FLINT 94 COMMERCIAL CENTER
1338-1484 120TH AVE
SOMERS, WI 53144

FOR SALE OR LEASE
- NEW CLASS A INDUSTRIAL PARK -
AVAILABLE 03 2023

CBRE
- Direct access to complete four-way interchange with 12th St (CTH E) and I-94/I-41 located within 0.2 miles
- High visibility off heavily traveled I-94
- ±1,940,000 SF Total:
  - Building I: 734,992 SF (Delivery Q3 2023)
  - Building II: 702,793 SF (Delivery Q4 2023)
  - Building III: 509,408 SF (Delivery Q3 2023)
- Buildings and land are available for sale or lease
- Each building is divisible
- Industrial Park (IP) Zoning allows for wide variety of industrial uses
- 36’ - 40’ clear height
- Heavy trailer parking
- Tenant Highway signage available
- Direct access to complete four-way interchange
- Tenant highway signage
- Nearby amenities
- Ample power available
- ESFR sprinklers
- Lease rate: subject to offer
- Sale price: subject to offer

**Site Plan**

- **1484 120th Ave, Kenosha Building I**
  - 734,992 SF
- **1450 120th Ave, Kenosha Building II**
  - 702,793 SF
- **1338 120th Ave, Kenosha Building III**
  - 509,408 SF

<table>
<thead>
<tr>
<th>Feature</th>
<th>1484 120th Ave, Kenosha Building I</th>
<th>1450 120th Ave, Kenosha Building II</th>
<th>1338 120th Ave, Kenosha Building III</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square footage</td>
<td>734,992 SF</td>
<td>702,793 SF</td>
<td>509,408 SF</td>
</tr>
<tr>
<td>Office</td>
<td>Office built to suit</td>
<td>Office built to suit</td>
<td>Office built to suit</td>
</tr>
<tr>
<td>Dock high doors</td>
<td>73 dock high doors (75 future</td>
<td>70 dock high doors (70 future</td>
<td>51 dock high doors (67 future</td>
</tr>
<tr>
<td></td>
<td>148 total)</td>
<td>140 total)</td>
<td>118 total)</td>
</tr>
<tr>
<td>Drive in doors</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Ceiling height</td>
<td>40’</td>
<td>40’</td>
<td>36</td>
</tr>
<tr>
<td>Acreage</td>
<td>44.57 +/- Acres</td>
<td>43.41 +/- Acres</td>
<td>34.37 +/- Acres</td>
</tr>
<tr>
<td>Car parking</td>
<td>372 spaces</td>
<td>371 spaces</td>
<td>178 spaces</td>
</tr>
<tr>
<td>Trailer parking</td>
<td>170 spaces</td>
<td>169 spaces</td>
<td>145 spaces</td>
</tr>
<tr>
<td>Lighting</td>
<td>LED</td>
<td>LED</td>
<td>LED</td>
</tr>
<tr>
<td>Roofing</td>
<td>45 Mil white TPO with R-20 insulation roofing</td>
<td>45 Mil white TPO with R-20 insulation roofing</td>
<td>45 Mil white TPO with R-20 insulation roofing</td>
</tr>
<tr>
<td>Vapor Barrier</td>
<td>10,000 SF of 15 Mil Vapor barrier under the slab at each building corner</td>
<td>10,000 SF of 15 Mil Vapor barrier under the slab at each building corner</td>
<td>10,000 SF of 15 Mil Vapor barrier under the slab at each building corner</td>
</tr>
<tr>
<td>Column spacing</td>
<td>± 54’ x 50’</td>
<td>± 54’ x 50’</td>
<td>± 54’ x 50’</td>
</tr>
<tr>
<td>Speed bay</td>
<td>70’</td>
<td>70’</td>
<td>60’</td>
</tr>
<tr>
<td>Delivery</td>
<td>Q3 2023</td>
<td>Q4 2023</td>
<td>Q3 2023</td>
</tr>
<tr>
<td>Sale price &amp; lease rate</td>
<td>STO</td>
<td>STO</td>
<td>STO</td>
</tr>
</tbody>
</table>

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SECTION EXHIBIT: BUILDINGS 1 & 2

- exterior LED lighting with 1 foot candle min. average light intensity
- louvers or clerestories as needed
- prefinished gutters and downspouts with downspout guards
- load bearing, tilt-up concrete panels with R-13.3 rigid insulation min, decorative reveals and textured paint.
- fire extinguishers surface mounted within 75'-0" travel distance
- metal grate stairs and railings
- concrete truck apron
- 54'-0" x 50'-0" typical structural bay spacing
- high bay LED lighting with 30 foot candle min. average light intensity
- 54'-0" x 70'-0" speed bay structural spacing
- 40'-0" clear height at joists beyond speed bay
- 45 mil TPO roof with R-20 insulation
- ESFR fire sprinkler system
- metal deck shop primed white
- prefabricated 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors
- prefabricated gutters and downspouts with downspout guards
- fire extinguishers surface mounted within 75'-0" travel distance
- 8" concrete slab over compacted base
- decorative reveals and textured paint
- 54'-0" x 50'-0" typical structural bay spacing
SECTION EXHIBIT: BUILDING 3

- 36'-0" clear height at joists beyond speed bay
- ESFR fire sprinkler system
- Metal deck shop primed white
- High bay LED lighting with 30 foot candle min. average light intensity
- Fire extinguishers surface mounted within 75'-0" travel distance
- 7" concrete slab over compacted base
- 54'-0" x 60'-0" speed bay structural spacing
- 54'-0" x 50'-0" typical structural bay spacing
- 45 mil TPO roof with R-20 insulation
- Prefinished gutters and downspouts with downspout guards
- Louvers or clerestories as needed
- Load bearing, tilt-up concrete panels with R-13.3 rigid insulation min., decorative reveals and textured paint.
- Exterior LED lighting with 1 foot candle min. average light intensity
- Prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors
- Metal grate stairs and railings
- Concrete truck apron
- Load bearing, tilt-up concrete panels with R-13.3 rigid insulation min., decorative reveals and textured paint.
SITE LOCATION

FLINT 94 COMMERCCE CENTER
SITE LOCATION

Chicago

30 Miles to Milwaukee

63 Miles to Chicago

45 Miles to O'Hare Airport

FLINT 94 COMMERCIAL CENTER

Madison

Janesville

Rockford

DeKalb

Aurora

IL/WI BORDER
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 statues 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 statues.

**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](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 _______ 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.