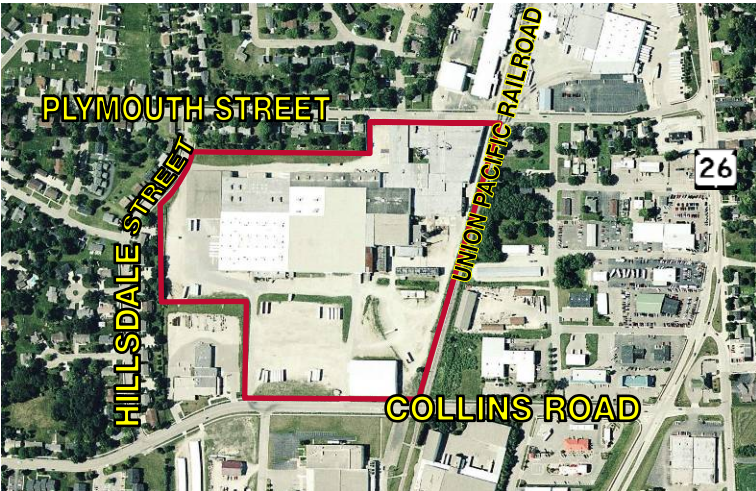


351 Collins Road · Jefferson, WI

For Lease

Manufacturing/Distribution Center



Building Features

Size:	±618,000 SF
Available SF:	±618,000 SF
Minimum Divisible:	±20,000 SF
General Use:	Manufacturing/Distribution
Construction:	Metal, Some Masonry
Year Built:	1932-1980
Parking:	Ample
Sprinkler:	Yes
Zoning:	ML - Limited Industrial District
Rail:	Yes - Union Pacific Spur
Utilities:	Municipal Sewer & Water
Power:	17,500 Amps/480 Volt/ 3-Phase (TBV)
Ceiling Height:	Up to ±40' Clear
Dock Doors:	Twenty-Seven (27)
Drive-Ins:	Six (6)
Heat:	Gas Forced Heat
Parcel Size:	±33 Acres
Taxes - 2011:	\$360,531.35

Lease Rate	\$2.45/SF, NNN
Estimated NNN:	\$0.92/SF

For Information:

Stephen B. Provancher
(262) 938-4440
sprovancher@mlgcommercial.com

Jon T. Packee
(262) 938-4408
jpackee@mlgcommercial.com

Barry S. Chavin, SIOR

 Designated Member
Society of Industrial & Office Realtors

(262) 938-4406
bchavin@mlgcommercial.com

- Former Briggs and Stratton Distribution Facility
- Professionally managed property
- Heavy power & great loading
- Rail access in the heart of South Central Wisconsin
- 8 miles from I-94 between Milwaukee & Madison

NAI MLG Commercial

Commercial Real Estate Services Worldwide.

