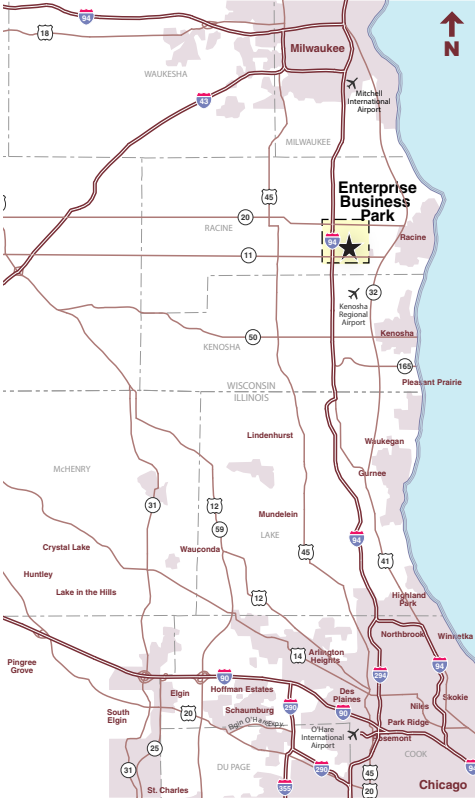


ENTERPRISE BUSINESS PARK

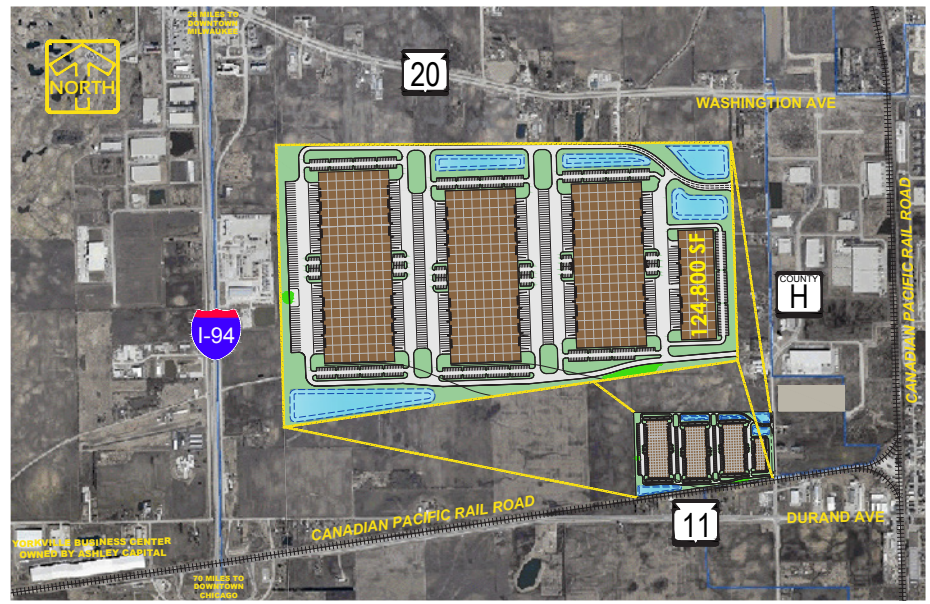
Building I - Enterprise Way, Sturtevant, WI

124,800 SF AVAILABLE
BUILD TO SUIT



PROPERTY HIGHLIGHTS:

- High Image 1.3m SF Business Park environment
- Stable tax environment
- Lower occupancy costs
- Access to full 4-way Interchange at both Hwy. 11 & I-94 and Rt. 20 & I-94
- 2 minutes east of I-94 full interchange at Hwy. 11
- 10 minutes north of WI/IL border
- Other successful firms in the area include: Cree Lighting, SC Johnson & Son, Bombardier, CNH America, InSinkErator, UNFI
- Ashley Capital owns over 1.1 million square feet in Southeast Wisconsin



