

Forward Tomah Industrial Park

32.97 Acres of Industrial Land

Developed by Keller, Inc.

Manufacturing, IOS,
Warehousing, Freight Yards,
and Cross Dock Terminal

- Prominent Interstate Visibility
- Pro-Business Environment
- Build-To-Suit Industrial Class A



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PROPERTY SUMMARY

ACADEMY AVENUE | TOMAH, WI 54660



Property Summary

Building Sizes:	30,000 - 372,500 SF
Clear Height:	Varies by Bldg Type (Class A - 32')
Construction Type:	Precast Concrete
Dock Doors:	9'x10'
Grade Doors:	14'x16'
Power:	3-Phase - 1.4MW
Lot Size:	Up to 32.97
Office SF:	Build-To-Suit
Outside Storage:	Permitted by Right
Sprinklers:	ESFR
Zoning:	M-2 General Industrial
Building Types:	Class A, Build-to-Suit, Cross-Dock, Manufacturing
Column Spacing:	Customized for the user

Property Overview

This multi-phase Class A industrial development offers a range of flexible building sizes to accommodate users up to 372,500 SF. Zoned M-2 Industrial, the site supports a broad spectrum of manufacturing, processing, distribution, and storage uses, including freight terminals, transshipment facilities, and mini-storage. The park is ideally suited for users seeking modern, scalable space within a business-friendly industrial environment.

Pre-leasing for different building types and conceptual layouts on the following pages.

Location Overview

Strategically located in Tomah, Wisconsin, the property offers excellent regional access with immediate connectivity to Interstate 90/94, providing direct routes to Madison, La Crosse, Milwaukee, and Minneapolis. Situated within one of Wisconsin's key logistics corridors, the site benefits from strong transportation infrastructure, a skilled workforce, and proximity to major distribution routes throughout the Midwest.

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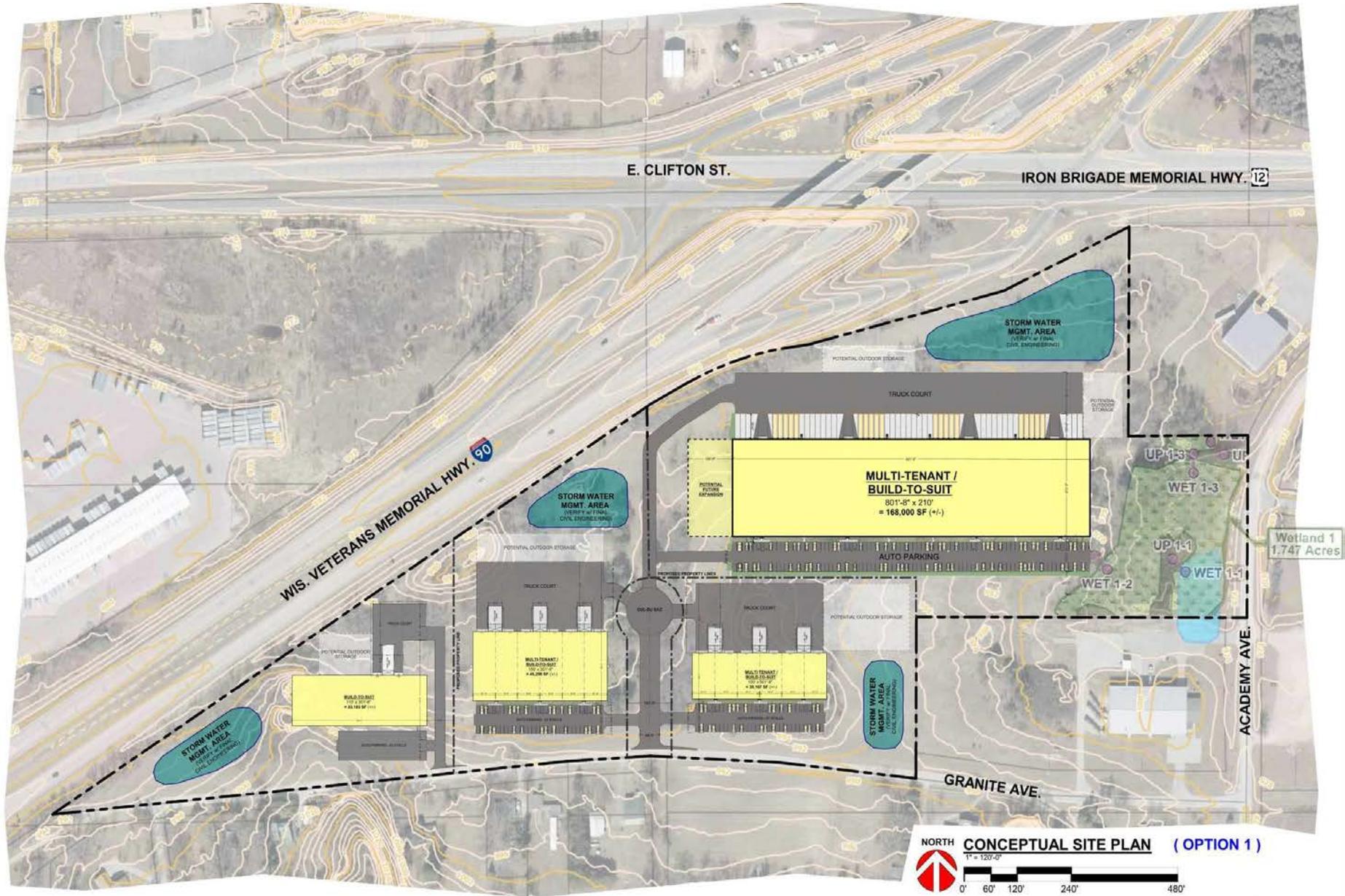
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4 BUILDING CONCEPT PLAN

