



For Sale

Business Park Land

Sturtevant, WI



Property Features

Location

Hwy 20, Racine County, WI (2 miles east of I-94)

General

The Renaissance is a development of MLG Development in cooperation with the Village of Sturtevant.

Highlights

- Home to Bombardier, Artech, Andis Company, Marcus Theatres, In-Sink-Erator and Kerry Savory, Inc (Seasonings).
- Easy access to I-94 via four-lane state highway.
- Sites from 2.2 to 10.92 acres available.
- Corporate campus environment created through high quality protective covenants.
- Sites are pregraded. Typically storm water retention is accommodated off-site.
- Easy access to quality Southeastern Wisconsin workforce.
- All new quality business park infrastructure including; 40' wide roads, off-site storm water retention and underground utilities.
- Rapid approval process.

Zoning

B - (Business District) and M - (Business Park)

The Renaissance Business Park

For more information

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Prospective Buyer/Tenant is hereby advised that: (1) Principals of NAI MLG Commercial ("NAI MLG") are also Principals of Owner; and (2) NAI MLG is acting solely as an agent of Owner and may receive a commission in connection with the sale or lease of the Property.

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

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The Renaissance Business Park

At the center of America's heartland is Wisconsin, a state of great economic diversity. Wisconsin's highly rated business climate, lower utility rates and excellent educational system make it ideal for a new business location. Southeastern Wisconsin, and especially the Chicago-Milwaukee corridor, is emerging as one of the major growth areas in the country.

Location & Transportation

Racine County businesses benefit from the county's strategic location between Chicago and Milwaukee. In the 100 mile radius surrounding The Renaissance, there are over 19,000 manufacturing firms, 208,000 other firms, 55 Fortune 500 companies and over 11 million residents.

Excellent transportation systems make The Renaissance a supreme convenience:

- I-94 - just two miles west
- Interstate Connections - two state highways link the project to I-94
- General Mitchell International Airport - seven miles north
- Chicago's O'Hare International Airport - 50 miles south
- Three nearby aviation facilities - accommodating any business aircraft
- Passenger and freight rail service adjacent to The Renaissance
- Great Lakes Seaway and Port of Milwaukee - 13 miles north

Labor Force

- Racine County labor force - over 99,366 workers
- Surrounding Milwaukee, Kenosha and Walworth Counties—each within 30 minutes of The Renaissance—597,577 civilian labor force

Wisconsin's work ethic

- High productivity
- Low absenteeism
- High employee retention
- Extremely low level of work stoppages

The Racine County Employment and Training Team and the Southeast Wisconsin Private Industry Council provide employers access to qualified individuals, and sponsor training programs. Nearby Gateway Technical College is a Wisconsin leader in adult vocational-technical training.

