

PROPERTY DESCRIPTION

With immediate access to I-94, State Highway 65 and US Highway 12 and the Union Pacific Rail line, this property is ideally located for industrial and distribution development focused on servicing the upper Midwest:

- + Utilities adjacent to each development
- + Exit 10 into Wisconsin on I-94 - 35 miles to Twin Cities
- + State and Local Incentives



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COMMERCIAL and INDUSTRIAL REAL ESTATE
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THE PROPERTY

Roberts Wisconsin Industrial / Rail Park

Exit 10 on I-94 and Highway 65

Property Type: Land/Industrial

Condition: Raw

Land: 250+ Acres (Red Outlines)

Utilities: Adjacent on Wagner Drive and Grupe Street

Rail: Union Pacific (105 Acres in Rail Park)

DISTRIBUTION MILES

Approximate distance to Midwest centers:

MN border: 10 miles

Minneapolis: 35 miles

Duluth: 170 miles

Millwaukee: 300 miles

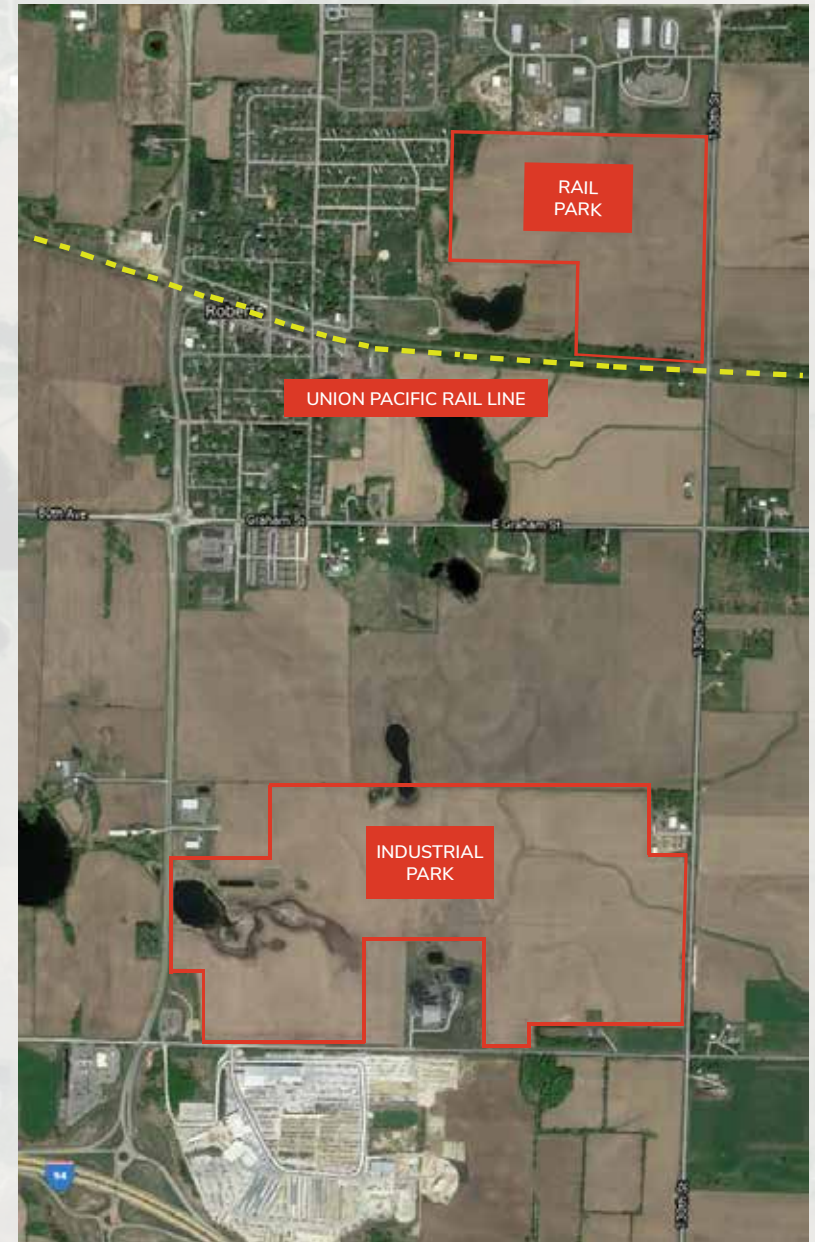
Des Moines: 270 miles

Chicago: 375 miles

Fargo: 275 miles

Sioux Falls: 270 miles

Omaha: 405 miles

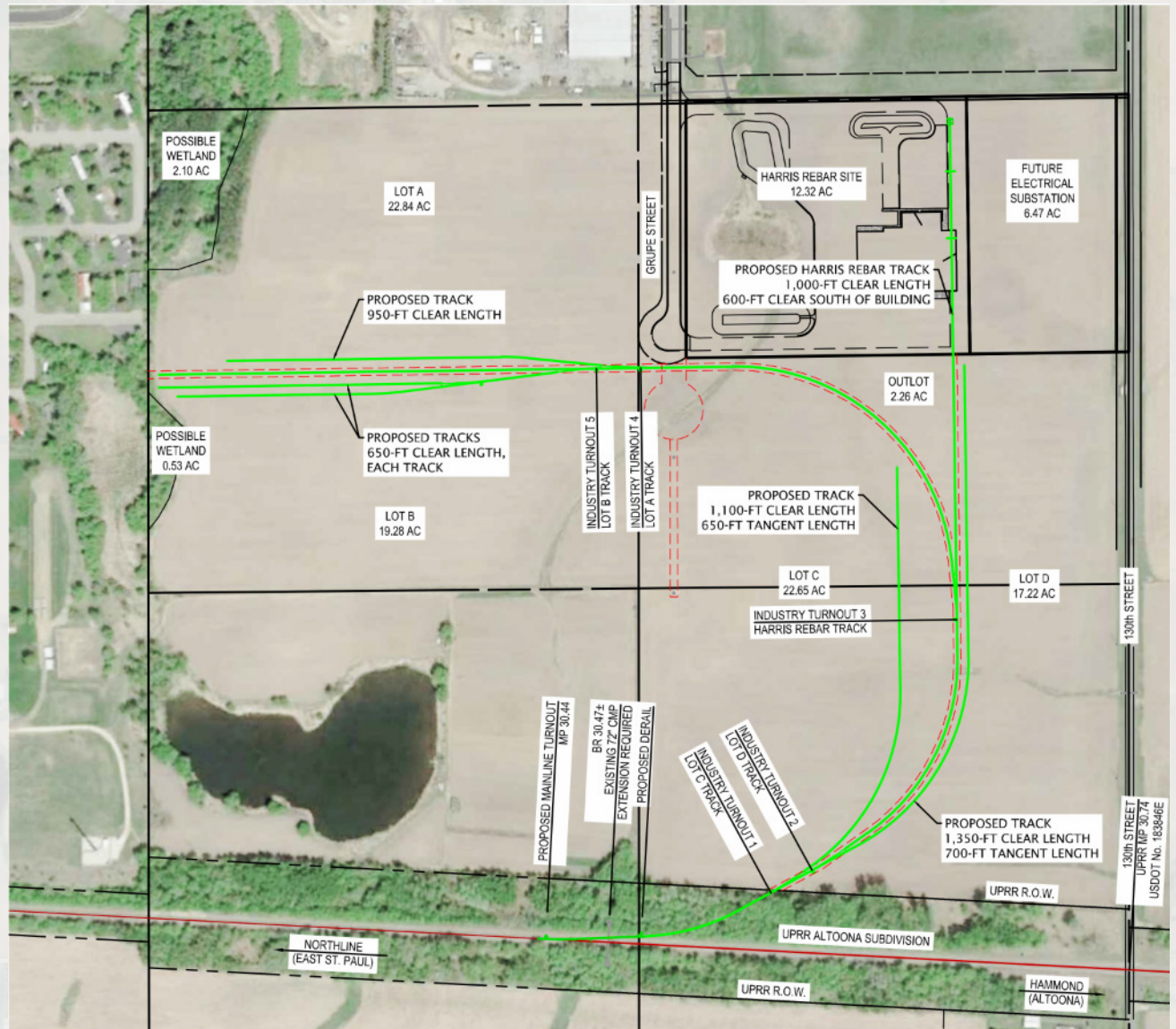




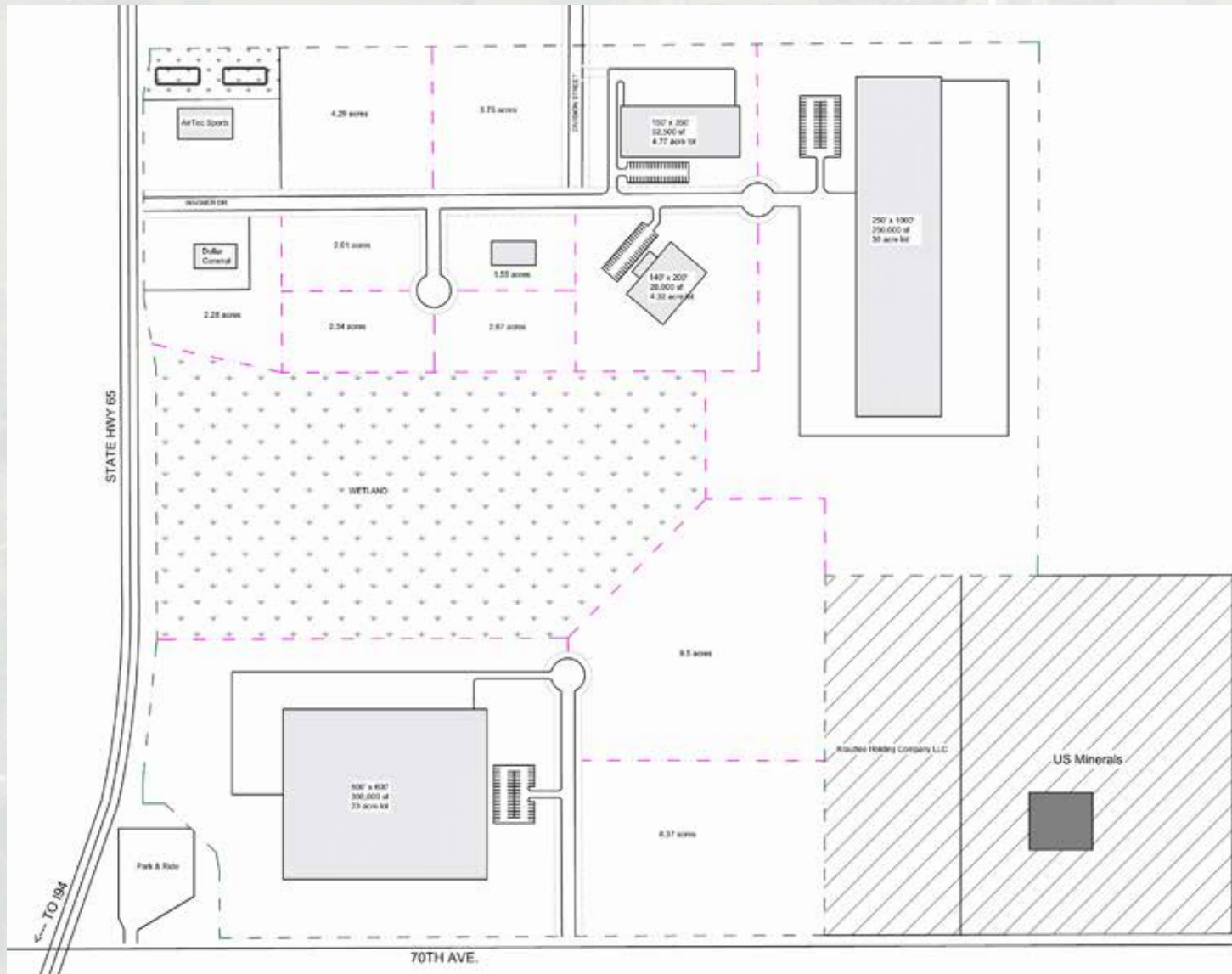
CONCEPTUAL PARK LAYOUTS (RAIL PARK)