ACADEMY AVENUE | TOMAH, WI 54660



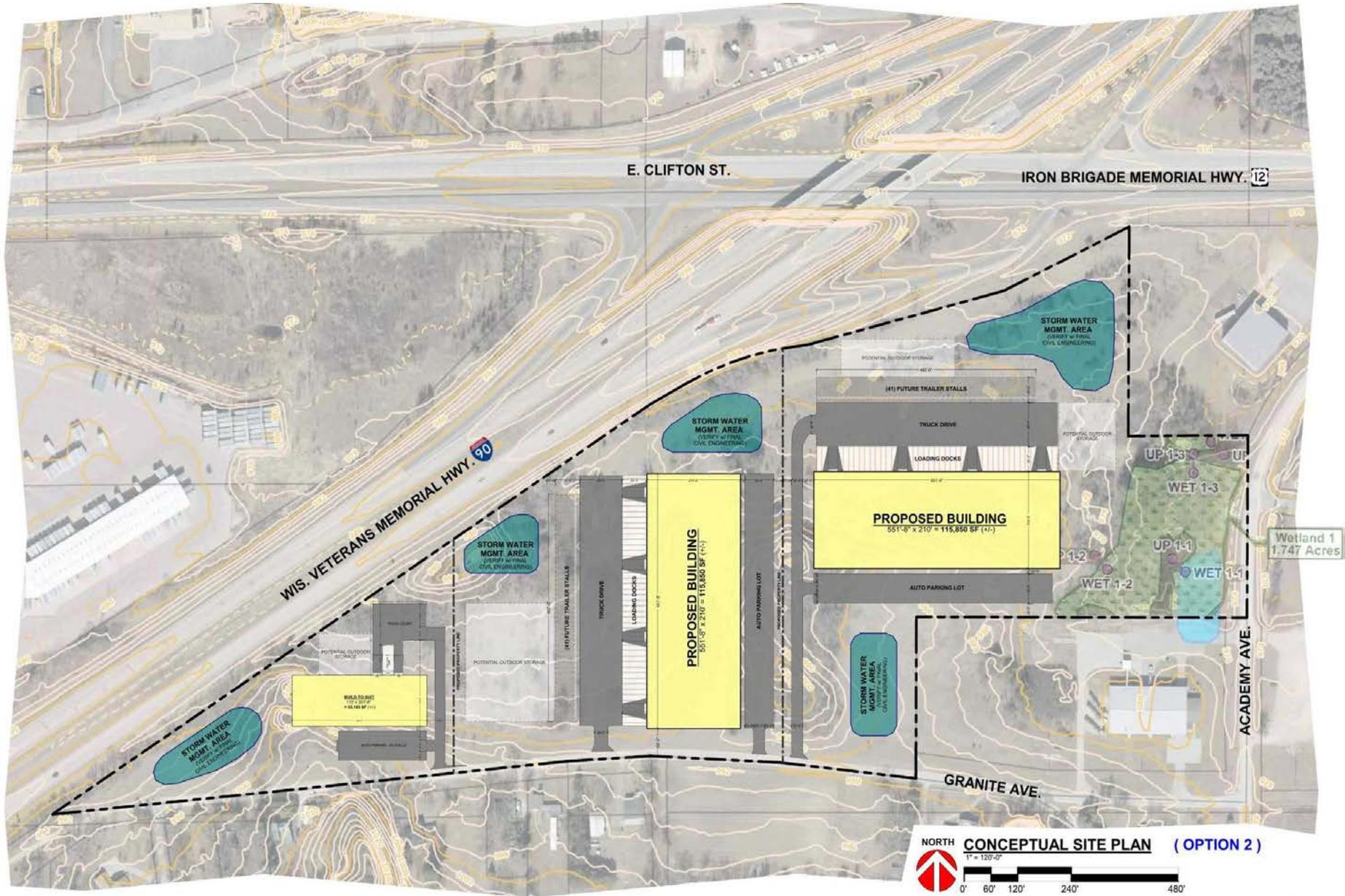
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