

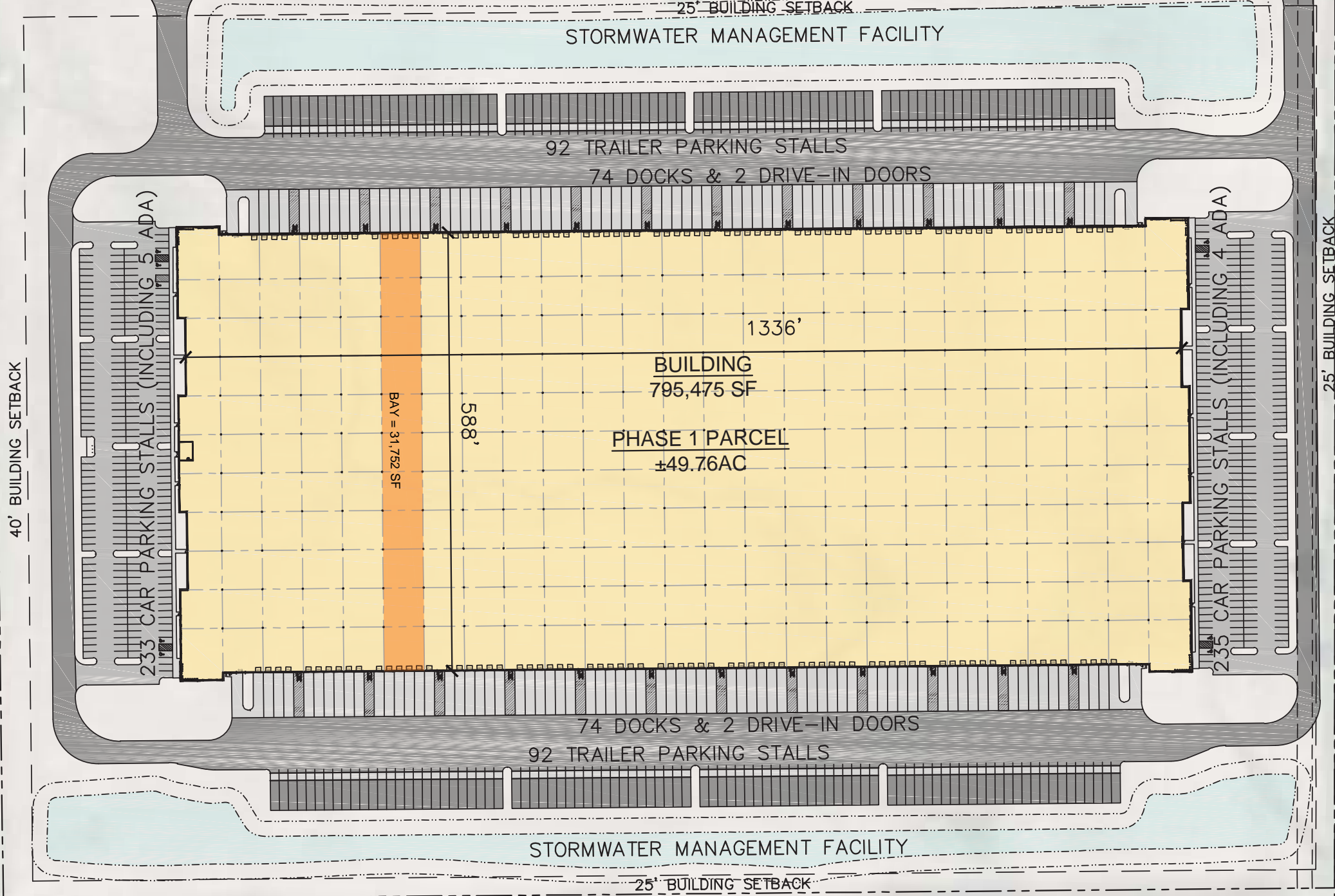


SOMERS LOGISTICS CENTER

1733 120th Avenue, Kenosha, WI 53144

795,471 SF - New Construction - Available February 1, 2023
Additional Land for 1,000,000 SF





795,471 SF (Divisible)

Building Size

148

Docks

To Suit

Office

±49.76

Acre Site

ESFR

Sprinkler System

477

Car Parking Spaces

2022

Construction

2,400 Amp

Power

184

Trailer Spaces

40'

