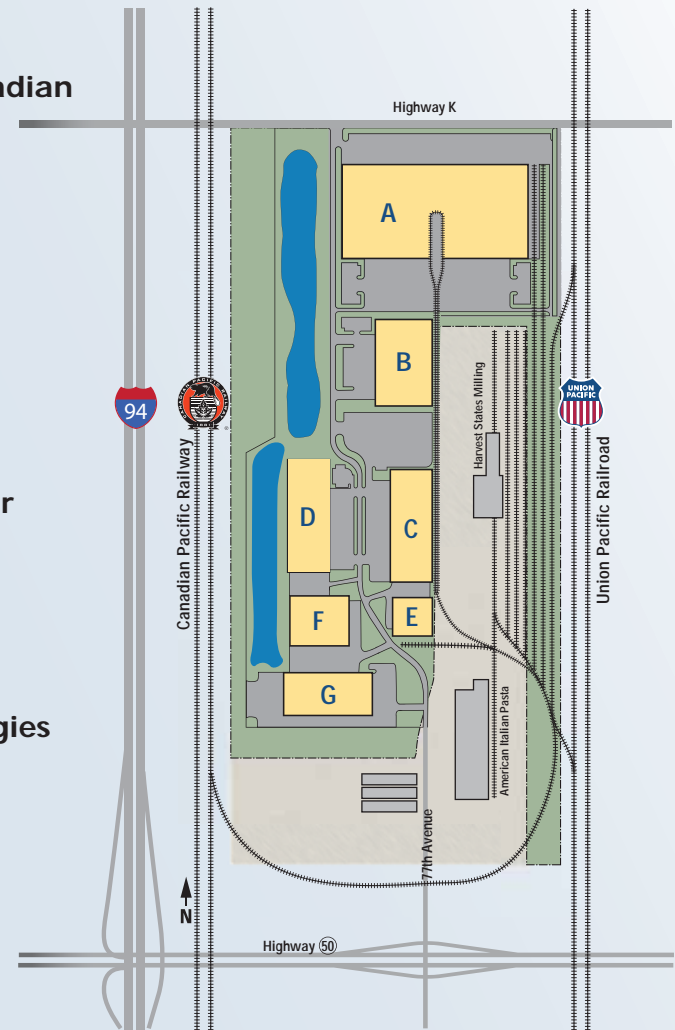




Dual-Rail Logistics Facility

- Served by the Union Pacific Railroad & Canadian National Railway
- 118-acre business park
- Improved sites from 3 to 67 acres
- Development sites & BTS for sale or lease
- On-site short-line interconnections
- Transloading services offered on site
- Planned unit development zoning, allows for efficient permit processing
- Abundant car and trailer parking
- Lake Michigan water service
- Natural gas & electric provided by We Energies
- Pre-cast concrete-panel construction
- Foreign Trade subzone available
- Low real estate taxes & utility costs
- T-1 data-transmission service available
- Skilled & educated labor force



All dimensions and renderings are approximate and subject to change without notice. Officers of this firm have an ownership interest in this property.



New 118-acre, state-of-the-art business park midway between Chicago and Milwaukee, designed specifically for companies that transport plastics, food, paper, steel and other commodities across the U.S. and Canada via rail.

Located in Kenosha, Wisconsin, just 4 miles north of the Illinois/Wisconsin border, on Highway 50, just 3 miles south of the Kenosha Regional Airport, 32 miles south of Milwaukee's General Mitchell International Airport, 50 miles north of Chicago's O'Hare International Airport and 40 miles south of the Port of Milwaukee.



Dual-Rail Logistics Facility



- Fully improved dual-rail served development sites from 3 - 67 net buildable acres
- On-site interconnect of the two main rail lines
- Custom-designed facilities from 50,000 sq. ft. to 594,000 sq. ft.
- Park can accommodate single or multi-tenant facilities totaling 1,046,000 sq. ft.
- Off-site detention maximizes users' lot coverage
- Development sites available for purchase; Build-to-suit sites available for sale or lease

WISCONSIN

The ideal location for industrial, logistics and manufacturing companies

- **Pro-Development Government:** low taxes, tax exemptions and credits, 60% capital gains exclusions and State sponsored assistance & incentives
- **Low Operating Costs:** water, sewer & electric rates, land & building costs
- **Superior Proximity:** to cost efficient transportation; road, rail, air & water
- **Educated & Skilled Labor Force**

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