

# FIRST PARK 94

88TH AVENUE & 38TH STREET | SOMERS, WISCONSIN 53171

## The Premier New Business Park in Southeast Wisconsin

For Sale or Lease  
Build-to-Suit Opportunities



Milwaukee

Chicago



Kenosha Regional Airport

Developed By



For Sale or Lease

Build-to-Suit Opportunities

**CBRE**



## PARK FEATURES

- Owned and developed by First Industrial Realty Trust
- Premier business park environment
- ±309 acres zoned for industrial use
- Sites can accommodate build-to-suits from 150,000 SF to 1,500,000 SF
- Frontage along Canadian Pacific RR with potential rail access
- Good access to all types of labor
- Minutes to shopping and restaurants
- Easy access to I-94 via 4-way interchanges
- Located minutes from the Illinois/Wisconsin border



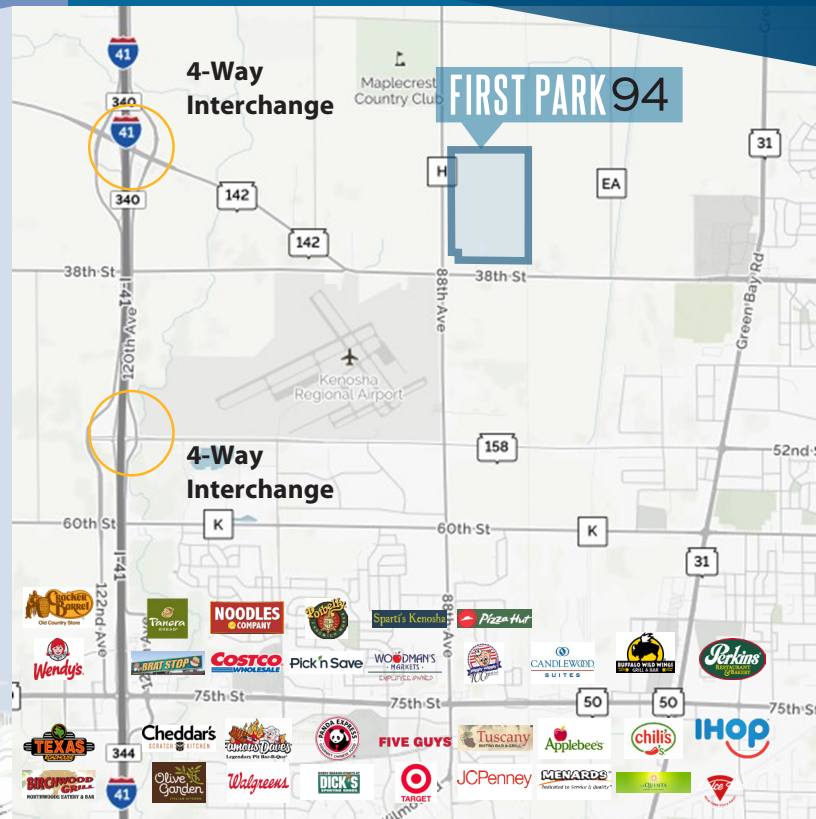
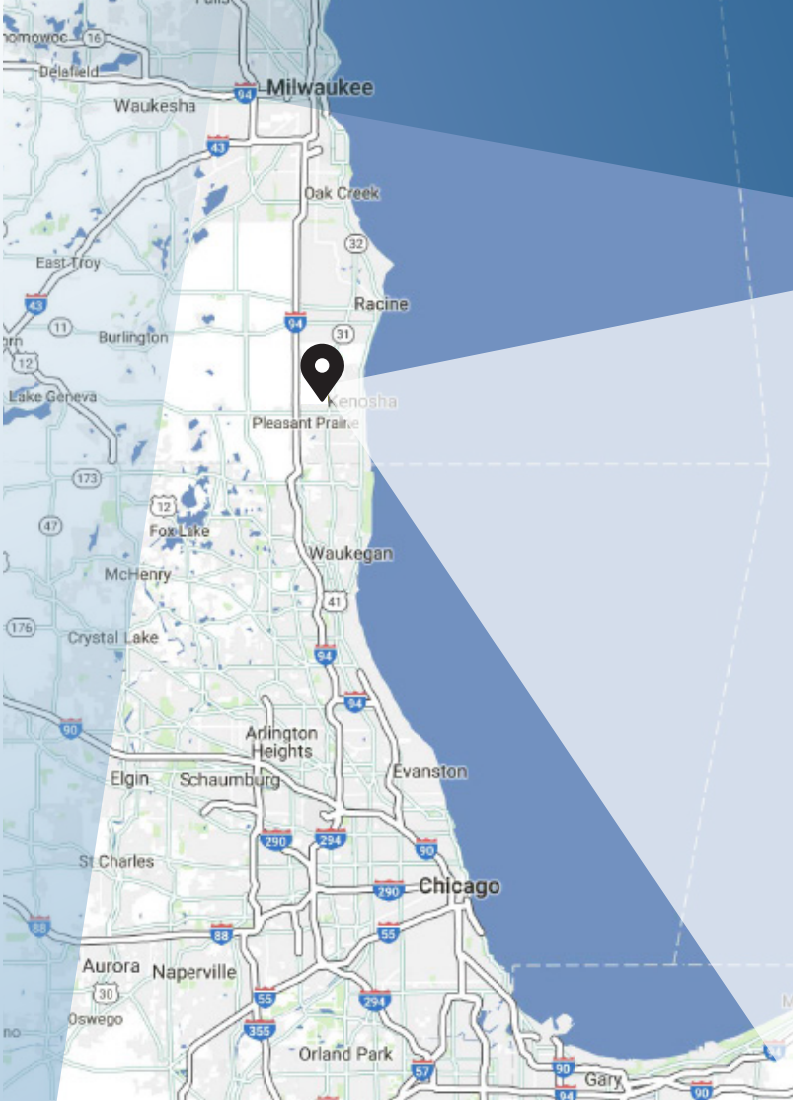
CONCEPTUAL PLAN  
SITES CAN ACCOMMODATE  
150,000 - 1,500,000 SF