Clear Height

Heated Warehouse

HVAC

\$1.10 PSF

Est. Real Estate Taxes

4

Drive-in Doors

52' x 54' (60' Speed Bay)

Bay Size

Subject to Offer

Lease Rate

HIGHLIGHTS

- I-94 frontage
- 0.5 mile to 4-way interchange at I-94 and Highway 142
- 1 mile to 4-way interchange at I-94 and Somers Rd.
- Corporate neighbors include: Uline, Trifinity, Silgan Containers, Amazon
- Properties are located in the Village of Somers, WI, with a City of Kenosha mailing address
- Pro-business community
- Construction - Spring 2022
- Strong labor pool
- Efficient site
- Low real estate taxes
- Municipal incentives available for job creators

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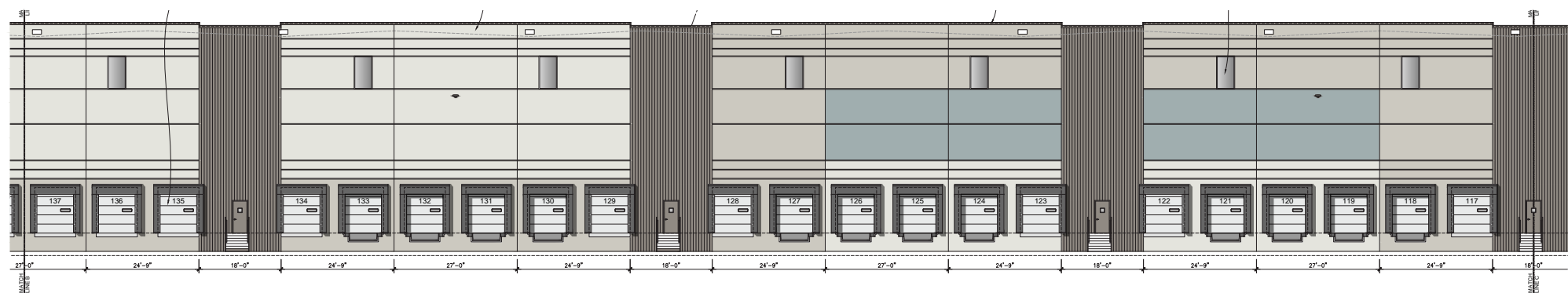
www.somerslogistics.com