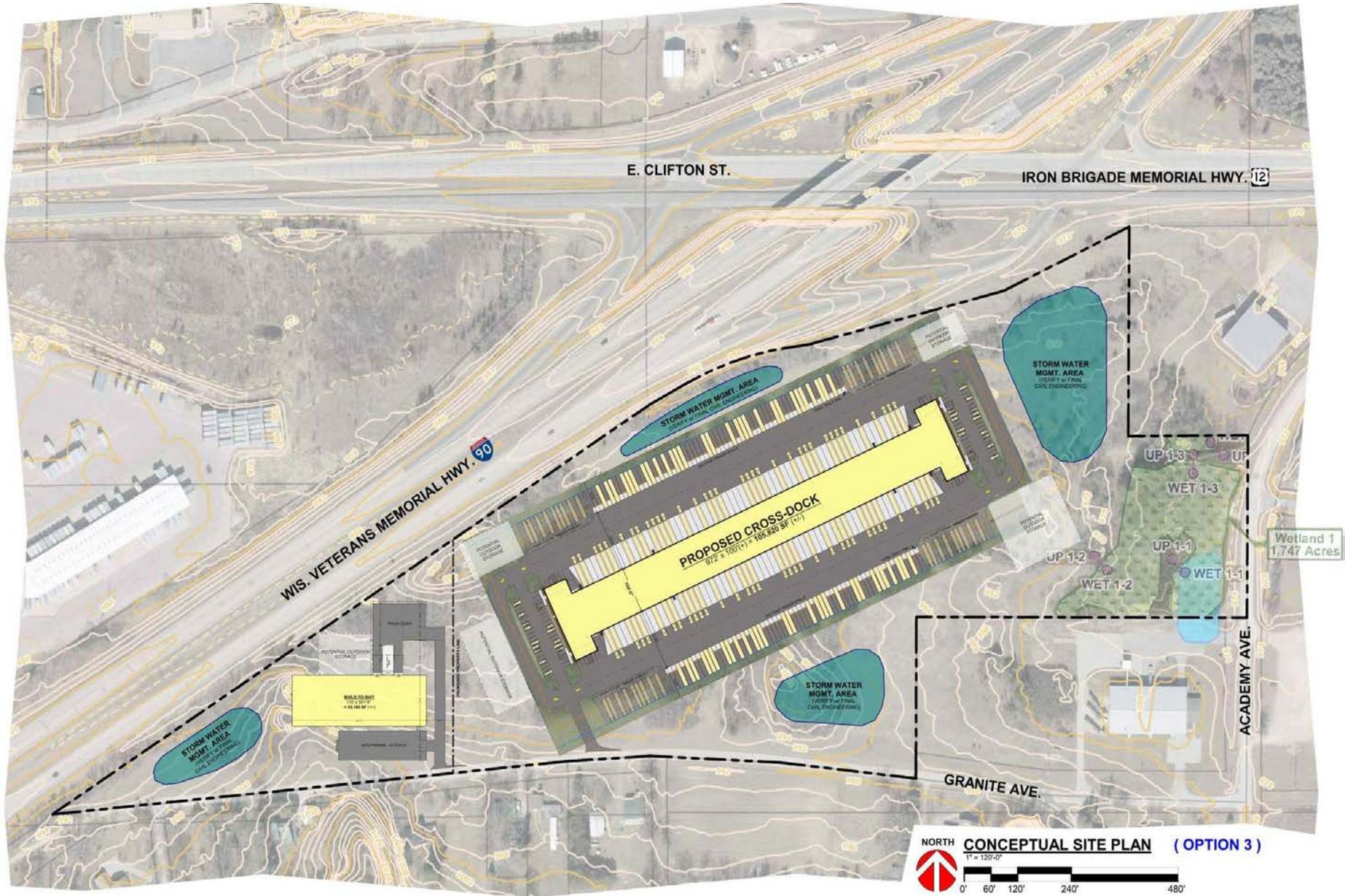
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CROSS DOCK CONCEPT

