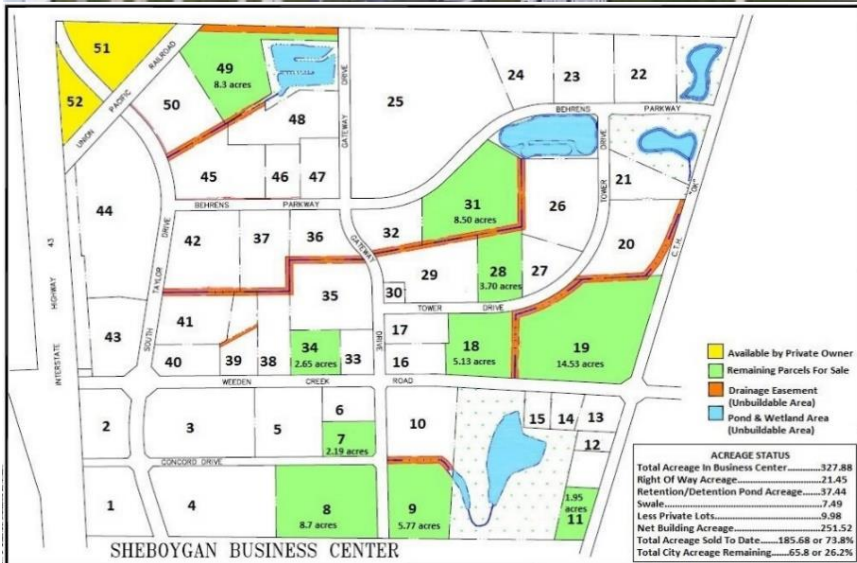


SHEBOYGAN BUSINESS CENTER

LOT 19

SHEBOYGAN, WI



PREMIER DEVELOPMENT SITE

- Excellent location just southeast of I-43 and HWY 28 interchange, on the corner of Weeden Creek Rd and CTH OK
- Neighbors include Acuity, American Orthodontics, Kohler, Nematik and Old Wisconsin Sausage
- High visibility
- Zoned industrial
- Low utility rates
- Business incentive programs available
- Ideal for both high-image corporate, headquartering and secondary operations

HNCo.

500 West Silver Spring Drive, K-200 – Glendale, WI – (262) 366-7451 – www.niedeckenco.com

This information contained herein was lawfully obtained from sources we consider reliable but may contain errors, omissions, approximations or outdated information.

SHEBOYGAN BUSINESS CENTER

LOT 19

SHEBOYGAN, WI

AVAILABLE – BUILD TO SUIT

ASKING LEASE RATE:

\$5.00/SF NNN WAREHOUSE - \$9.75/SF NNN OFFICE

14.53 ACRES

Property Specifications

Site Size:	14.53 acres
Zoning Code:	Suburban industrial
Shape:	Irregular
Minimum Divisible:	To be verified
Maximum Contiguous:	14.53 acres
Easements:	Utility and municipal
Primary Street:	Tower drive
Secondary Street:	Weeden Creek Road
Population access:	248,000 within 30 miles
Freeway access:	Distance to be verified
Water:	Municipal
Sewer:	Municipal
Electric:	Alliant Energy
Gas:	Wisconsin Public Service
Telephone:	Yes
Curb/gutter:	Yes
Topography:	Gently rolling

CONTACT:

Ed Treis
Managing Partner
262-366-7451
etreis@niedecken.com



EST. 1847 – MILWAUKEE, WI
COMMERCIAL REAL ESTATE
BROKERAGE AND DEVELOPMENT

500 West Silver Spring Drive, K-200 – Glendale, WI – (262) 366-7451 – www.niedecken.com

The information contained herein was lawfully obtained from sources we consider reliable but may contain errors, omissions, approximations or outdated information.

SHEBOYGAN BUSINESS CENTER

LOT 19

SHEBOYGAN, WI



VIRTUAL BUILDING ELEVATION

HNCo.

