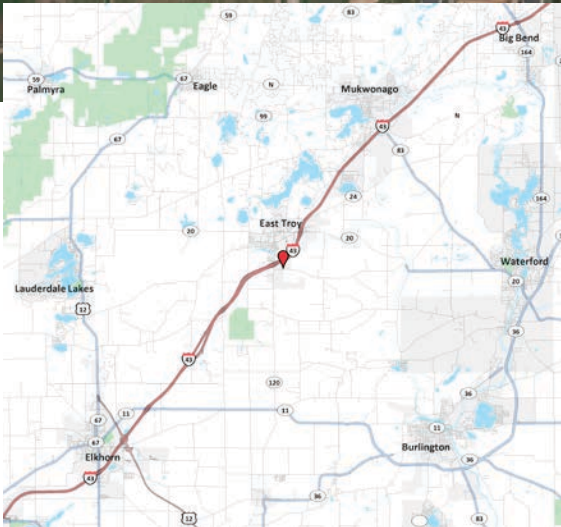




EAST TROY BUSINESS PARK

Commercial & Industrial Sites Available



For more information:

Barry Chavin, SIOR

414 395 4676

bchavin@mlgcommercial.com

Vytau Barcas

262 818 5660

vbarcas@mlgcommercial.com

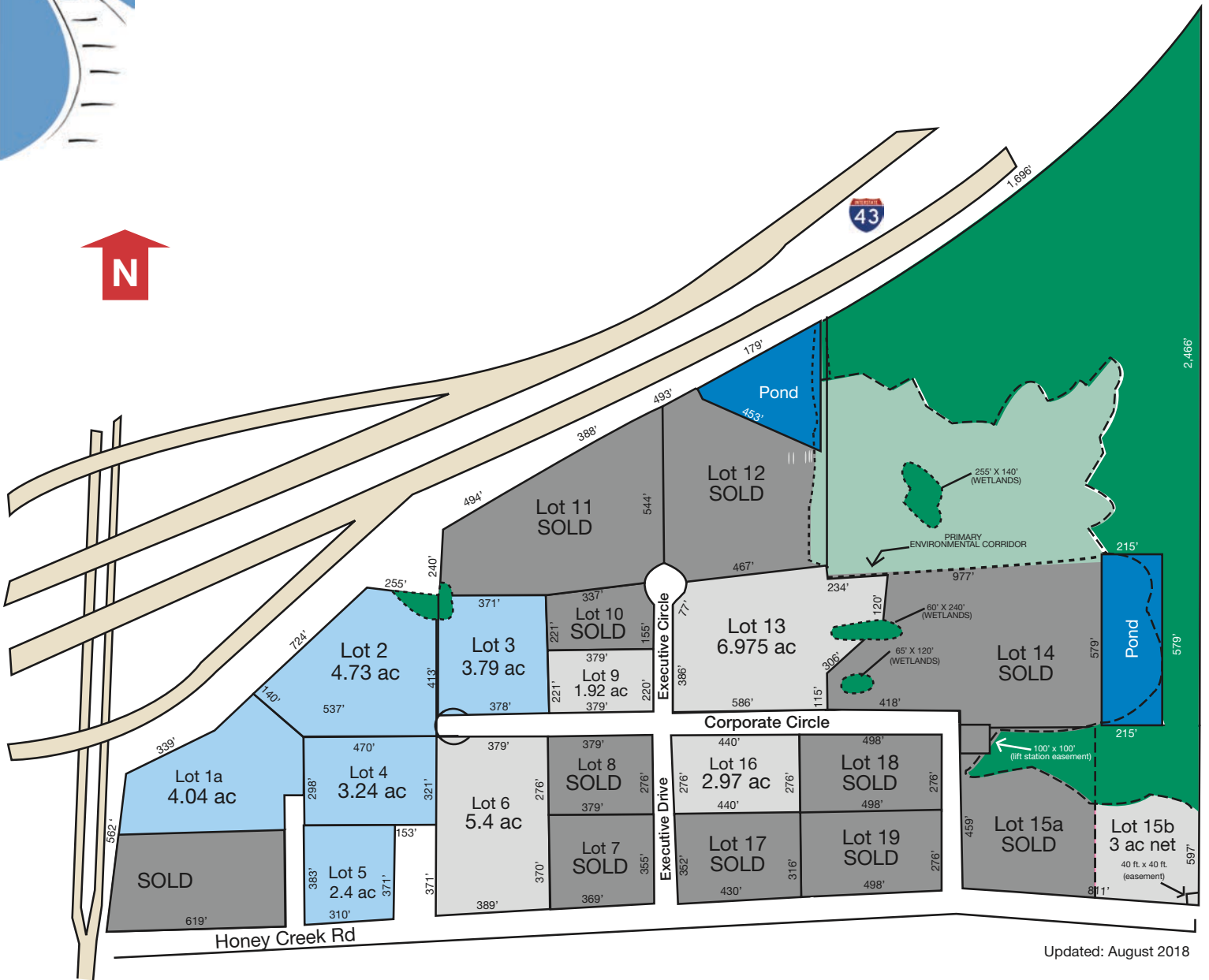
Prospective Buyer/Tenant is hereby advised that: (1) Principals of NAI MLG Commercial ("NAI MLG") are also Principals of Owner; and (2) NAI MLG is acting solely as an agent of Owner and may receive a commission in connection with the sale or lease of the Property.

