Canadian Pacific & Union Pacific Served

120 Acre Dual-Rail Logistics Site in Kenosha, Wisconsin

Build-to-Suits from 138,000 - 1,000,000 SF with Rail

- Lake Michigan water service, Gas and Electrical utilities on site
- CP & UP connection line on site
- Transloading services available on-site
- 8,000 lineal feet of storage track on site
- Economic development incentives available
- Skilled & unskilled labor force

630-782-9520

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All dimensions and renderings are approximate and subject to change without notice. Officers of this firm have an ownership interest in this property.
The ONLY Canadian Pacific & Union Pacific Active Rail Site between Chicago and Milwaukee!

KENOSHA, WISCONSIN

BUILD-TO-SUIT / FLEXIBLE SITE PLANS AVAILABLE
100,000 SF TO 1,000,000 SF RAIL SERVED

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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DUAL RAIL LOGISTICS SITE
KENOSHA, WISCONSIN

BUILD-TO-SUIT BUILDING SPECIFICATIONS

BUILDING SIZE: 100,000 SF to 1,000,000 SF Rail Served
LAND: 120 Acre Business Park
OFFICE: To-Suit
BAY SIZE: 50’ x 50’ (typical)
CEILING HEIGHT: 32’ to 40’ Clear
LOADING: Exterior Cross Dock
RAIL: Up to 18 building spots plus track storage
POWER: Heavy Power
TRAILER STORAGE: Up to 500
PARKING: To-Suit
SPRINKLER: ESFR System

FEATURES

- 120-acre business park divisible to 60 acres
- Served by the Union Pacific and Canadian Pacific Railways
- Transloading services available on-site
- 8,000 Lineal feet of storage track on-site
- Lake Michigan water, Gas and Electric utilities on site
- Economic development incentives available

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<table>
<thead>
<tr>
<th>Company</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amazon</td>
<td>1,529,716</td>
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<tr>
<td>ULINE</td>
<td>3,000,000 +</td>
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<tr>
<td>Kenall Manufacturing</td>
<td>354,000</td>
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<tr>
<td>Rustoleum</td>
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<tr>
<td>Associated Wholesale Grocers</td>
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<td>EMCO Chemical</td>
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<tr>
<td>Gordon Foods</td>
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<td>Ariens Company</td>
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<td>Meijer Inc.</td>
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<td>L &amp; M Corrugated</td>
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<td>Hanna Cylinders</td>
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<td>Ta Chen International</td>
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<td>Konecranes Lifting Business</td>
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<tr>
<td>Niagara Bottling</td>
<td>377,000</td>
</tr>
</tbody>
</table>
Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

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 Lines 55-63).
- 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 Lines 22-39).
- 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.

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 LINES 55-63).
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.
3. TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST 33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

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 877-234-0085.

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

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.