RENDERING

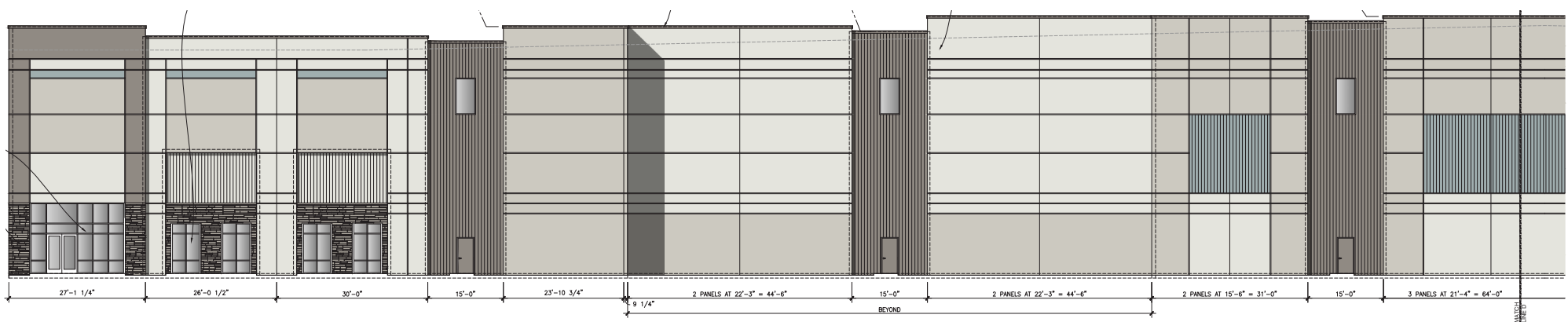


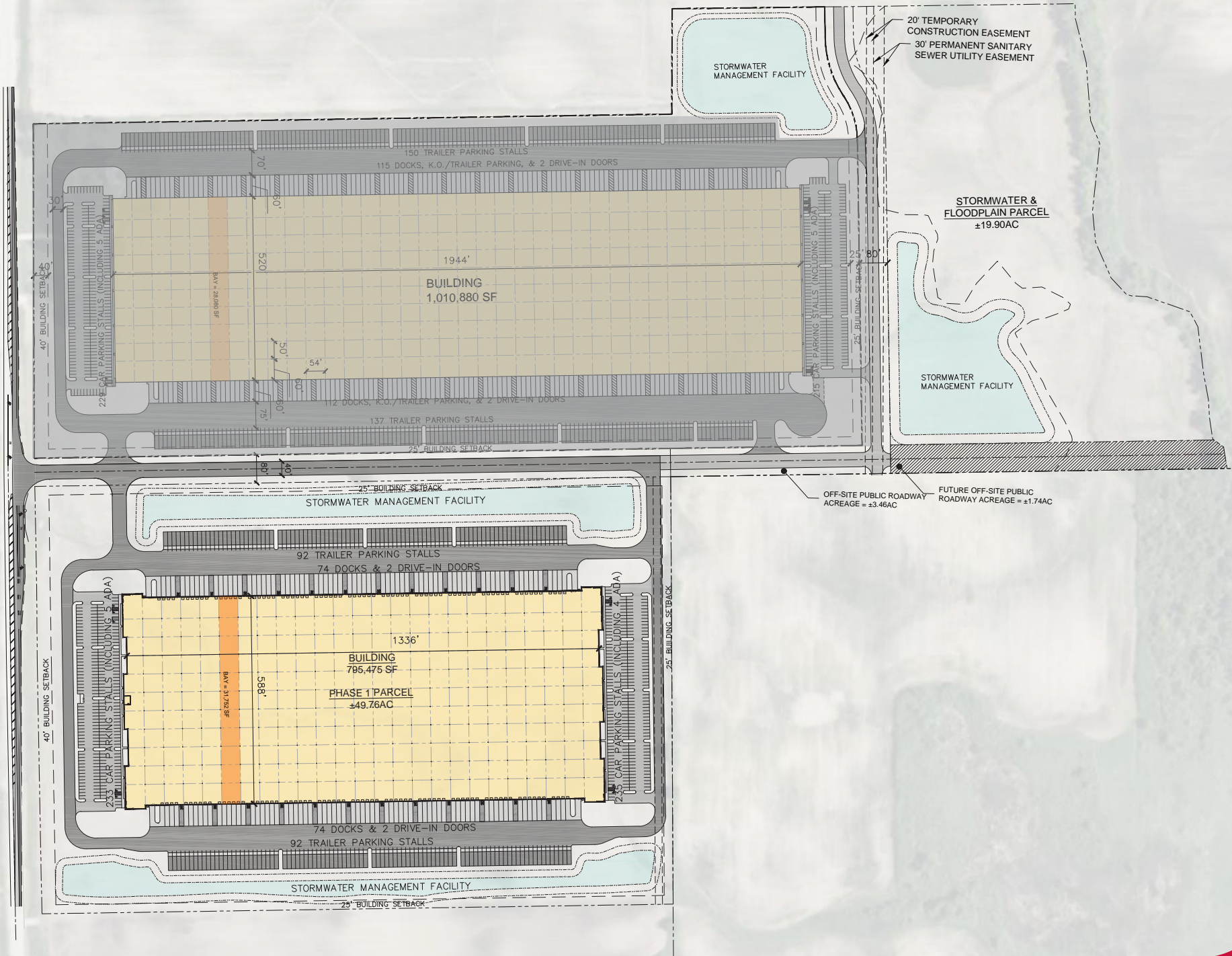
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DOCK WALLS