# FIRST PARK 94





# FIRST PARK 94



## LOCATION ADVANTAGES

- Pro-business community, county and state
- 8 miles north of the Illinois/Wisconsin border
- Minutes from full I-94 interchanges
- Less than one hour from O'Hare and Mitchell International airports
- Located in Kenosha County, Wisconsin
- Multiple retail and dining amenities nearby

## FORMOREINFORMATION,PLEASECONTACT:

SAM BADGER, SIOR

+1 847 310 2099 | sam.badger@cbre.com

WHIT R. HEITMAN

+1 847 624 4947 | whit.heitman@cbre.com

BRAD WEINER

+1 630 956 3650 | brad.weiner@cbre.com

JARED PAFF

+1 847 274 1444 | jared.paff@cbre.com

Developed by  
**FIRST**  
INDUSTRIAL  
REALTY TRUST

Exclusively marketed by

**CBRE**

## BROKER DISCLOSURE TO CUSTOMERS

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

### **BROKER DISCLOSURE TO CUSTOMERS**

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on 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 provide 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**).
- ☐ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See CONFIDENTIALITY NOTICE TO CUSTOMERS**).
- ☐ 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, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU 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**).
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 YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE CONFIDENTIAL INFORMATION**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

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

(INSERT INFORMATION YOU AUTHORIZE THE 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 number 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.com.state.wi.us/public> or by phone at 877-234-0085.*

BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THAT \_\_\_\_\_ and \_\_\_\_\_ are working

Sales Associate ▲

Sales Associate ▲

As: **(Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent)** **STRIKE ONE**

**INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

Initials ▲

Date ▲

Print Name (optional) ▲

Initials ▲

Date ▲

Print Name (Optional) ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

### **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 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.