RAIL PARK

- + Approximately 105 acres
- + 3-miles north of I-94
- + Adjacent to Union Pacific Rail Road
- + Generally level with utilities and roadway on perimeter
- + Flexibility on final design and rail access



CONCEPTUAL PARK LAYOUTS (INDUSTRIAL PARK)



INDUSTRIAL PARK

- + Approximately 105 acres with possibility to expand to the East
- + New improved I-94 interchange
- + Access off Hwy 65 and 70th Ave
- + Adjacent to developed sites
- + Ready for development
- + Approximately 60 acres immediately to the east with additional land beyond that could be pursued
- + Would allow multiple large users needing 500,000+ SF of contiguous space
- + Could pursue in phases



INCENTIVES and PARTNERSHIPS

HIGHLIGHTS

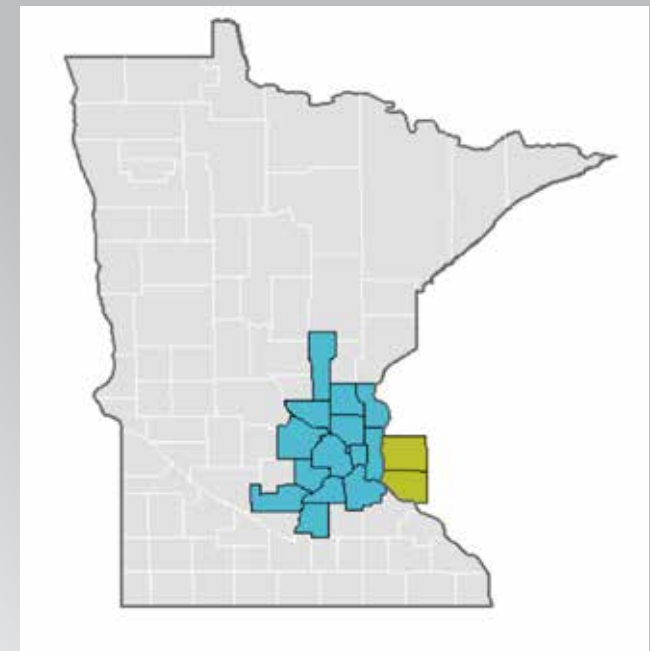
Wisconsin has a wide range of state tax incentives to encourage business growth and job creation. They offer tax credits and exemptions on sales and property tax for qualifying manufacturing and agricultural businesses. They also provide incentives for businesses planning to move to and hire workers in Wisconsin. For those looking to invest in Wisconsin companies, capital gains and early stage investment incentives are available. And through the Certified In Wisconsin program, they have standardized the process of identifying development-ready sites to help expedite business expansion.

- + Manufacturing and Agriculture Credit—Virtually eliminates the tax on income from manufacturing activity in the state
- + Economic Development Tax Credits—Available for the creation or retention of full-time jobs, based on the wage range and number of jobs to be created
- + Training Grants—Available to businesses to upgrade or improve job-related skills of full-time employees
- + Certified In Wisconsin—Standardized certification of ready-to develop sites to help make your business expansion productive in less time

GREATER MSP

Serving the 16-county metro Twin Cities area, Greater MSP reaches into Wisconsin to cover St. Croix and Pierce County. Key Initiatives:

- + Business Retention and Expansion
- + Center Cities Competitiveness
- + Exports
- + Greater MSP Business
- + Make IT. MSP.
- + MN Medical Manufacturing Partnership
- + Regional Indicators Dashboard



Non-Residential Customers: STATE OF WISCONSIN BROKER DISCLOSURE

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

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:

- 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.
- 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.
- 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 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.

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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 section 452.01(5g) of the Wisconsin Statutes (see "Definition of 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 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 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 you consider to be confidential.

Non-Confidential Information

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

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.