OFFICE WALLS







25 Miles to Mitchell Airport

0.5 Mile to 4-way Interchange at Hwy 142
Somers Road

10 Miles to IL / WI Border

25 Minutes to Mitchell International Airport

40 Minutes to O'Hare International Airport

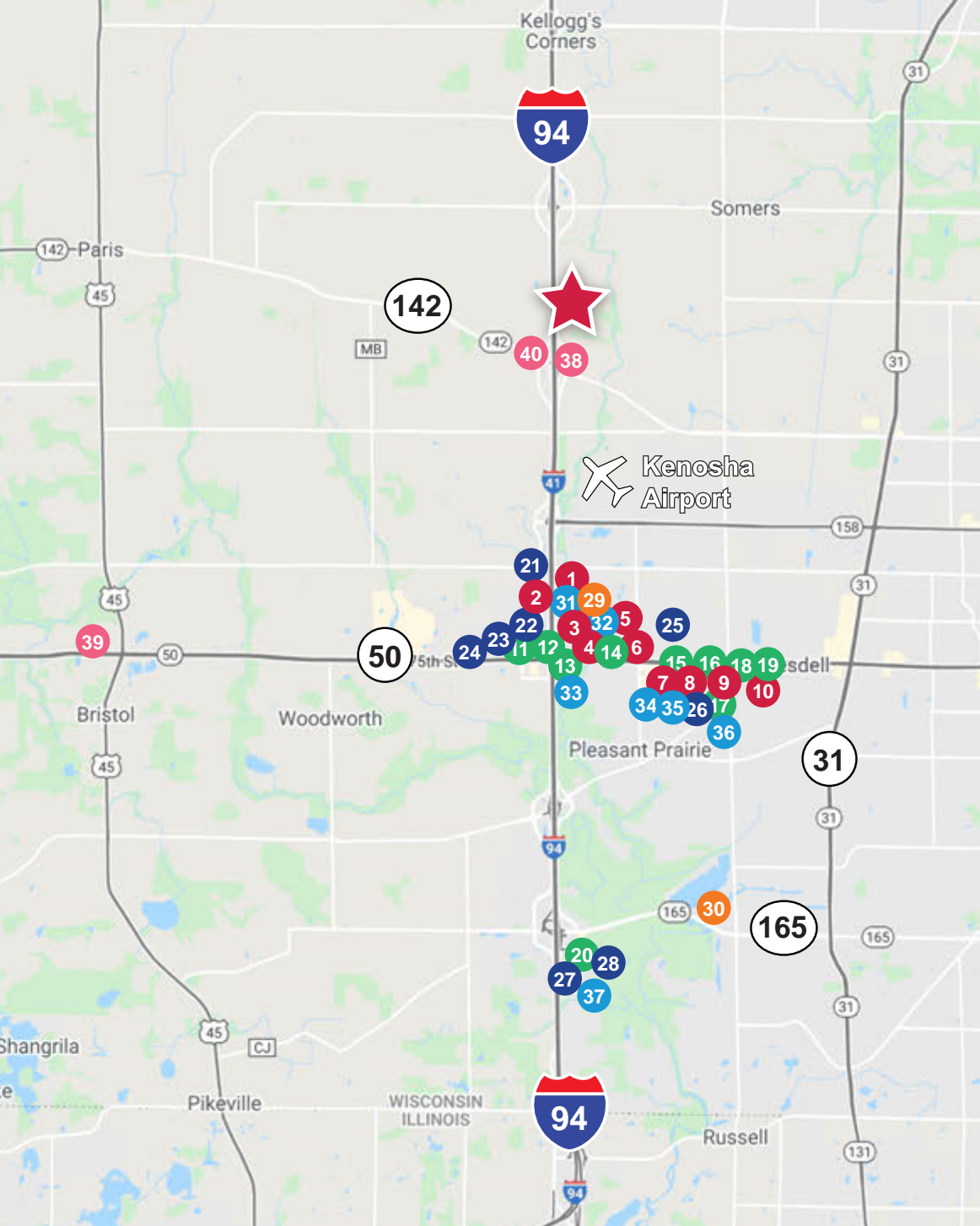
62 Miles to Downtown Chicago

31

31

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



RESTAURANTS

- 1 Uncle Mike's
- 2 Cracker Barrel
- 3 Texas Roadhouse
- 4 Noodles & Co.
- 5 Buffalo Wild Wings
- 6 Perkins
- 7 Cheddar's
- 8 Olive Garden
- 9 Corner Bakery
- 10 Iguana Wana Grill

FAST FOOD

- 11 McDonald's
- 12 McDonald's
- 13 Wendy's
- 14 Starbucks
- 15 Dunkin Donuts
- 16 Chipotle
- 17 Potbelly
- 18 Mod Pizza
- 19 Chick-Fil-A
- 20 Culver's

HOTELS

- 21 Country Inn
- 22 Comfort Inn
- 23 Best Western
- 24 Hampton Inn
- 25 Candlewood Suites
- 26 Holiday Inn Express
- 27 Double Tree
- 28 Fairfield Inn

