

DATA SHEET



6111-6129 Pepsi Way
Windsor, WI 53598

87,000 sf of industrial/manufacturing or warehouse space available for lease at 6111-6129 Pepsi Way. The property has two buildings available with the following breakdown:

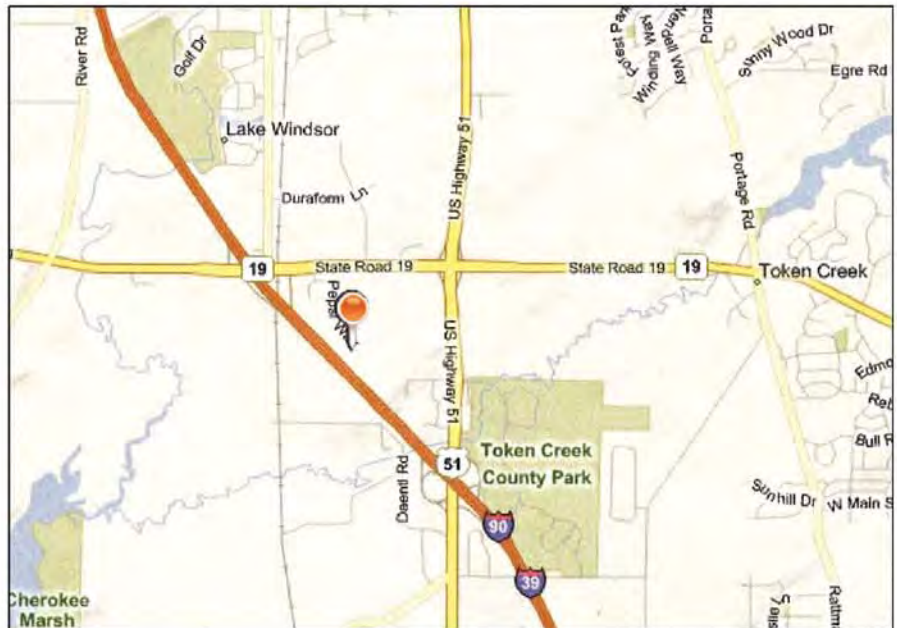
6111 Pepsi Way has a total of 6,000 sf of office build-out topped with a 6,000 sf load bearing mezzanine for storage, 31,000 sf of industrial/warehouse space, four (4) loading docks and one (1) at grade drive-in door.

6129 Pepsi Way has a total of 50,000 sf of industrial/warehouse space available with 1,568 sf of office space, eight (8) loading docks and partial air-conditioning.

This property would be a great location for a distribution/manufacturing company that needs to separate different divisions/departments. This site has easy access and excellent visibility with Interstate 39/90/94 frontage.

PROPERTY DETAIL / AVAILABILITY

Total SF Available:	87,000
Lease Rate:	\$4.00 to 5.25 per SF
Building Type:	PEMB
Year Built:	2000
Zoning:	M-2
Ceiling at Eaves:	22 ft
Clear Height at Eaves:	17.5 ft
Ceiling at Center:	24 ft
Clear Height at Center:	19 ft
Hwy Exposure:	Yes
Docks:	12
Drive-in Doors:	1 (12'x14')



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DISCLOSURE OF REAL ESTATE AGENCY

THIS DISCLOSURE IS BEING PROVIDED BY WELTON ENTERPRISES, INC. AND JEFF DAUGHERTY, PAUL MOLINARO, AND DAN RAMSEY AS AGENT(S), WHO ARE WORKING AS OWNERS' AGENT(S).

Wisconsin Statute 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties, the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction(including both clients and customers), a broker shall do all of the following:

Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.

Diligently exercise reasonable skill and care in providing brokerage services to all parties.

Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.

Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable party would want to be kept confidential, unless the information must be disclosed under Wis. Stats. Sec. 452.23 (information contradicting third party inspection or investigation reports) or is otherwise

required by law to be disclosed or the party whose interest may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the party.

Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a reasonable time of the party's request, unless disclosure of the information is prohibited by law.

Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.

When negotiating on behalf of a party, present contract proposal in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

DUTIES TO A CLIENT

Wisconsin Statute section 452.133(2) states that in addition to his or her duties as defined herein, a broker providing brokerage services to his or her client shall do all of the following:

Loyally represent the client's interests by placing the client's interest ahead of the interests of any other party, unless loyalty to a client violates the broker's duties as defined herein or in Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations.)

Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or discoverable by the client through reasonable vigilant observation, except for confidential information as defined herein and other information, the disclosure of which is prohibited by law.

Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement, that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW. THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.

ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION" SECTION BELOW AND RETURN TO THE BROKER.

CONFIDENTIAL INFORMATION _____

Form prepared by: Welton Enterprises Inc. 559 D'Onofrio Drive Suite 222 Madison, WI 53719

Anyone planning to use the information attached to this disclosure document in order to make a business decision or to rely upon its accuracy is advised NOT TO DO SO without first independently verifying its accuracy by an investigation with all appropriate authorities and 3rd parties prior to relying upon, or making plans based upon the information herein.