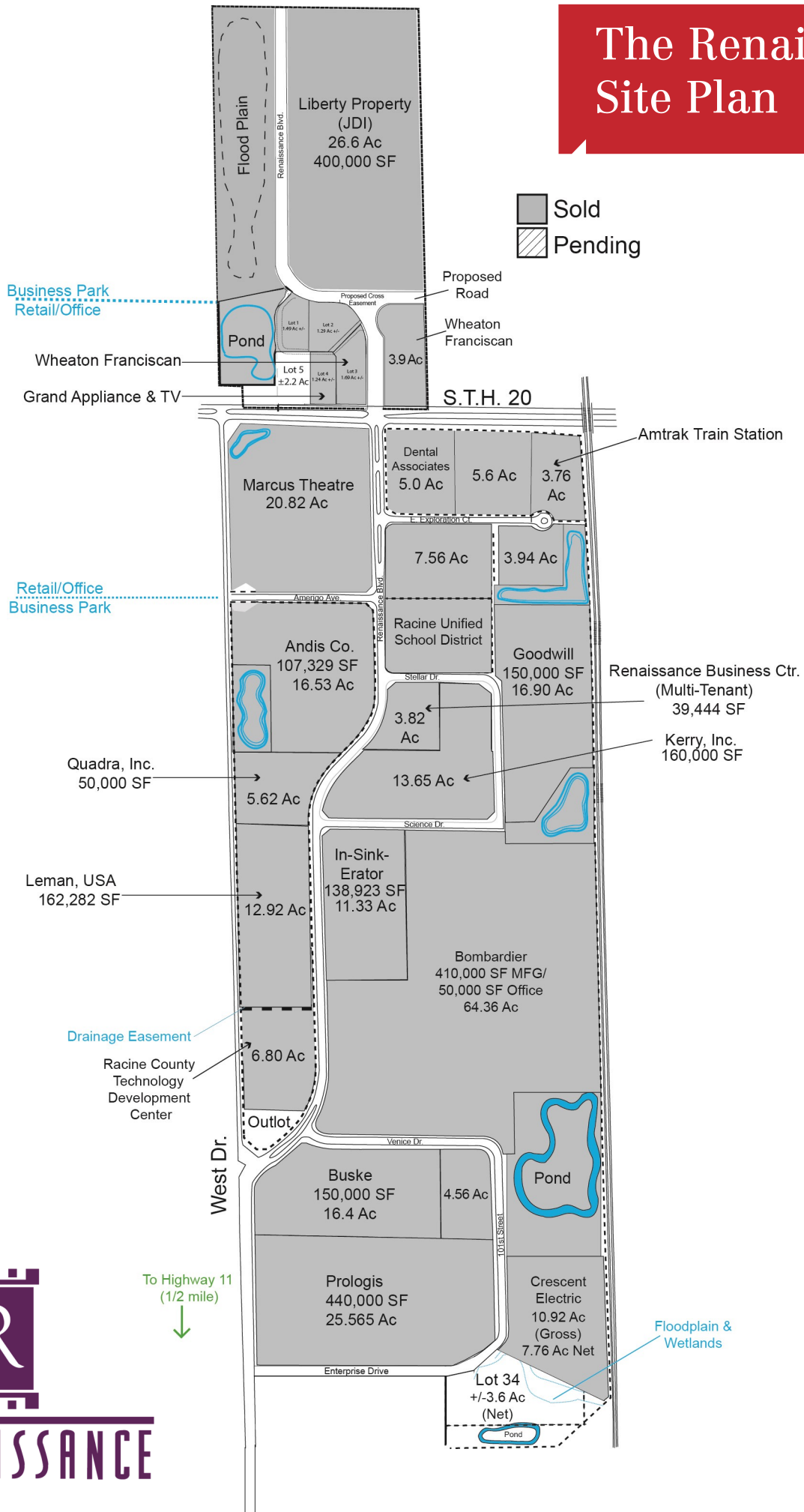
Positive for Business

Racine County is the host to many business advantages, both on a local and statewide level. The Racine County Economic Development Corporation (RCEDC) is a public/private sector partnership that is committed to business development. Its many loan programs and other services are designed to attract business to Racine County, as well as retain and expand existing companies. Combine this with the state's pro-business attitude, and you've got a business location that makes sense.