RETAIL

- 31 Gander Outdoors
- 32 Woodman's Market
- 33 Walgreens
- 34 Dicks Sporting Goods
- 35 Target
- 36 Costco
- 37 Pleasant Prairie Outlets

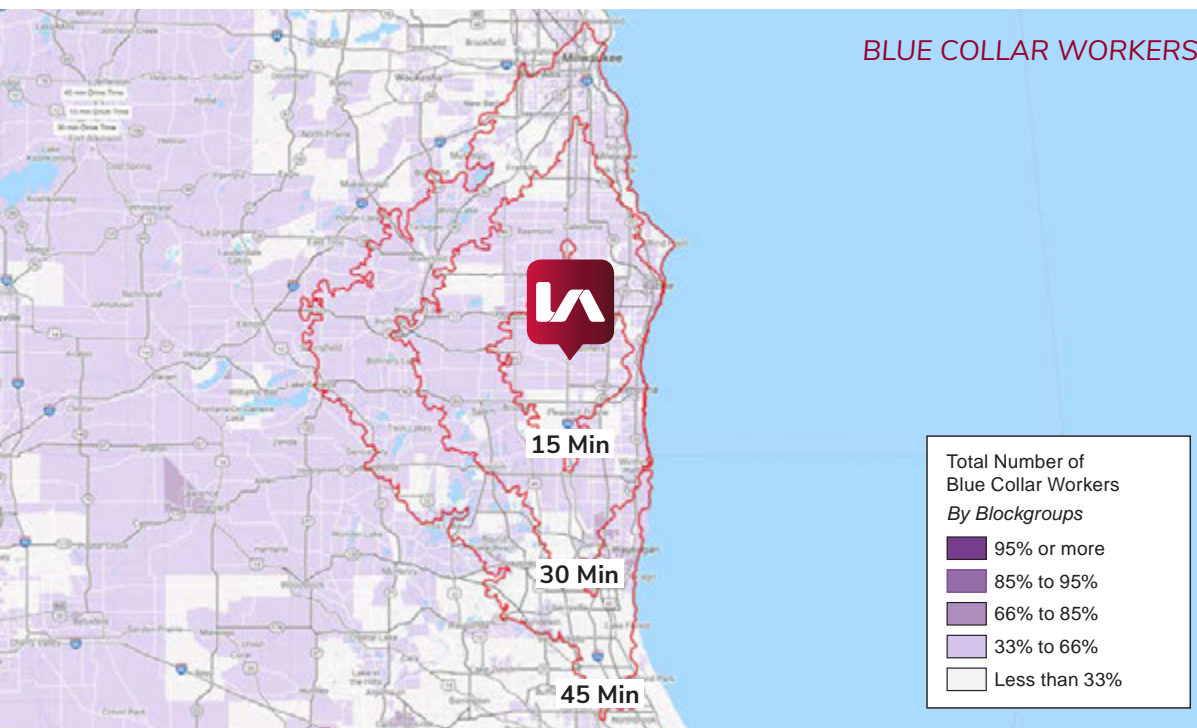
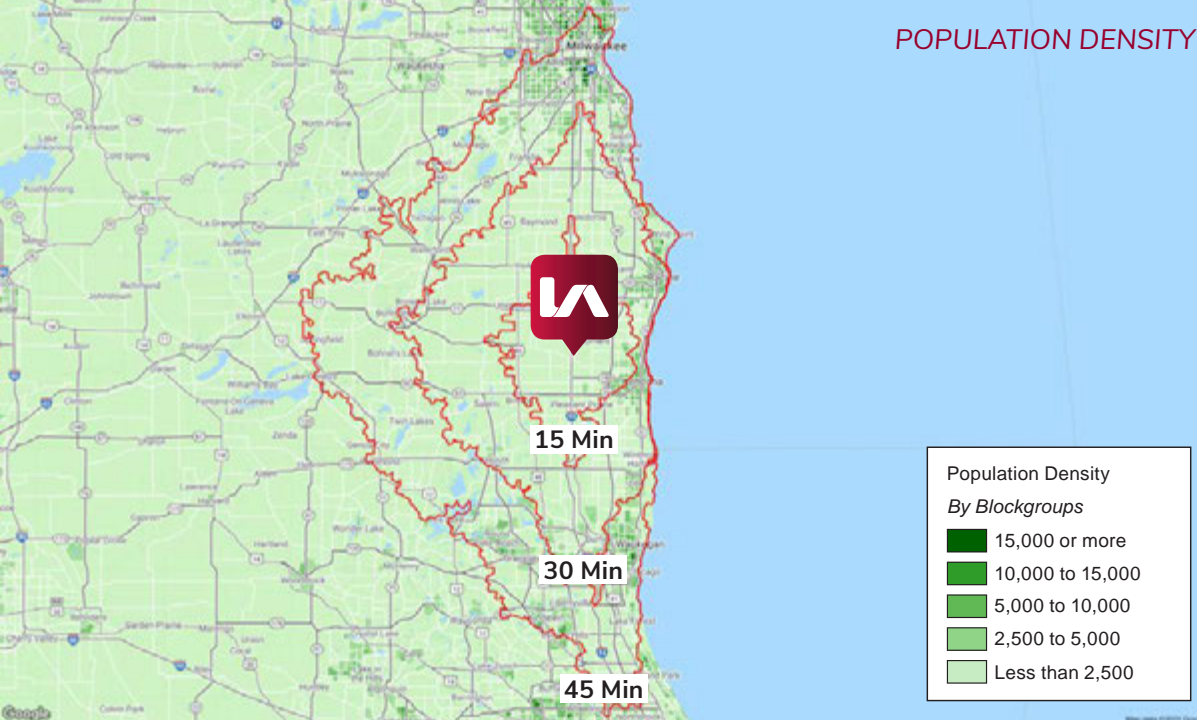
HEALTH

