



**Newmark
Knight Frank**

THE RENAISSANCE BUSINESS PARK

HWY 20,
RACINE COUNTY, WI

VACANT LAND FOR SALE

PROPERTY 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.
- 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.



THE RENAISSANCE



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

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 with 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.

CONSTRUCTION GUIDELINES

Building:	<p>Brick, Pre-cast, Concrete Brick or Custom Architectural Concrete Masonry</p> <p>Office/Industrial Set Backs: 100' Set Back (Hwy 20) 50' All Streets 25' On Non-Street Sides</p> <p>Minimum Building Size: 3,000 Sq. Ft. Per Acre - Retail 4,000 Sq. Ft. Per Acre - Office 5,000 Sq. Ft. Per Acre - Industrial</p> <p>Land/Building Ratio: Maximum Office/Industrial: 80% coverage of land by building and hard surface (e.g., parking lots)</p>
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:	1.7 Acre & 3.4 Acres (Buildable)



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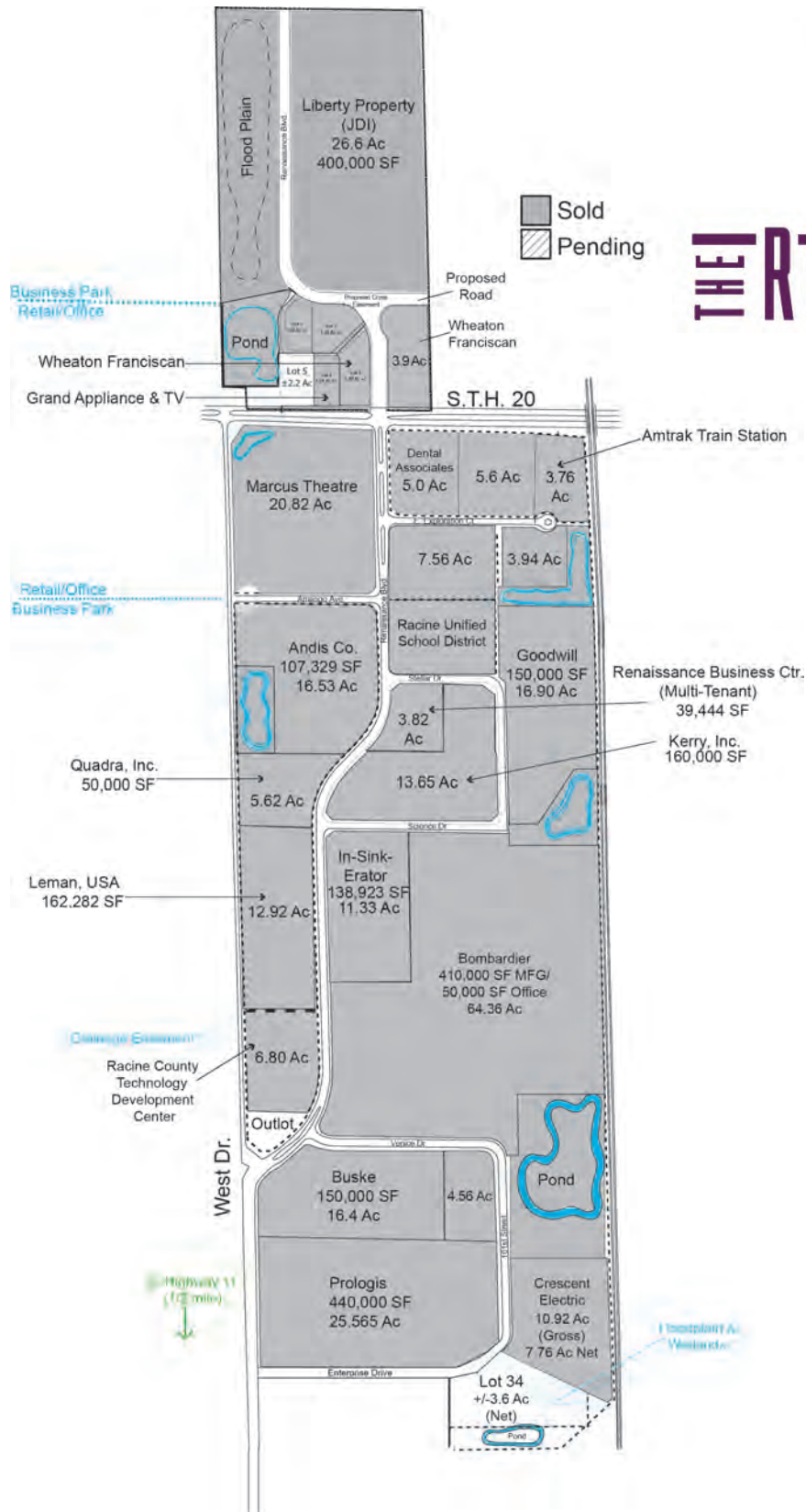