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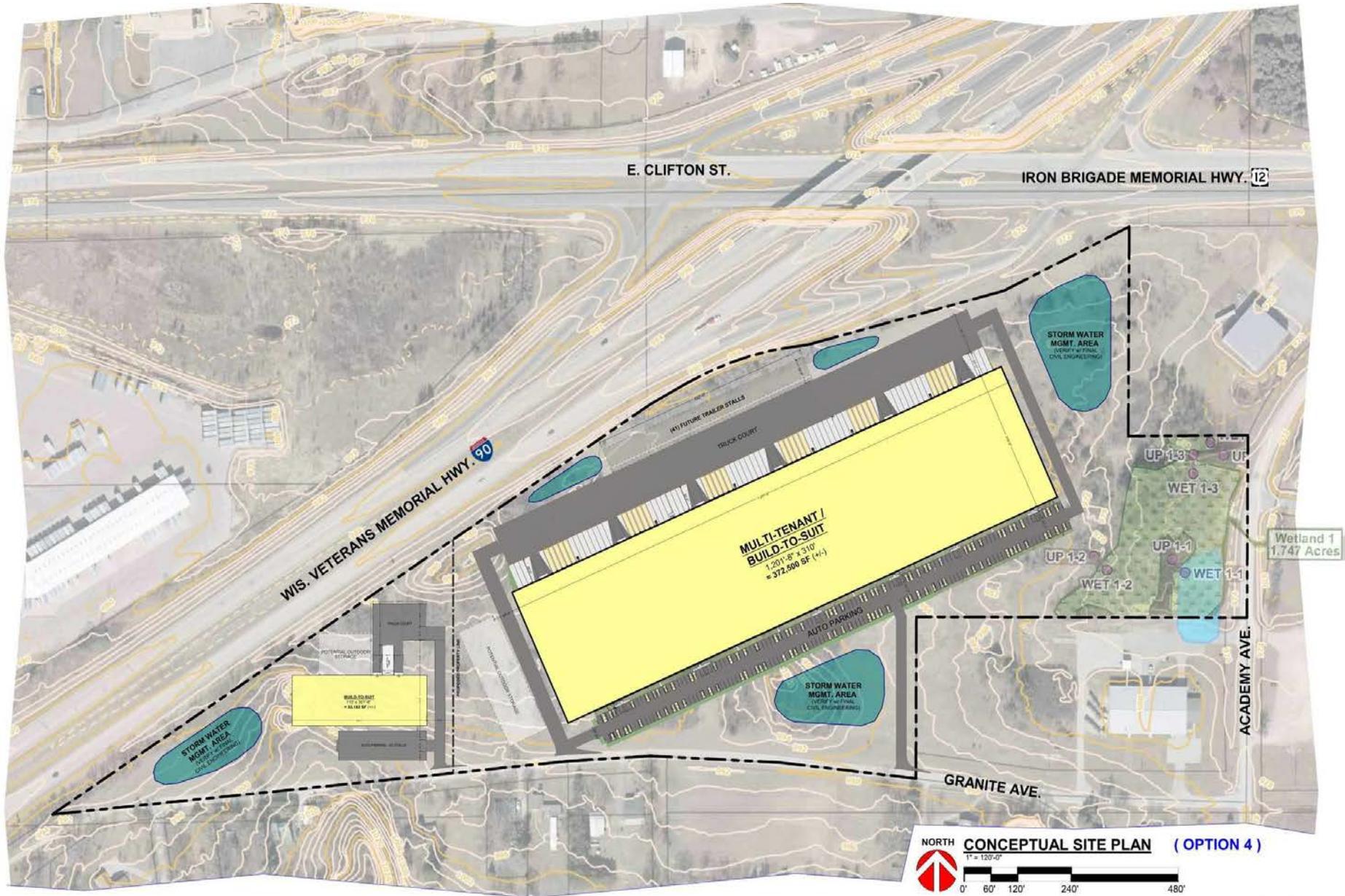
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LARGE CLASS A BUILDING CONCEPT

