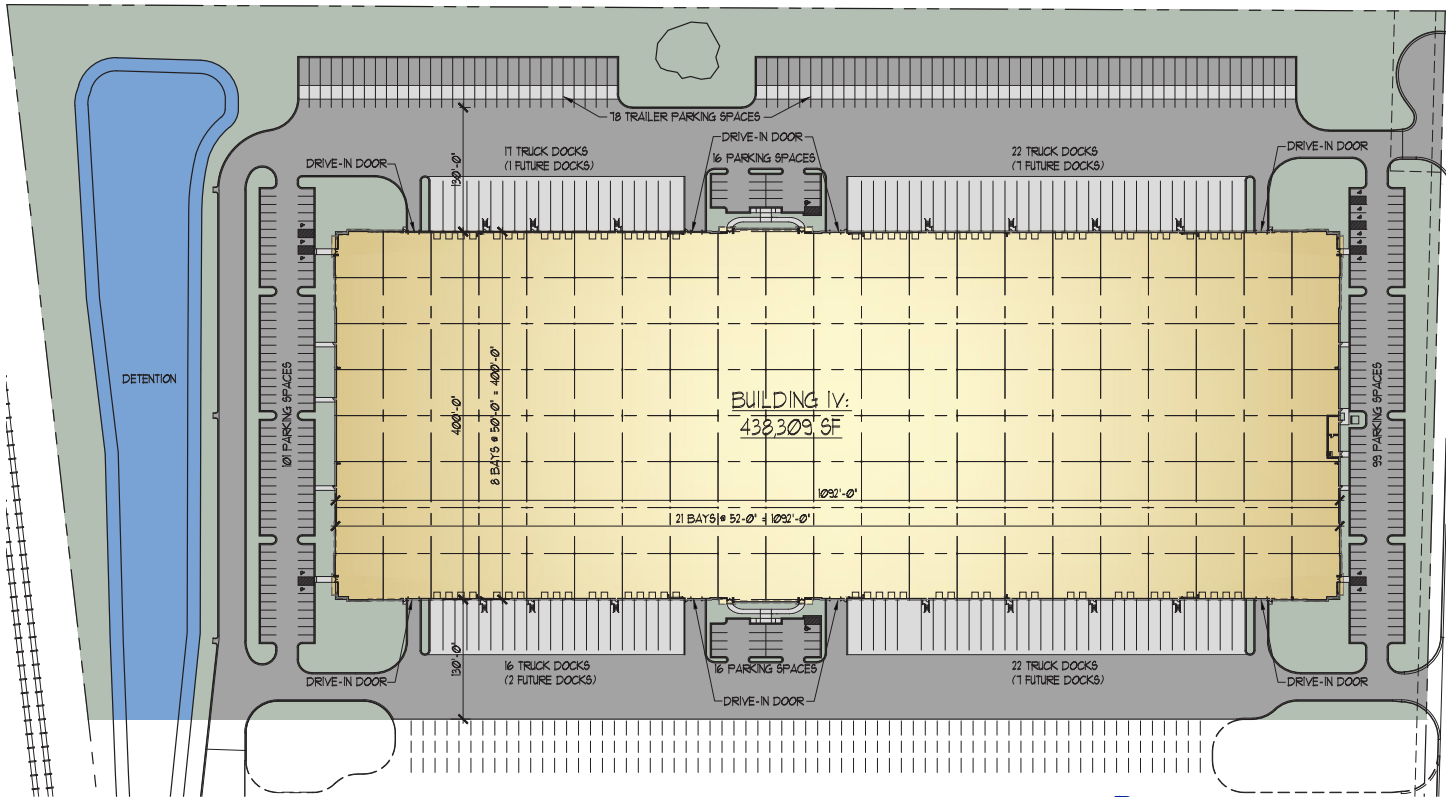
ENTERPRISE BUSINESS PARK - BUILDING IV

11201 ENTERPRISE WAY, STURTEVANT, WI



LOCATION HIGHLIGHTS

- High Image 1.3M SF Business Park Environment
- New Crossdock Facility
- Divisible to $\pm 40,000$ SF
- Stable Tax Environment
- Low Occupancy Costs
- Canadian Pacific Rail Runs Along the Entire Southern Boundary of the Property (2,640 Linear Feet)
- Access to Full 4-way Interchange at both Highway 11 & I-94 and Route 20 & I-94
- 2 Minutes East of I-94 Full Interchange at Highway 11
- 10 Minutes North of WI / IL Border
- Other Successful Firms in the Area Include: SC Johnson & Son, Bombardier CNH America, InSinkErator, UNFI, Andis Company, Brown West Logistics, Foxconn, Fresenius
- Well Capitalized Ownership Committed to the Area with Multiple Developments in the Submarket



BUILDING SPECIFICATIONS:

BUILDING SIZE:	438,309 SF
OFFICE:	To Suit
SITE SIZE:	26.8 Acres
BAY SIZE:	50' x 52'
CLEAR HEIGHT:	36'
LAYOUT:	Crossdock
FLOOR:	7" Concrete
LOADING:	<ul style="list-style-type: none"> › 76 Exterior Docks (expandable to 94) › 8 Drive-in Doors
CONSTRUCTION:	Insulated Pre-cast