The Renaissance Construction Guidelines

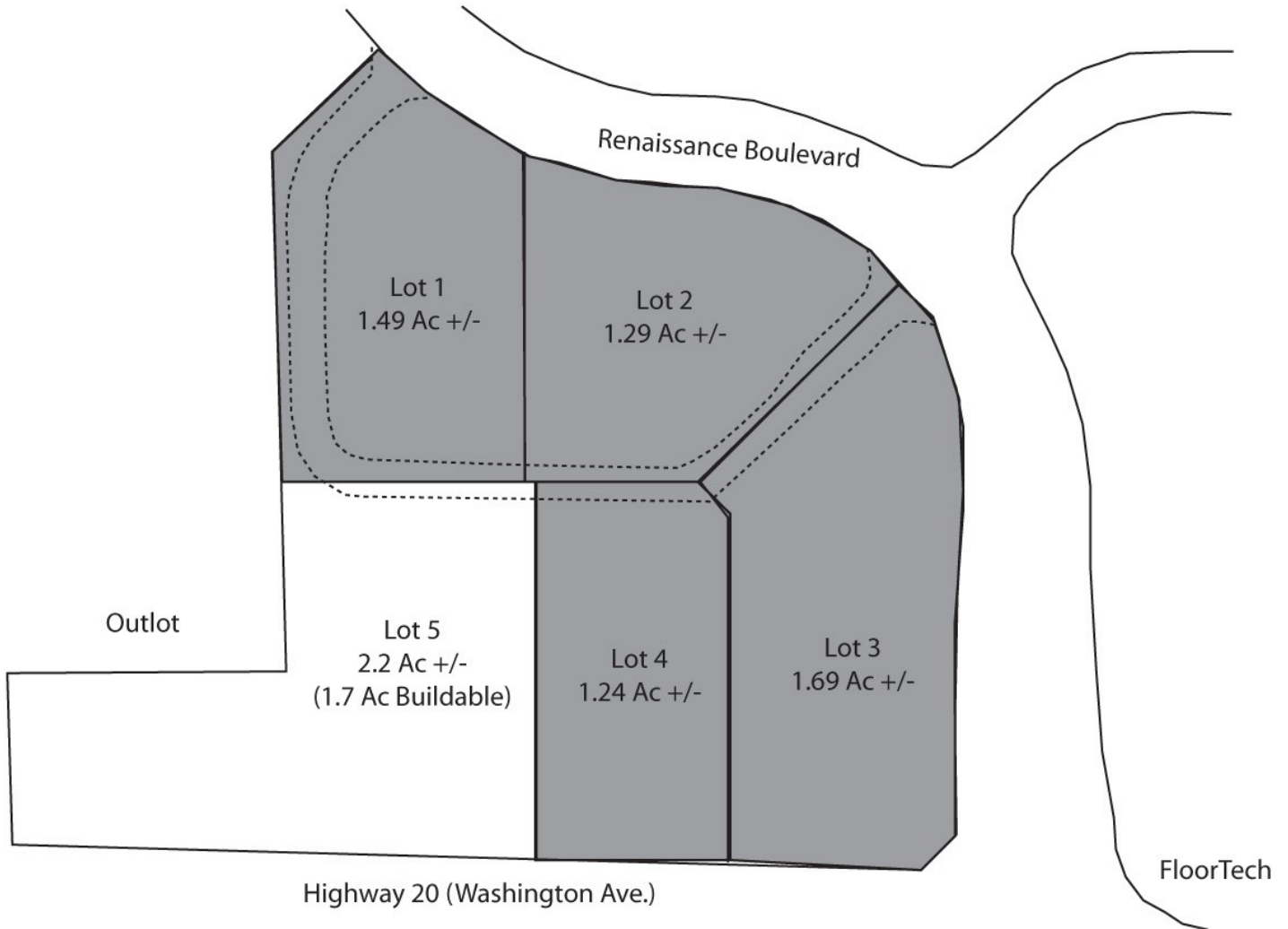
Building:	Brick, Pre-cast, Concrete Brick or Custom Architectural Concrete Masonry
	Office/Industrial Set Backs: 100' Set Back (Hwy 20) 50' All Streets 25' On Non-Street Sides
	Minimum Building Size: 3,000 Sq. Ft. Per Acre - Retail 4,000 Sq. Ft. Per Acre - Office 5,000 Sq. Ft. Per Acre - Industrial
	Land/Building Ratio: Maximum Office/Industrial: 80% coverage of land by building and hard surface (e.g., parking lots)
Landscape/Building Design:	High Quality Covenants
Timing:	Construction must begin within one year of land sale closing.
Zoning:	B - Business District & M - Business Park
Site Sizes:	2.2 Acre to 4.1 Acres

The Renaissance Site Plan



To Highway 11
(1/2 mile)

The Renaissance Outlot



Lot	Lot Area	Price
1	1.3 Acres	Sold
2	1.3 Acres	Sold
3	1.7 Acres	Sold
4	1.2 Acres	Sold
5	2.2 Acres	\$3.50 / SF
Total	7.7 Acres	

The Renaissance Pricing

Business Park Sites Status

Lot Number	Size (Acres)	Price
Lot A-1	7.56	Sold
Lot A-2	2.6	Sold
3	3.94	Sold
7	14.34	Sold
8	2.56	Sold
9	3.35	Sold
10	3.83	Sold
11	4.28	Sold
12	3.03	Sold
13	3.00	Sold
14	3.92	Sold
15	2.28	Sold
16	2.22	Sold
17	8.13	Sold
18	5.62	Sold
19	3.29	Sold
20	3.29	Sold
21-23	7.80	Sold
24-26	33.03	Sold
28	2.99	Sold
29	3.90	Sold
30	16.40	Sold
31	4.56	Sold
32	4.88	Sold
33	10.92	Sold
34	4.1	\$99,900/AC
35	16.29	Sold
36	15.77	Sold
37	54.55	Sold
41	3.90	Sold
42	25.565	Sold

Retail/Office Sites Status

Lot		Size	Status
1		20.82	Sold
2a	Outlot	1.43	Sold
2b	Outlot	1.47	Sold
2c		4.20	Sold
2d		4.39	Sold
1	Outlot	1.49	Sold
2	Outlot	1.29	Sold
3	Outlot	1.69	Sold
4	Outlot	1.24	Sold
5	Outlot	2.2	\$3.50/SF

State of Wisconsin Broker Disclosure to Non-Residential Customers

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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" below).
- 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" below).
- 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.

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
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. At a later time, you may also provide the broker with other information that 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 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 608-240-5830.

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.

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