- 29 Aurora Health Care
- 30 Pleasant Prairie RecPlex

TRUCK STOPS

- 38 McDonald's
- 39 McDonald's
- 40 Wendy's

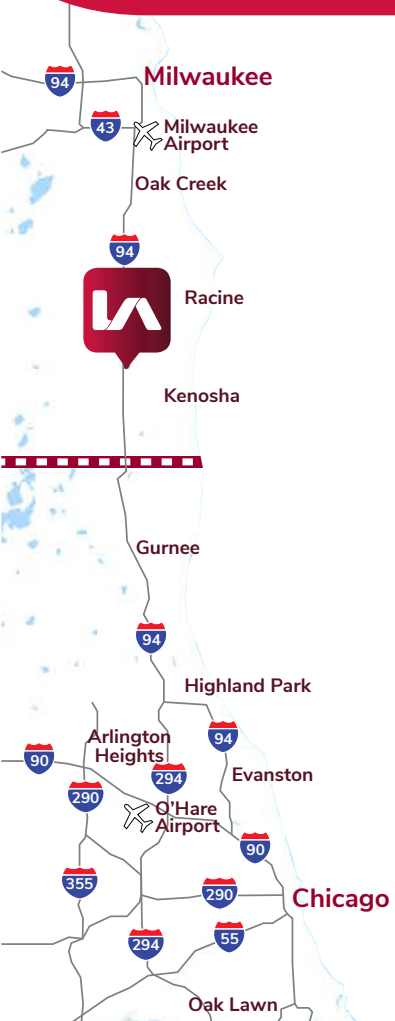
POPULATION DENSITY



BLUE COLLAR WORKERS

	15 MINUTES	30 MINUTES	45 MINUTES
2021 Population	71,414	467,062	1,470,000
2021 Total Labor Force (Age 16 Years or Over)	57,790	373,487	1,180,000
Average Household Income	\$90,235	\$90,201	\$91,676
Average Household Expenditure (Budget)	\$1.77 B	\$11.8 B	\$37.64 B
Average Household Expenditure - Food	\$260.78 M	\$1.74 B	\$5.54 B
Average Household Expenditure - Shelter	\$372.27 M	\$2.48 B	\$7.94 B
Average Household Expenditure - Transportation	\$324.18 M	\$2.16 B	\$6.85 B
Average Household Expenditure - Entertainment	\$100.21 M	\$670.11 M	\$2.13 B
Median Age	37.8	38.6	37.6
White Collar Employees	21,522	133,026	411,872
Blue Collar Employees	14,369	95,611	296,555
Unemployment Rate	3.2%	3.8%	4.0%
2021 Occupation Population	35,891	228,637	708,427
Management, Business, Financial Operations	5,608	35,184	111,919
Service Employees	5,375	36,851	121,042
Sales, Office Employees	8,034	48,696	147,943
Construction, Extraction, Maintenance	2,670	17,575	53,303
Production, Transport, Material Moving	6,108	40,373	120,602