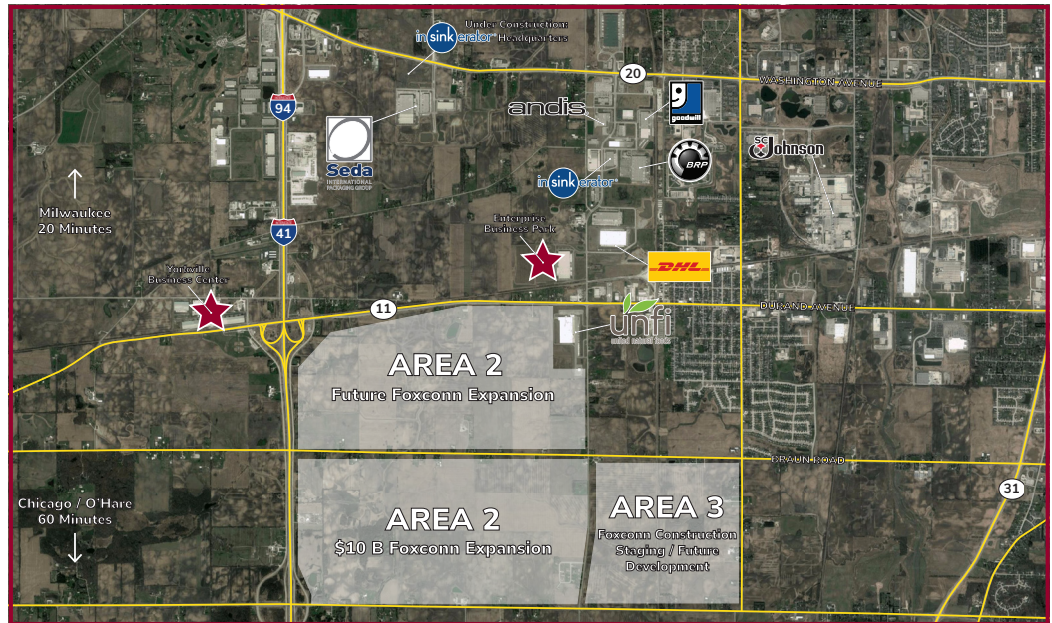
ROOF:	45 Mil, EPDM
SPRINKLER:	ESFR
CAR PARKING:	231 Spaces (expandable)
TRAILER PARKING:	78 Spaces (expandable)
HEATING:	Gas Unit Heaters with Destratification Fans
LIGHTING:	LED Lighting
POWER:	3,000 Amps / 480 Volts / 3-Phase
LEASE RATE:	\$4.95 PSF Net (Entire Space User)
TAXES:	\$0.95 PSF
CAM:	\$0.65 PSF

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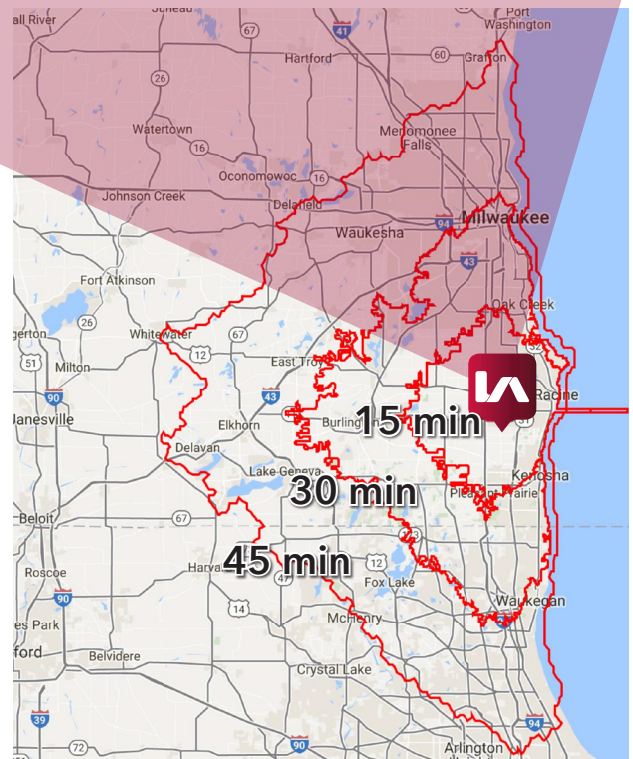
ENTERPRISE BUSINESS PARK - BUILDING IV

11201 ENTERPRISE WAY, STURTEVANT, WI

- › 20 Minutes to Mitchell International Airport
- › 30 Minutes to Downtown Milwaukee
- › 60 Minutes to O'Hare International Airport
- › 90 Minutes to Downtown Chicago



TOTAL AGE DISTRIBUTION	15 MINUTES	30 MINUTES	45 MINUTES
MEDIAN AGE	38.0	36.5	38.1
AGE 19 YEARS OR LESS	58,136 (25.8%)	348,761 (26.2%)	699,754 (25.9%)
AGE 20 TO 64 YEARS	132,747 (59.0%)	798,814 (60.0%)	1,598,379 (59.2%)
AGE 65 YEARS OR OVER	34,297 (15.2%)	184,607 (13.9%)	402,749 (14.9%)
EDUCATIONAL ATTAINMENT	15 MINUTES	30 MINUTES	45 MINUTES
ANY COLLEGE (SOME COLLEGE OR HIGHER)	89,537 (59.1%)	529,041 (59.5%)	1,185,462 (65.1%)
COLLEGE DEGREE + (BACHELOR DEGREE OR HIGHER)	39,119 (25.8%)	260,899 (29.3%)	667,156 (36.6%)
OCCUPATION	15 MINUTES	30 MINUTES	45 MINUTES
WHITE COLLAR WORKERS	59,686 (53.7%)	390,495 (58.2%)	864,046 (62.7%)
BLUE COLLAR WORKERS	51,387 (46.3%)	279,988 (41.8%)	514,713 (37.3%)



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STATE OF WISCONSIN BROKER DISCLOSURE

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 you confidentiality 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(l) 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 Wisc. Stat. 452.01 (le) 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 transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.