

Build-To-Suit For Sale or Lease

Ryan Road (Hwy 100) & Oakwood Park Drive - Franklin, WI



Parcel Size	+/- 4.022 Acres (Divisible)
Frontage	+/- 387' along Ryan Road
Zoning	Planned Development District I-8 (Industrial Area Zoning) (includes office/service)
Tax Key	900-0009-011

Demographics

	1-Mile	3-Mile	5-Mile
Population:	4,611	29,471	86,389
Median HHI:	\$66,003	\$73,444	\$69,372
Daytime Pop:	1,875	17,063	43,707

Traffic Counts

Ryan Rd:	15,300 average cars per day
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Pricing

Sale:	Negotiable
Lease Rate:	Negotiable

For Information:

Steve M. Anderson

(262) 938-4459

sanderson@mlgcommercial.com

Nicole H. Hohnstein

(262) 938-4416

nhohnstein@mlgcommercial.com

The Leader In Commercial Real Estate.

Prospective Buyer/Tenant is hereby advised that: (1) a salesperson with, Principal in, or entity affiliated with NAI MLG Commercial ("NAI MLG") may be a member of Owner; (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 Properties; and (3) NAI MLG is not related to or affiliated with Owner other than acting as its agent in this transaction and will receive no economic benefit or compensation from Owner other than a commission.

- Located near the entrance to Franklin Business Park
- Great visibility and location
- Owner will consider dividing the parcel
- Will build-to-suit

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

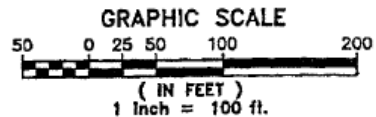
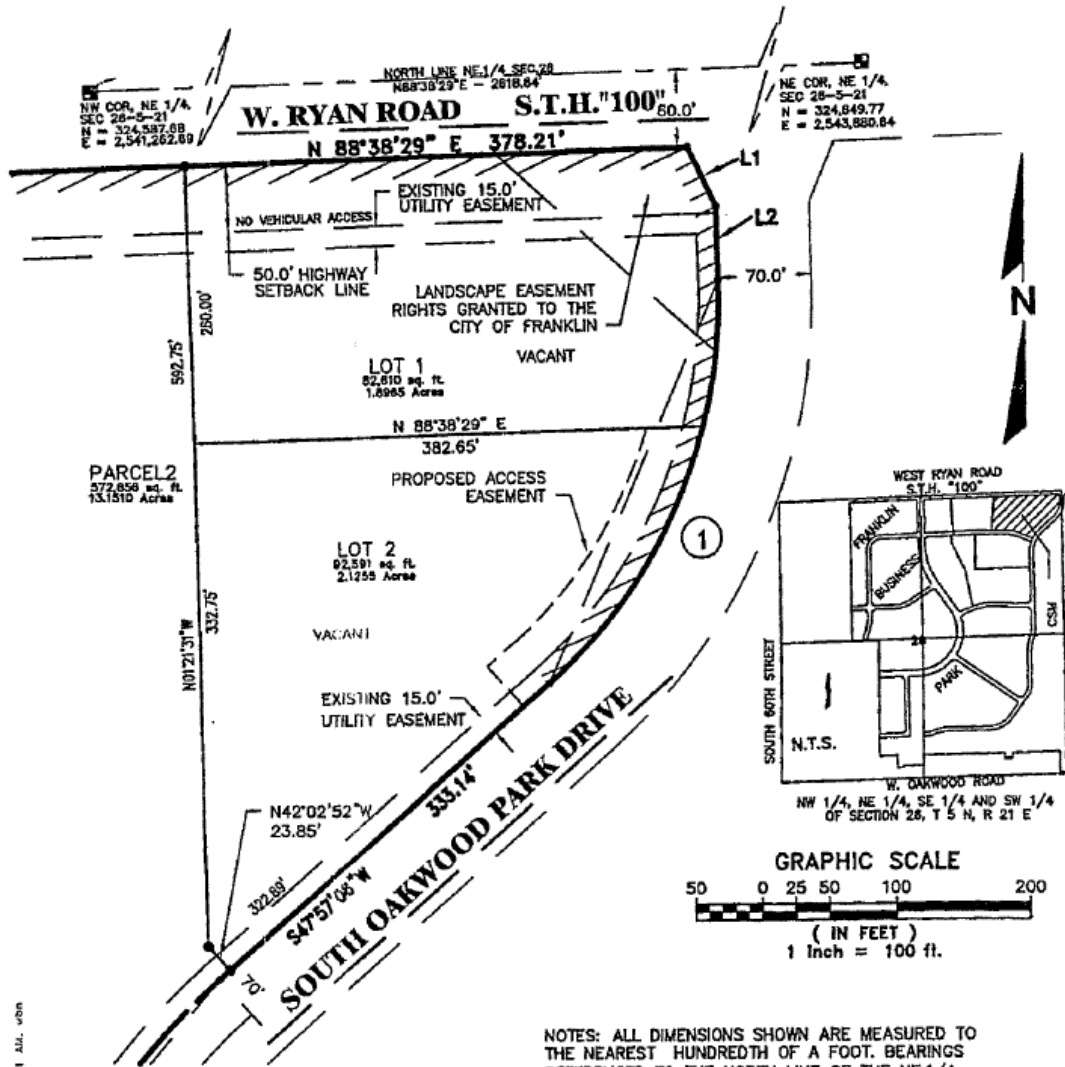
31493/31495

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.

PRELIMINARY CERTIFIED SURVEY MAP NO.