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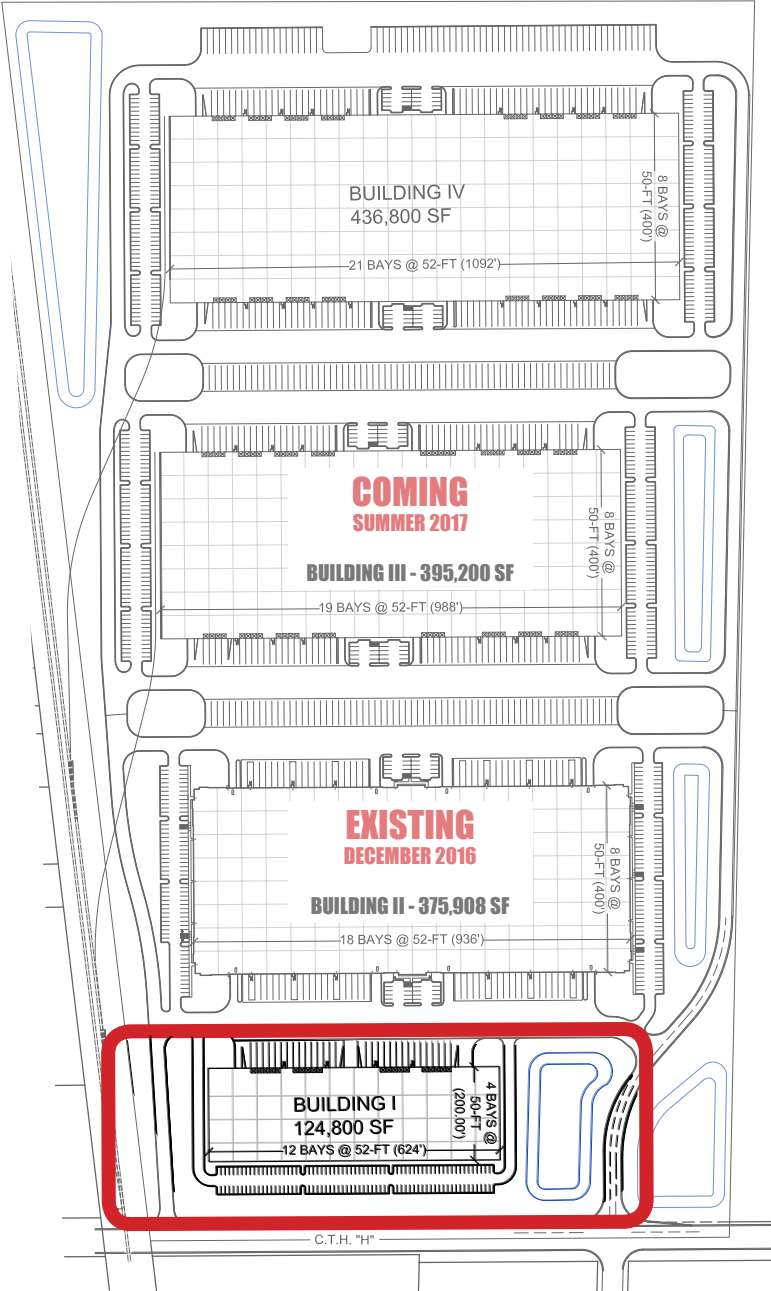
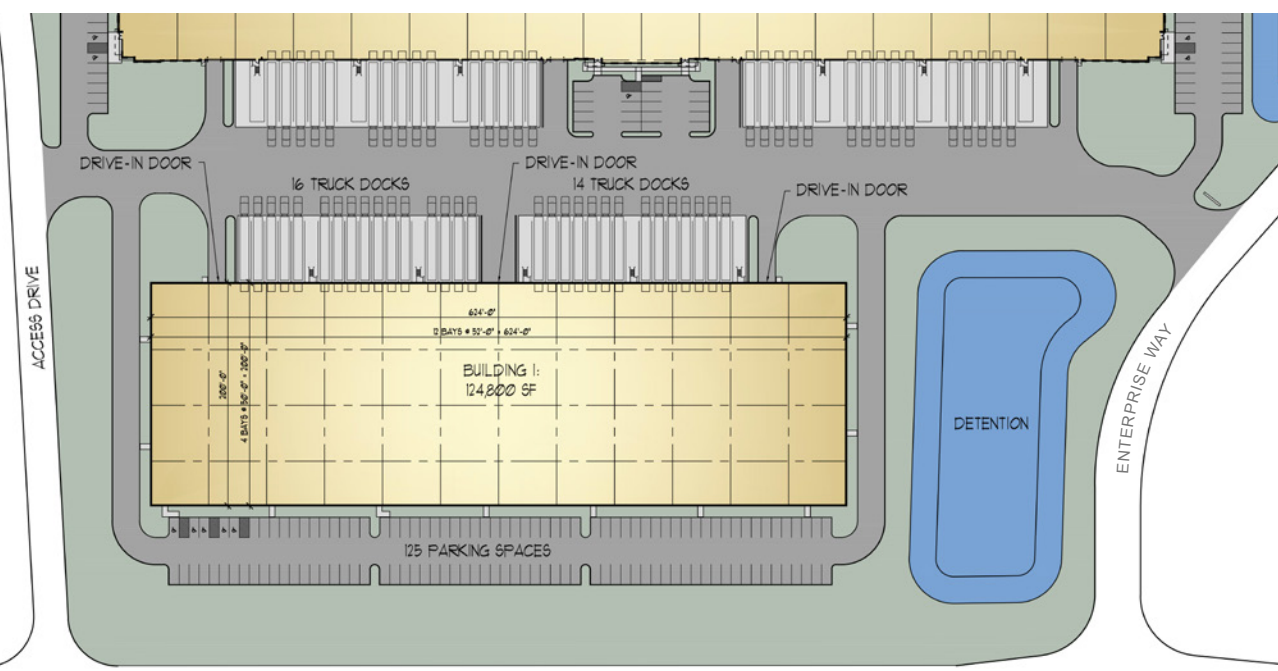
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ENTERPRISE BUSINESS PARK

Building I - Enterprise Way, Sturtevant, WI

124,800 SF AVAILABLE
BUILD TO SUIT



C.T.H. "H"

AshleyCapital

PROPOSED SPECIFICATIONS

Square Feet:	124,800 SF (approximately 200' x 624')	Car Parking:	125 spaces
Office:	To Suit	Bay Size:	50' x 52'
Site:	9.80 acres	Lighting:	T-5 high bay fluorescent
Construction:	Insulated Pre-cast	Loading:	30 exterior docks
Clear Height:	32' (minimum)		3 drive-in doors
Floor:	7" concrete	Heating:	Gas unit heaters with destratification fans
Electric Service:	To Suit	Sprinkler:	ESFR
Roof:	45 mil, EPDM		

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