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GEOGRAPHIC CENTER OF THE MIDWEST

Total Population

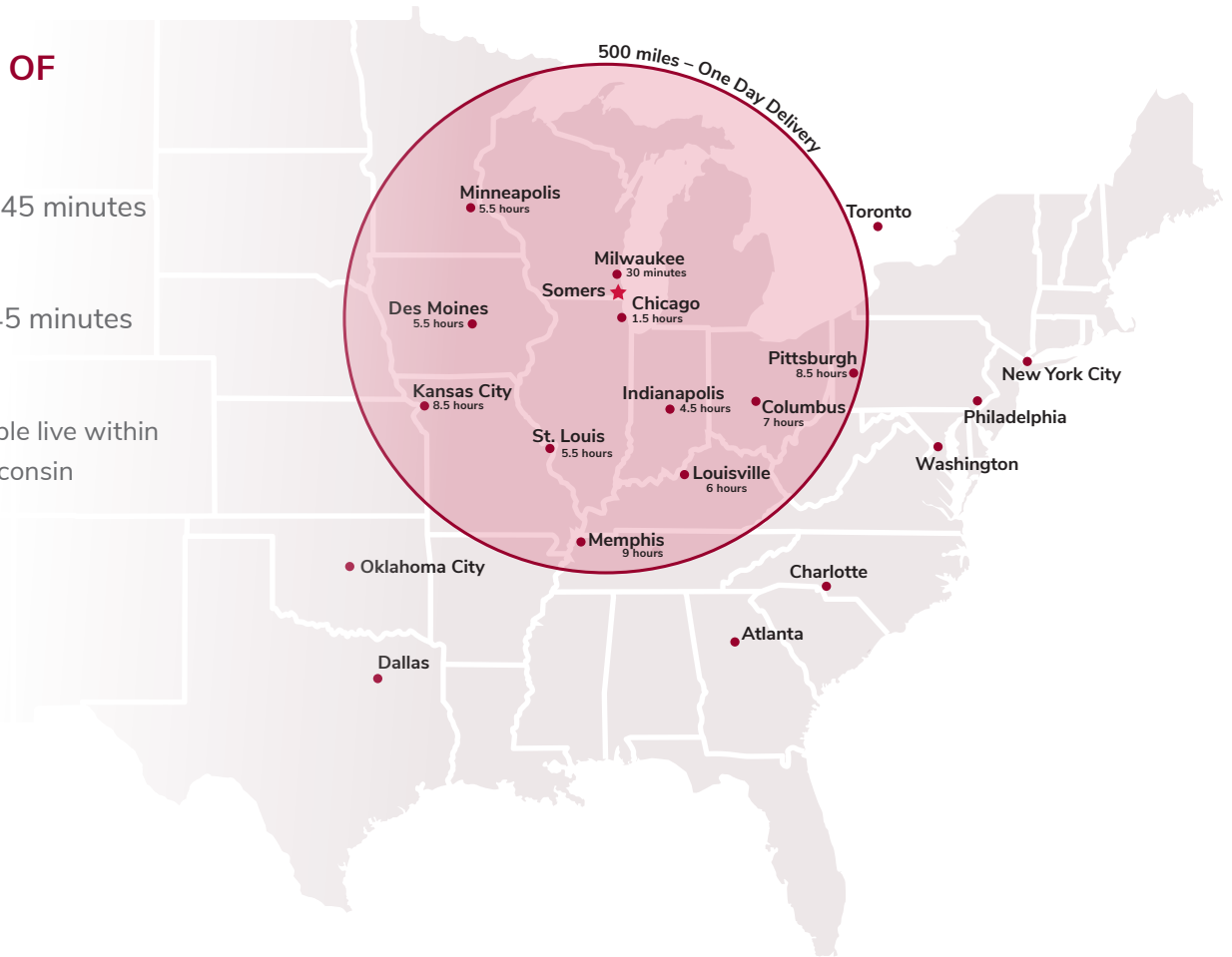
1,470,000 people live within 45 minutes

Number of Households

572,839 households within 45 minutes

Distribution Network

Approximately 60.9 million people live within a one-day drive of Somers, Wisconsin



Tom Boyle

Principal

tomboyle@lee-associates.com

D 773.355.5079

Matt Neumann

Becknell Industrial

mneumann@becknellindustrial.com

D 708.571.0561



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.

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.