

AVAILABLE FOR LEASE

9522 58TH PLACE , KENOSHA, WI 53144



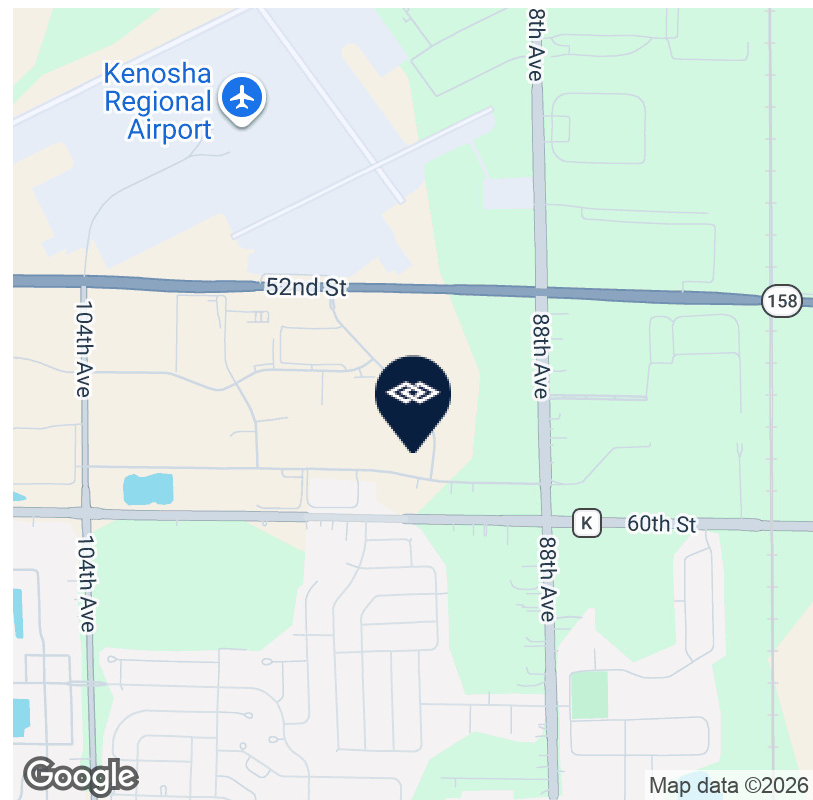
PROPERTY HIGHLIGHTS

- Rare small units with dock and drive-in access
- Zoning: M-2 (Heavy Industrial)
- Easy access for convenience

SPACES	LEASE RATE	SPACE SIZE
Unit 400	\$9.50 SF/yr	2,700 SF
Unit 900	\$10.50 SF/yr	4,950 SF

OFFERING SUMMARY

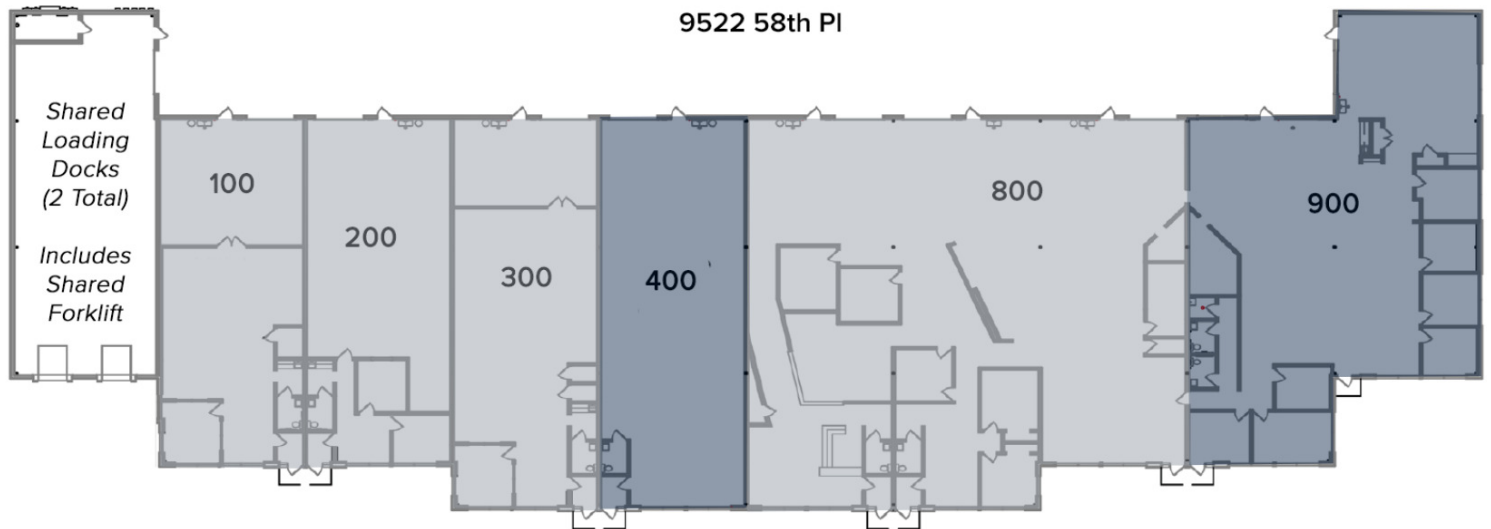
Ceiling Height	16' Clear
Loading	1 Drive-in door (Access to Common Dock)



DAN PRENDERGAST | Vice President | 630.993.3878 | dprendergast@darwinpw.com

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 400	Available	2,700 SF	NNN	\$9.50 SF/yr	RENT: \$9.50 psf / \$2,137.50 per month OPEX: \$5.16 psf / \$1,161.00 per month (TOTAL RENT: \$3,298.50 per month)
Unit 900	Available	4,950 SF	Net	\$10.50 SF/yr	RENT: \$10.50 psf / \$4,331.25 per month OPEX: \$5.16 psf / \$2,128.50 per month (TOTAL RENT: \$6,459.75 per month)

DISCLOSURE TO CUSTOMER

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a 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:

- a) The duty to provide brokerage services to you fairly and honestly.
- b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- c) 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.
- d) 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).
- e) 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).
- f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- g) 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 home inspection, contact an attorney, tax advisor, or home 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 the duties owed 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 and 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 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 Wis. Stat. § 452.01 (5g) (see lines 57-66).
- 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 are aware of what specific information you consider confidential, you may list that information below (see CONFIDENTIAL INFORMATION & NON-CONFIDENTIAL INFORMATION). At a later time, you may also provide the Firm or its Agents with other Information 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 a financial qualification information.)

By signing and dating below I/we acknowledge receipt of a copy of this disclosure and that

Dan Prendergast

DarwinPW Realty/CORFAC International

are working as:

Buyer's/Tenant's Agent or Buyer's Broker's Agent

THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.

See the reverse side for definitions and sex offender registry information.

Customer Signature Date

Customer Signature Date

Customer's Name

Customer's Name

NOTICE ABOUT SEX OFFENDER REGISTRY.

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 telephone 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 66 contract or agreement made concerning the transaction.