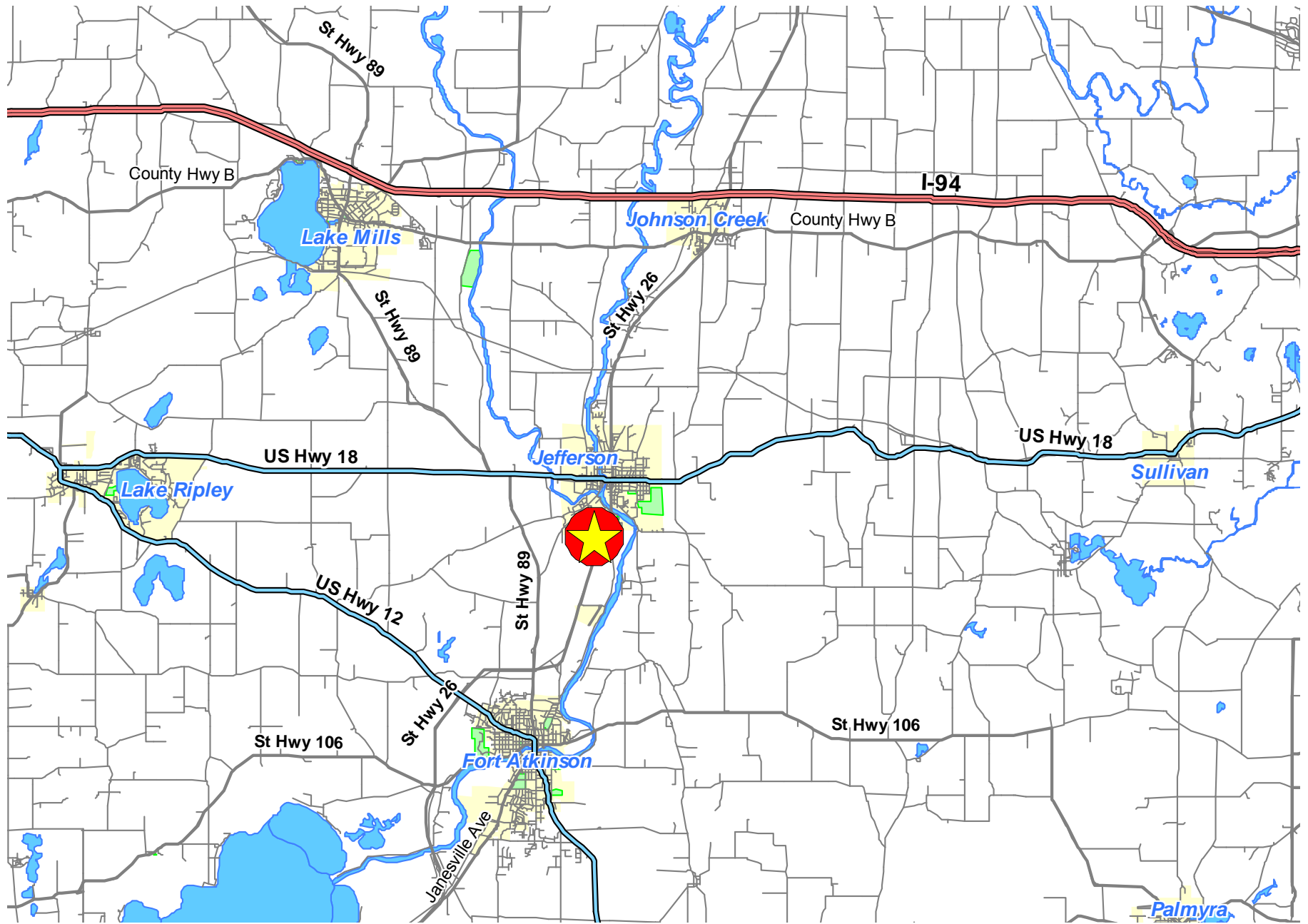
13400 Bishop's Lane • Suite 100
Brookfield, WI 53005
(262) 797-9400 | (262) 797-8940 fax
Offices also in Milwaukee, Appleton and Madison, WI

www.mlgcommercial.com

31503

The Leader In Commercial Real Estate.

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.