757 N Broadway, Suite 700
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Offices in Milwaukee and Madison, WI



EAST TROY BUSINESS PARK



Updated: August 2018

-  Sold
-  Pending
-  Commercial
-  Industrial

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NAI MLG Commercial

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EAST TROY BUSINESS PARK

Sale Price Details

| Lot # | Total Acres | Net Acres | Use | Price Per Acre |
|-------|-------------|-----------|------------|----------------|
| 1 | 5.00 | 5.00 | Commercial | SOLD |
| 1a | 4.04 | 4.04 | Commercial | \$125,000 |
| 2 | 4.73 | 4.73 | Commercial | \$125,000 |
| 3 | 3.79 | 3.71 | Commercial | \$125,000 |
| 4 | 3.24 | 3.24 | Commercial | \$125,000 |
| 5 | 2.40 | 2.40 | Commercial | \$175,000 |
| 6 | 5.40 | 5.40 | Industrial | \$52,900 |
| 7 | 2.74 | 2.74 | Industrial | SOLD |
| 8 | 2.40 | 2.40 | Industrial | SOLD |
| 9 | 1.92 | 1.92 | Industrial | \$52,900 |
| 10 | 2.00 | 2.00 | Industrial | SOLD |
| 11 | 7.208 | 6.045 | Commercial | SOLD |
| 12 | 9.506 | 5.438 | Commercial | SOLD |
| 13 | 6.975 | 6.419 | Industrial | \$52,900 |
| 14 | 55.738 | 10.081 | Industrial | SOLD |
| 15a | 4.90 | 4.00 | Industrial | SOLD |
| 15b | 6.38 | 3.00 | Industrial | \$52,900 |
| 16 | 2.97 | 2.97 | Industrial | \$52,900 |
| 17 | 3.24 | 3.24 | Industrial | SOLD |
| 18 | 3.149 | 3.149 | Industrial | SOLD |
| 19 | 3.184 | 3.184 | Industrial | SOLD |

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EAST TROY BUSINESS PARK

CONVENIENCE AT ITS FINEST...

Ideally located along the I-43 corridor, Walworth County is soaring ahead. Economic diversity, executive business climate and low utility rates make it ideal for a new business location, expansion or relocation.

Southeastern Wisconsin, and especially the Milwaukee-Beloit corridor, is emerging as one of the major growth areas in the country.

EAST TROY BUSINESS PARK / WALWORTH COUNTY

Location & Transportation

Walworth County businesses benefit from the county's strategic location between Milwaukee and Beloit (Illinois border). In the 50-mile radius surrounding the East Troy Business Park, there are over 21,500 manufacturing/construction firms and over 107,700 other businesses.

Excellent transportation systems make the East Troy Business Park a supreme convenience.

- I-43 / Hwy 120 Interchange
- Interstate Connections - I-90 (Beloit) located 40 miles west; I-94 (Milwaukee) located 22 miles east; State Hwys 20 and 120 intersect in East Troy
- 1,400+ trucking and warehousing establishments located within a 50-mile radius
- Milwaukee's General Mitchell International Airport - 30 miles northeast
- Chicago's O'Hare International Airport - 70 miles south
- East Troy Municipal Airport
- Great Lakes Seaway and Port of Milwaukee - 54 miles northeast

Labor Force

Surrounding Counties of Waukesha, Racine, Kenosha, Rock and Jefferson are each within 30 minutes of the East Troy Business Park: Over 145,000 manufacturing employees within a 30 mile radius; over 270,000 manufacturing employees within a 40 mile radius; and over 430,000 manufacturing employees within a 50-mile radius.

Wisconsin's Work Ethic

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

The Southeast Wisconsin Private Industry Council provides employers access to qualified individuals and sponsor training programs. Nearby Gateway Technical College (Elkhorn) is a Wisconsin leader in adult vocational-technical training.

Positive for Business

Walworth County is the host to many business advantages, both on a local and statewide level. The Village of East Troy is a municipality that is committed to business development. Loan programs and other services are designed to attract business to Walworth County, as well as retain and expand existing companies. Combine this with the state's pro-business attitude, and you've got an ideal business location.

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EAST TROY BUSINESS PARK

Construction Guidelines

| | |
|------------------------|---|
| Building: | Brick, Pre-cast, Concrete Brick or Custom Architectural Concrete Masonry |
| Building Set Backs: | 50' Abutting a public street 25' Not abutting a public street |
| Parking Set Backs: | 20' Abutting a public street 15' Not abutting a public street |
| 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:

- Lots 1, 1a, 2, 3, 4, 5, 11, and 12 are HB Highway Business District (Commercial)
- Lots 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, and 19 are LI Light Industrial (Industrial)

Site Sizes: 2-20 Acres

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EAST TROY BUSINESS PARK

Business Park Highlights

Location:

I-43 / Hwy 120 Interchange, Walworth County, Wisconsin

General

The East Troy Business Park is a development of MLG Investments LLC in cooperation with the Village of East Troy. This development is a 24-hour community, a place where people will live, work, shop and play.

Highlights

- New Development
- Easy access via I-43 (4-lane state highway) exit Hwy 120
- No Association Fees for Common Area Maintenance Until 2004
- Corporate campus environment created through high quality protective covenants
- Sites are pregraded. Typically, storm water retention is accommodated off-site
- Utilities: Sewer/Water-Village of East Troy; Gas-Wisconsin Gas; Electric-WEPCO; Telephone-Century-Tel (Plans for Easements Available by Developer)
- Easy access to quality Southeastern Wisconsin workforce
- All new quality business park infrastructure including: 36' wide roads (68' wide divided median entryway), off-site storm water retention and underground utilities
- Rapid approval process

Zoning

HB Highway Business District (Commercial) and LI Light Industrial

Prices

See Price List

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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

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

confidential after the Firm is no longer providing brokerage services to you.

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.