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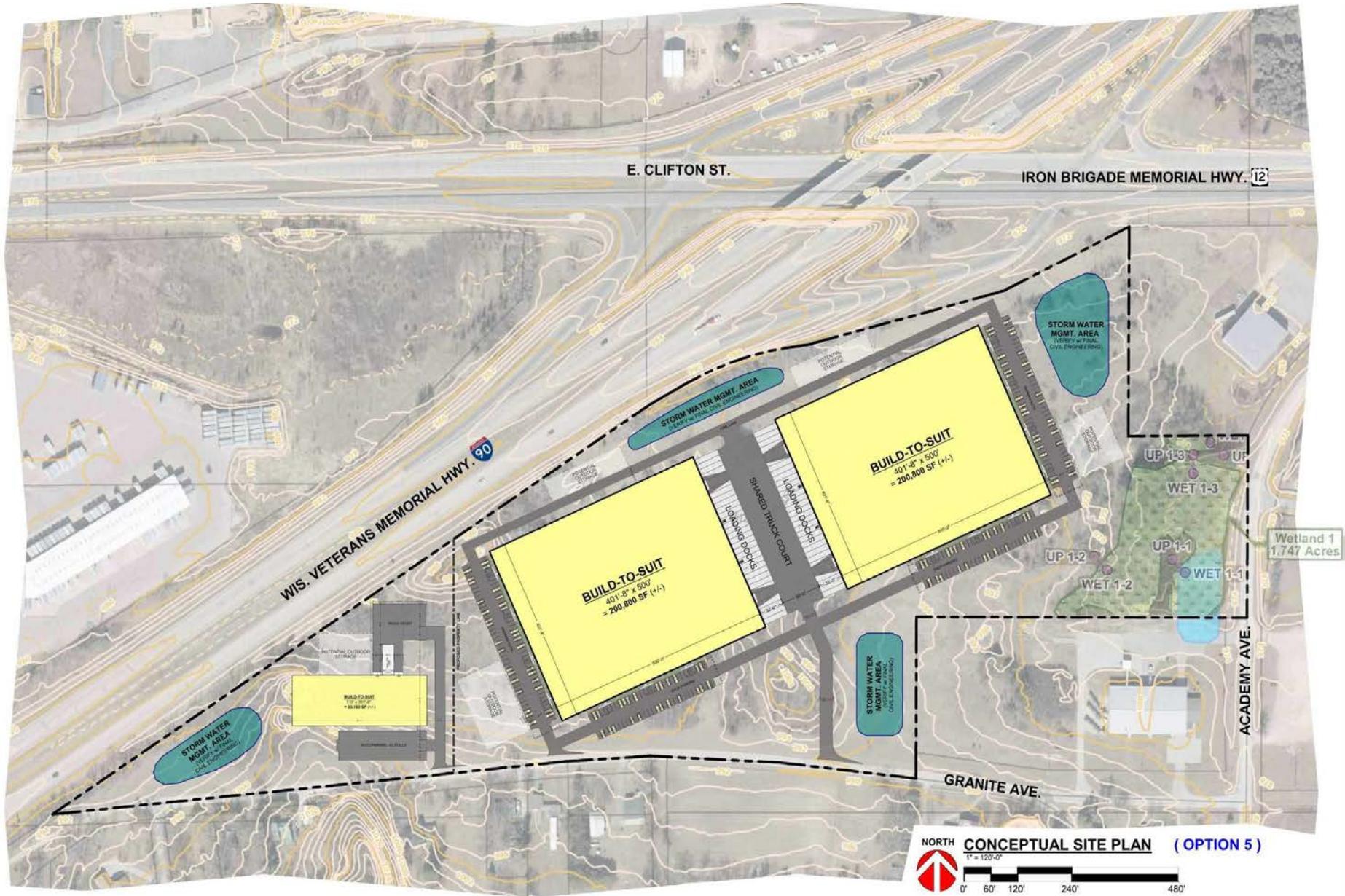
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MANUFACTURING BUILDING CONCEPT