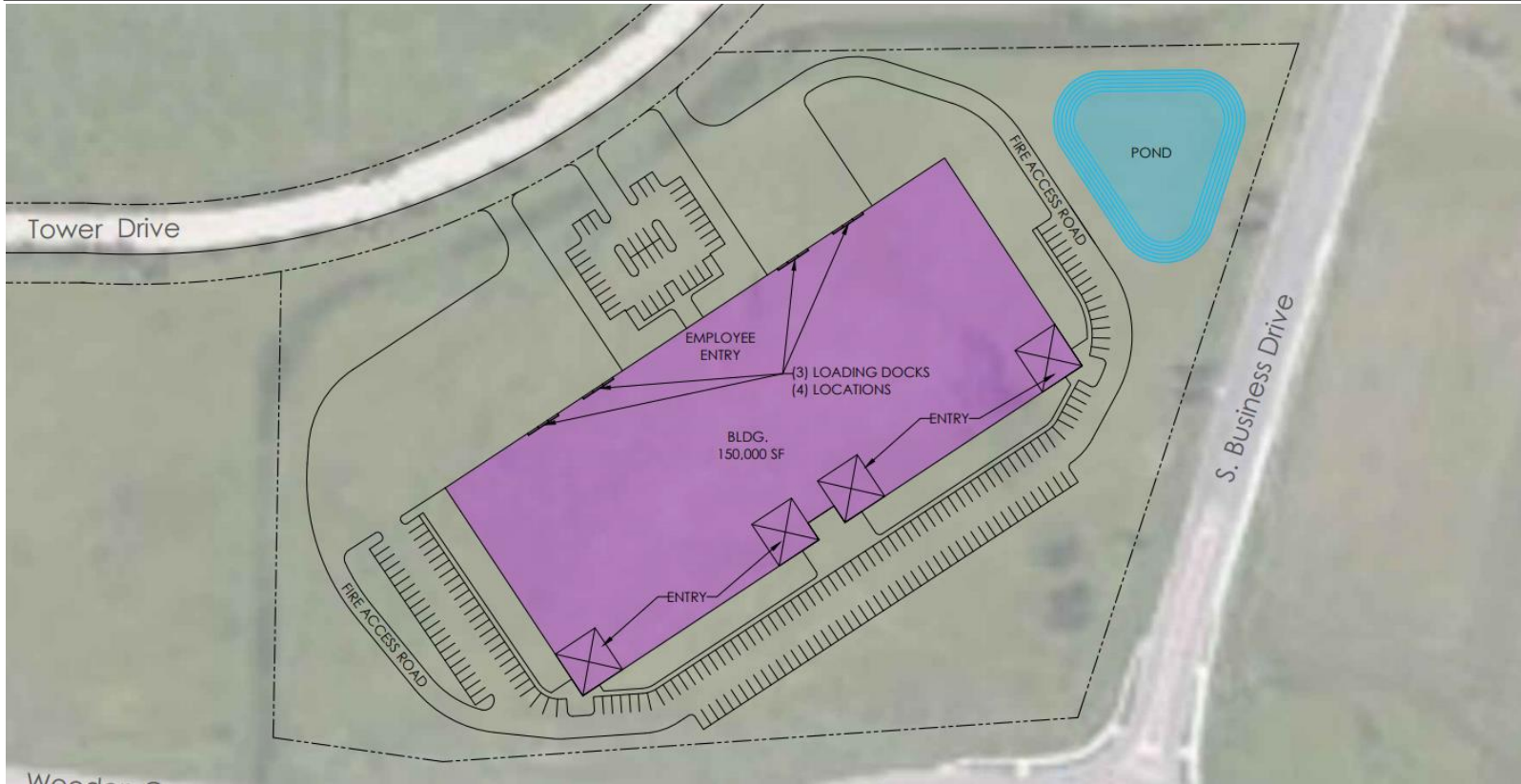
500 West Silver Spring Drive, K-200 – Glendale, WI – (262) 366-7451 – www.niedecken.com

The information contained herein was lawfully obtained from sources we consider reliable but may contain errors, omissions, approximations or outdated information.

SHEBOYGAN BUSINESS CENTER

LOT 19

SHEBOYGAN, WI



PROPOSED CONCEPT SITE PLAN



500 West Silver Spring Drive, Suite K-200 – Glendale, WI – (262) 366-7451 – www.niedeckenco.com

The information contained herein was lawfully obtained from sources we consider reliable but may contain errors, omissions, approximations or outdated information.

BROKER DISCLOSURE TO NON-RESIDENTIAL 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 materials adverse facts about a property, unless disclosure of the information is
12. Prohibited by law **(See Lines 47-55)**.
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. – MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01(5G) OF THE WISCONSIN STATUTES **(SEE LINES 47-55)**.
30. – 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:** _____
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. **List Home/Cell Numbers:** _____
44. **SEX OFFENDER REGISTRY**
45. Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46. Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.us/public/> or by phone at 608-240-5830.
47. **DEFINITION OF MATERIAL ADVERSE FACTS**
48. 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
49. Is generally recognized by a competent licensee as being of such significance to a reasonable party, that is affects or would affects
50. The party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51. 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
52. That a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53. The structural integrity or improvements to real estate, or present a significant health risk to occupants of the property; or information
54. 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
55. Agreement made concerning the transaction.

500 West Silver Spring Drive, Suite K-200 – Glendale, WI – (262) 366-7451 – www.niedecken.com

The information contained herein was lawfully obtained from sources we consider reliable by may contain errors, omissions, approximations or outdated information.