



Project Summary

Overview: *GrandView Business Park is a 180-acre business park strategically located at Interstate 94 and Highway 20 in Racine County, Wis. GrandView offers excellent freeway access and visibility, and unobstructed views of the Ives Grove Golf Links.*

Development: *GrandView Business Park offers positive attributes that provide competitive advantages to businesses, including:*

- *Central location in the southeast Wisconsin business environment with access to an excellent supply of high quality, productive labor.*
- *Direct, congestion-free access to I-94.*
- *Competitive land cost for Interstate frontage property.*
- *20 minutes from Milwaukee's Mitchell International Airport and 60 minutes from Chicago's O'Hare International Airport.*
- *Attractive electric rates.*

Lot Sizes: *3 to 23 acres.*

Utilities: *Municipal water and sanitary sewer, We Energies (formerly Wisconsin Electric Power Co. and Wisconsin Natural Gas), telephone/fiber optics, streets, curb and gutter with storm water.*

Zoning: *Light manufacturing, distribution, assembly, R&D.*

Property Taxes: *Approximately \$19.26 per \$1,000 of assessed value for the 2010 tax year.*

Covenants: *Design and use covenants to protect the character of GrandView Business Park and ensure the long-term value of the investment. Covenant standards include uniform control of setbacks, green space, landscaping, building materials and signage.*

Developer: *WISPARK LLC, the real estate development subsidiary of Wisconsin Energy Corporation, a \$13 billion public utility holding company. WISPARK is a leader in the development of innovative business settings.*

Contact: *For further information on GrandView Business Park, please contact: Jerry Franke or Todd Rizzo at 414.274.4600.*



GrandView Business Park is a Joint Venture between WISPARK LLC and CenterPoint Properties