NAI MLG Commercial

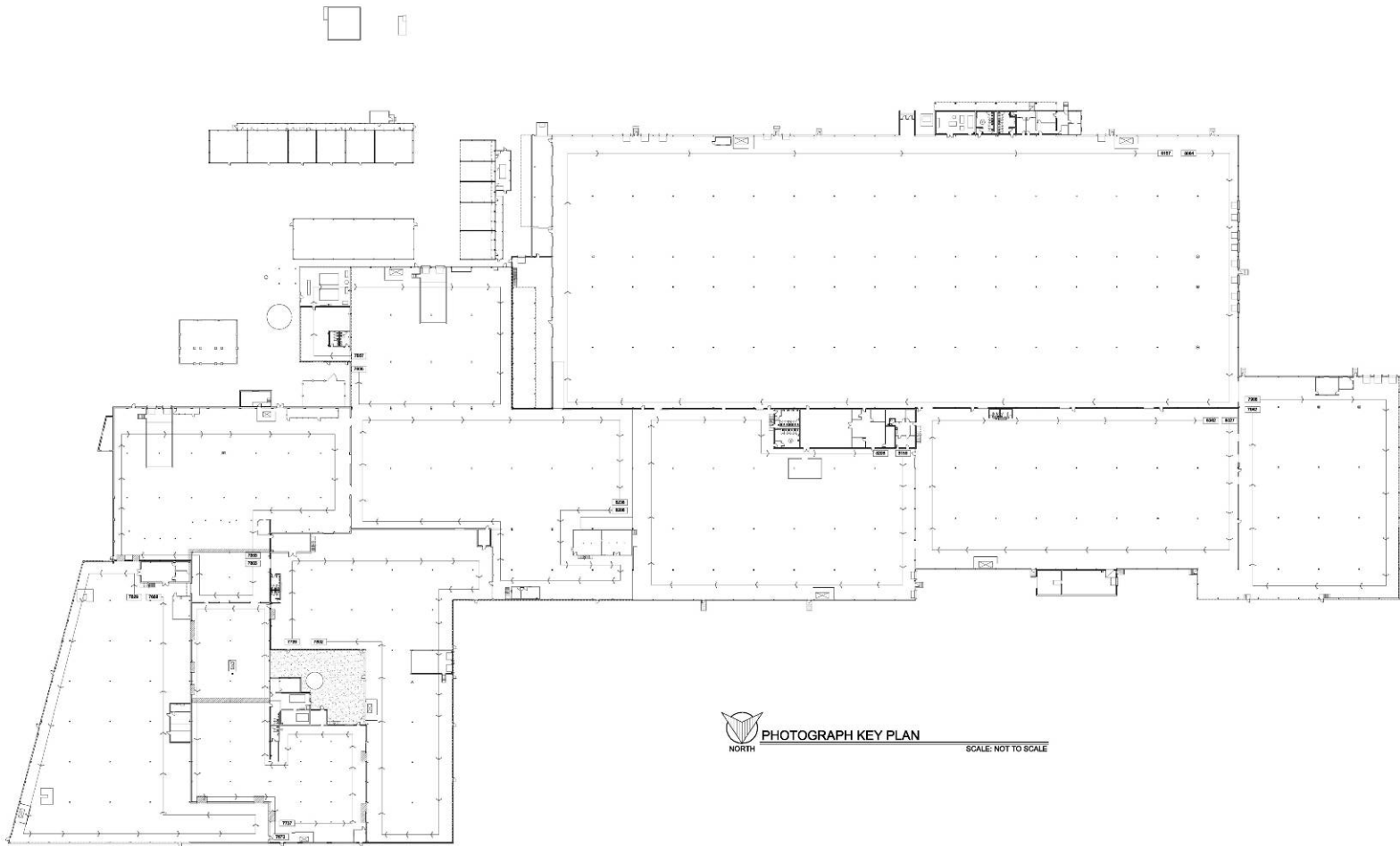
Commercial Real Estate Services Worldwide.

31503

(262) 797-9400 | (262) 797-8940 fax

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.

The Leader In Commercial Real Estate.




PHOTOGRAPH KEY PLAN
 SCALE: NOT TO SCALE

**REIT MANAGEMENT
& RESEARCH LLC.**
 CONSTRUCTION & ARCHITECTURAL SERVICES
 100 WEST
 DEARBORN, MICHIGAN 48106
 VOICE: 313.271-4146 FAX: 313.271-4146



WAREHOUSE
 351 COLLINS ROAD
 JEFFERSON, WI 53549

PHOTOGRAPH KEY PLAN

DATE:	ISSUED FOR:
02/17/10	AS-BUILT

AS-BUILT
 NOT TO SCALE

DRAWN BY: **NCS** P.L.M.

A12

NAI MLG Commercial

Commercial Real Estate Services Worldwide.

31503

(262) 797-9400 | (262) 797-8940 fax

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.

The Leader In Commercial Real Estate.

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

BROKER DISCLOSURE TO CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 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
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 The duty to provide brokerage services to you fairly and honestly.
- 8 The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 55-63**).
- 13 The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 The duty to safeguard trust funds and other property the broker holds.
- 16 The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 55-63**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.

44 **List Home/Cell Numbers:**

45 _____

46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working

50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**.

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 _____

54 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.

Copyright 2006 by Wisconsin REALTORS® Association

NAI MLG Commercial 13400 Bishop's Ln Ste 100, Brookfield WI 53005-6237

Phone (262) 797-9400

Drafted by Attorney Richard J. Staff

Fax (262) 797-8940

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.