



 **GUMINA**
COMMERCE CENTER

Located in the premier community of Brookfield, Wisconsin, Gumina Commerce Center is a new 26-acre business park offering users access to first-class industrial space in a flexible range of sizes. Positioned to meet the growing demand for new, modern, functional industrial buildings in Waukesha County, the planned two-building development is thoughtfully designed and will offer state-of-the-art building features. Alternative site plans allow for development scenarios to meet specific end user requirements.

Gumina Commerce Center is located on Gumina Road, just off Capitol Drive, between Springdale Road and Barker Road, situated for quick and convenient access to the interstate highway system.

- New high image, Class A development featuring two buildings totaling 316,008 SF
 - Building 1: 151,704 SF
 - Building 2: 164,304 SF
 - Build-to-Suit option available
 - Alternative site plans available
- Great location with easy Interstate access
 - 5 minutes (3.5 miles) to Interstate 94
 - 10 minutes (6 miles) to Highway 45
- Large, rare industrial space in Waukesha Co.
- Ideal for manufacturing, assembly, warehouse, distribution and research & development
- Access to a large, diverse labor pool
- Pro-business community

FOR LEASING INFORMATION :

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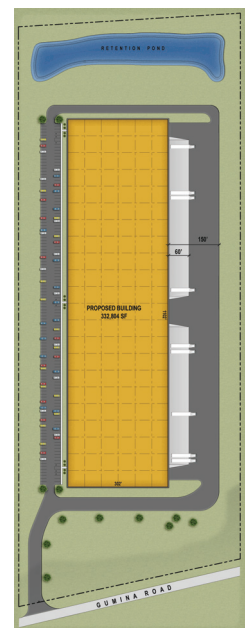
PROPOSED SITE PLAN



BUILDING FEATURES

| | |
|-----------------|--|
| Construction | Pre-Cast Panel |
| Clear Height | 28-32 Feet |
| Columns | 50' x 50' |
| Fire Protection | ESFR Sprinkler System |
| Lighting | High Efficiency T-5 Fluorescent |
| Docks | To-Suit |
| Drive-In Doors | To-Suit |
| Office Space | To-Suit |
| Electric | 3,000 Amp 480/277 Volt 3-Phase, 4 Wire |
| Car Parking | Abundant |
| Roof | Ballasted EPDM, R-25 |
| Utilities | City of Brookfield Sewer & Water |

ALTERNATIVE SITE PLANS



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LOCATION MAPS



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BUILDING ELEVATIONS



WEST ELEVATION



Gumina Commerce Center is a first class industrial project being developed and managed by Rizzo Development Group, LLC who is known for tremendous experience in industrial property development. The completed project will be owned in partnership with Spectrum Development Group, LLC.