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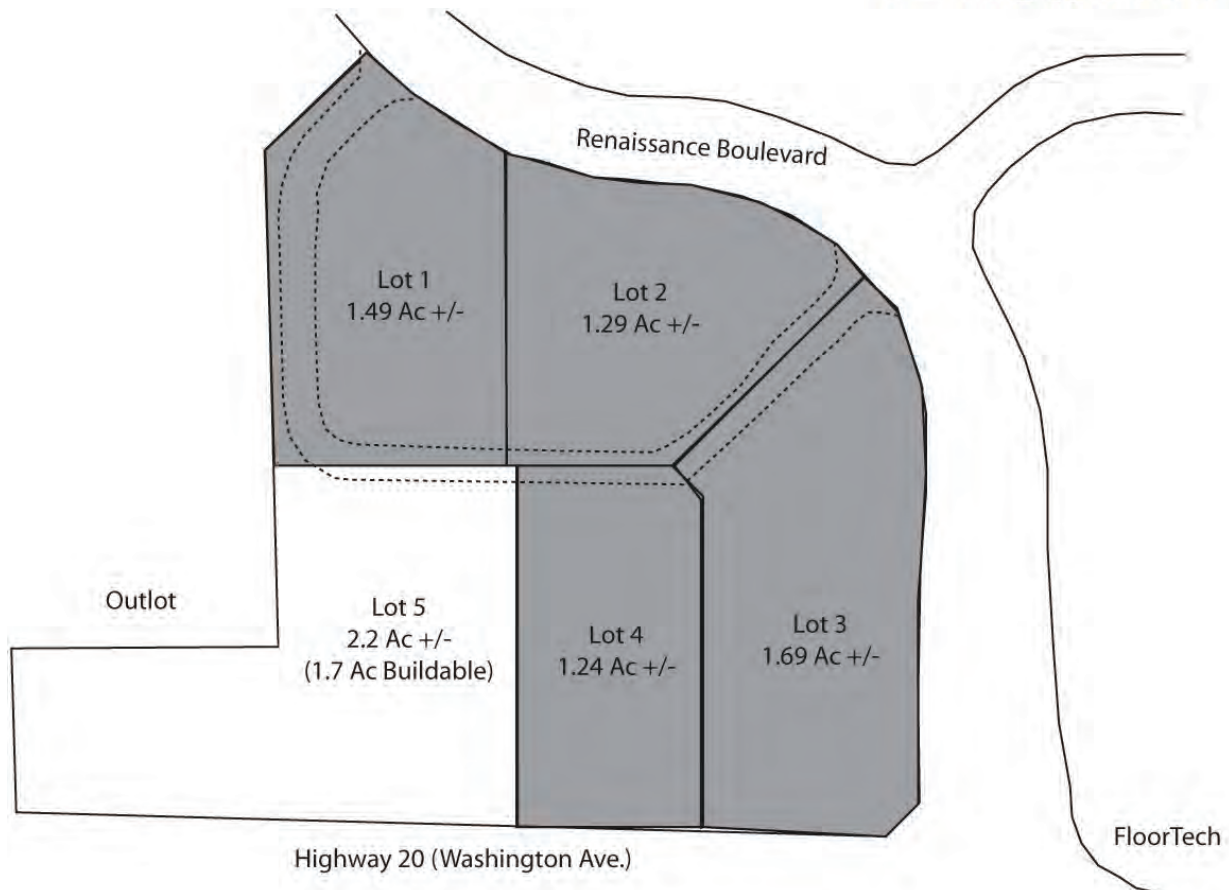
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Lot	Lot Area	Price
1	1.3 Acres	Sold
2	1.3 Acres	Sold
3	1.7 Acres	Sold
4	1.2 Acres	Sold
5	2.2 Acres	\$3.50 / SF
Total	7.7 Acres	

PRICING INFORMATION

Business Park Sites Status

Lot #	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	11.38	\$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 brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 Firm and its Agents 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 held by the Firm or its Agents.
- 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. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property 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

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

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

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" below).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

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://www.doc.wi.gov/> 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.