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BUSINESS MAP

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AERIAL SITE MAP

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KEY DRIVE TIMES

ACADEMY AVENUE | TOMAH, WI 54660



Immediate Access from HWY 12 to I90.

- Madison - 96 Miles
- Milwaukee - 166 Miles
- Minneapolis - 175 Miles
- Chicago O'Hare - 223 Miles
- Des Moines - 311 Miles
- Sioux Falls - 337 Miles
- Fargo - 409 Miles

Forward Tomah Industrial Park Developed By:



KellerTM
Planners | Architects | Builders

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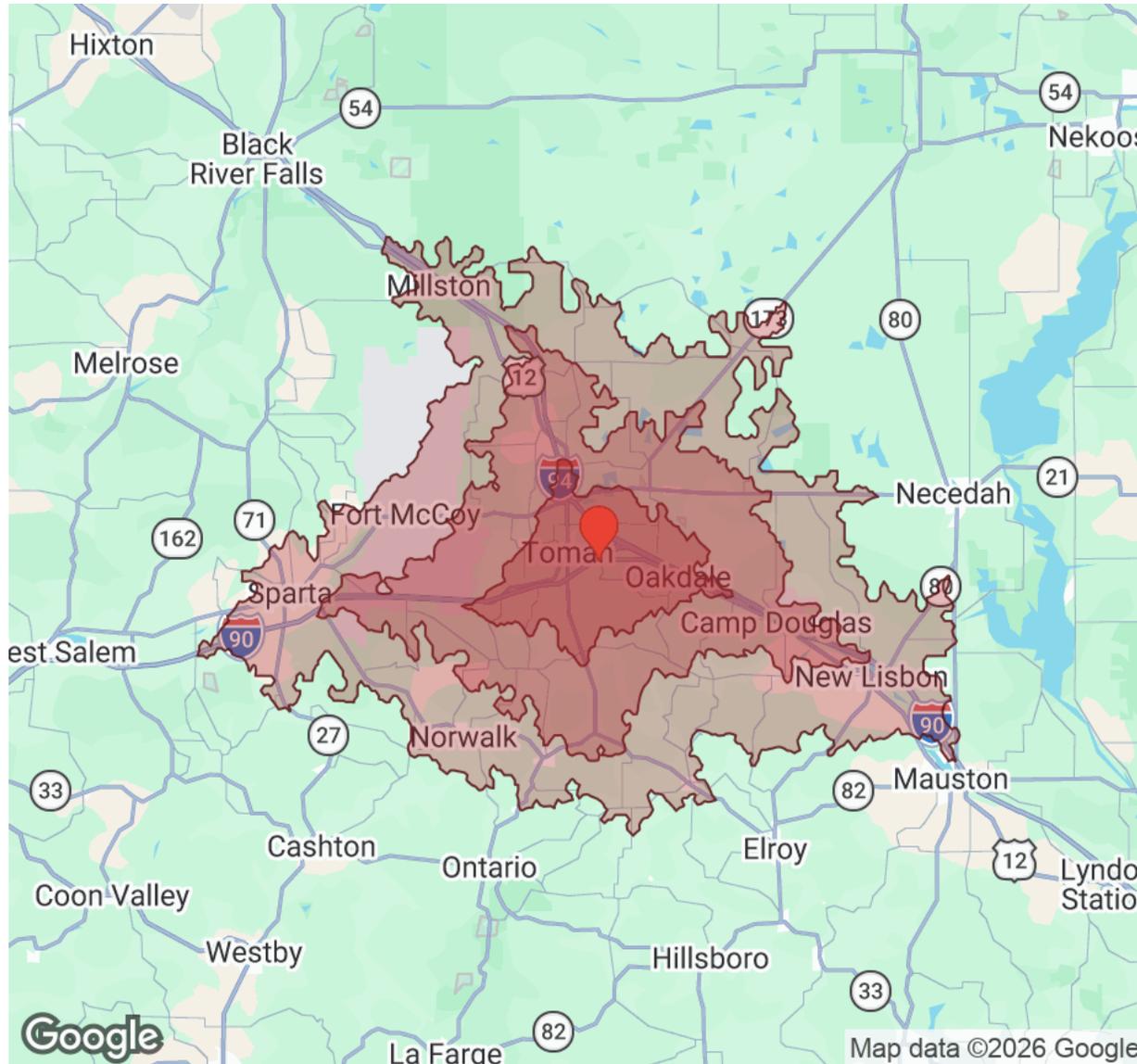
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DEMOGRAPHICS

ACADEMY AVENUE | TOMAH, WI 54660



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	6,561	10,656	23,328
Female	6,217	10,083	21,194
Total Population	12,778	20,739	44,522

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	11,118	18,364	39,006
Black	414	518	1,131
Am In/AK Nat	110	172	289
Hawaiian	14	17	40
Hispanic	638	952	2,591
Asian	180	241	459
Multiracial	295	458	966
Other	9	15	45

Housing	10 Mins	20 Mins	30 Mins
Total Units	6,015	9,554	19,973
Occupied	5,529	8,604	17,771
Owner Occupied	3,154	5,533	11,921
Renter Occupied	2,375	3,071	5,850
Vacant	485	951	2,202

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	2,495	4,056	8,701
Ages 15 - 24	1,565	2,475	5,159
Ages 25 - 54	4,678	7,421	16,261
Ages 55 - 64	1,594	2,784	5,903
Ages 65+	2,447	4,003	8,499

Income	10 Mins	20 Mins	30 Mins
Median	\$56,665	\$63,626	\$68,023
Under \$15k	529	689	1,266
\$15k - \$25k	453	678	1,387
\$25k - \$35k	502	681	1,471
\$35k - \$50k	955	1,368	2,516
\$50k - \$75k	962	1,435	2,973
\$75k - \$100k	607	1,077	2,753
\$100k - \$150k	730	1,404	3,140
\$150k - \$200k	463	770	1,288
Over \$200k	330	501	977

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DISCLOSURE TO CUSTOMER

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State of Wisconsin - Disclose 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:

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 below).
- (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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. 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 "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 are aware of what specific information you consider confidential, you may list that information below. 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 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.

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.

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