A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6804, BEING A PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 21
EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

WDOT NUMBER _____



NOTES: ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BEARINGS REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 26, T. 5 N., R. 21 E. WHICH BEARS N88°38'29"E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- - INDICATES FOUND 1" IRON PIPE, WT. 1.13 LBS. PER LINEAL FOOT, WT. 1.13 LBS. PER LINEAL FOOT, 24" IN LENGTH
- - INDICATES FOUND #10 REBAR
- - INDICATES SET 1" IRON PIPE
- ⊠ - INDICATES CONCRETE MONUMENT WITH A BRASS CAP
- (R) - INDICATES RECORDED AS

CURVE TABLE

CURVE ARC	RADIUS	BEARING	CHORD	DELTA
1	340.90'	S23°17'35"W	330.47'	49°19'08"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S25°19'39"E	49.25'
L2	S01°21'58"E	54.96' (REC. AS 54.94')

National Survey & Engineering

5161175/CS101L1H-WBN Telephone 282-781-1000
Facsimile 282-781-8488
19745 W. Blamound Road
Suite 200
Brookfield, WI 53006-5088
www.nse.com

LITERATURE



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CERTIFIED SURVEY MAP NO. 69 64

A DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6804, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



NW 1/4, NE 1/4, SE 1/4 AND SW 1/4 OF SECTION 26, T 5 N, R 21 E

NUMBER	DIRECTION	DISTANCE
L1	S25°19'39"E	49.25'
L2	S01°21'58"E	54.96' (RECORDED AS 54.94')
L3	S80°29'06"W	90.67'

National Survey & Engineering

5159952/SPCSOLJH-RMK

Telephone 262-797-9000
Facsimile 262-797-9460

10745 W. Blumond Road
Suite 200
Brookfield, WI 53005-5633
www.nse.com

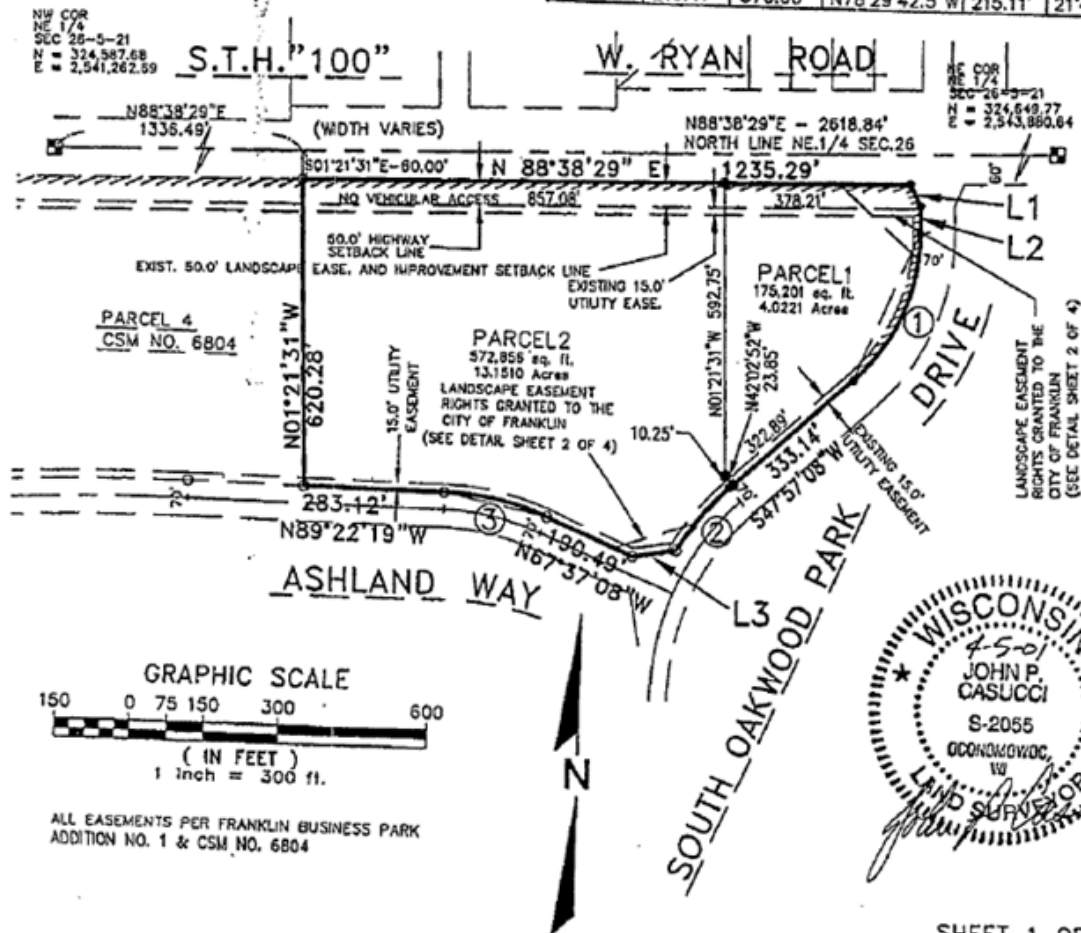


WDOT NUMBER 40-100-0175-01

NOTES:

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- ☒ - INDICATES CONCRETE MONUMENT WITH A BRASS CAP
- (R) - INDICATES RECORDED AS

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA
1	340.90'	396.04'	S23°17'35"W	330.47'	49°19'08"
2	165.29'	570.00'	S39°38'42"W	164.71'	16°36'52"
3	216.41'	570.00'	N78°29'42.5"W	215.11'	21°45'11"



SHEET 1 OF 4

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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 **SEX OFFENDER REGISTRY**

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.
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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.