




Business & Industrial Park Directory

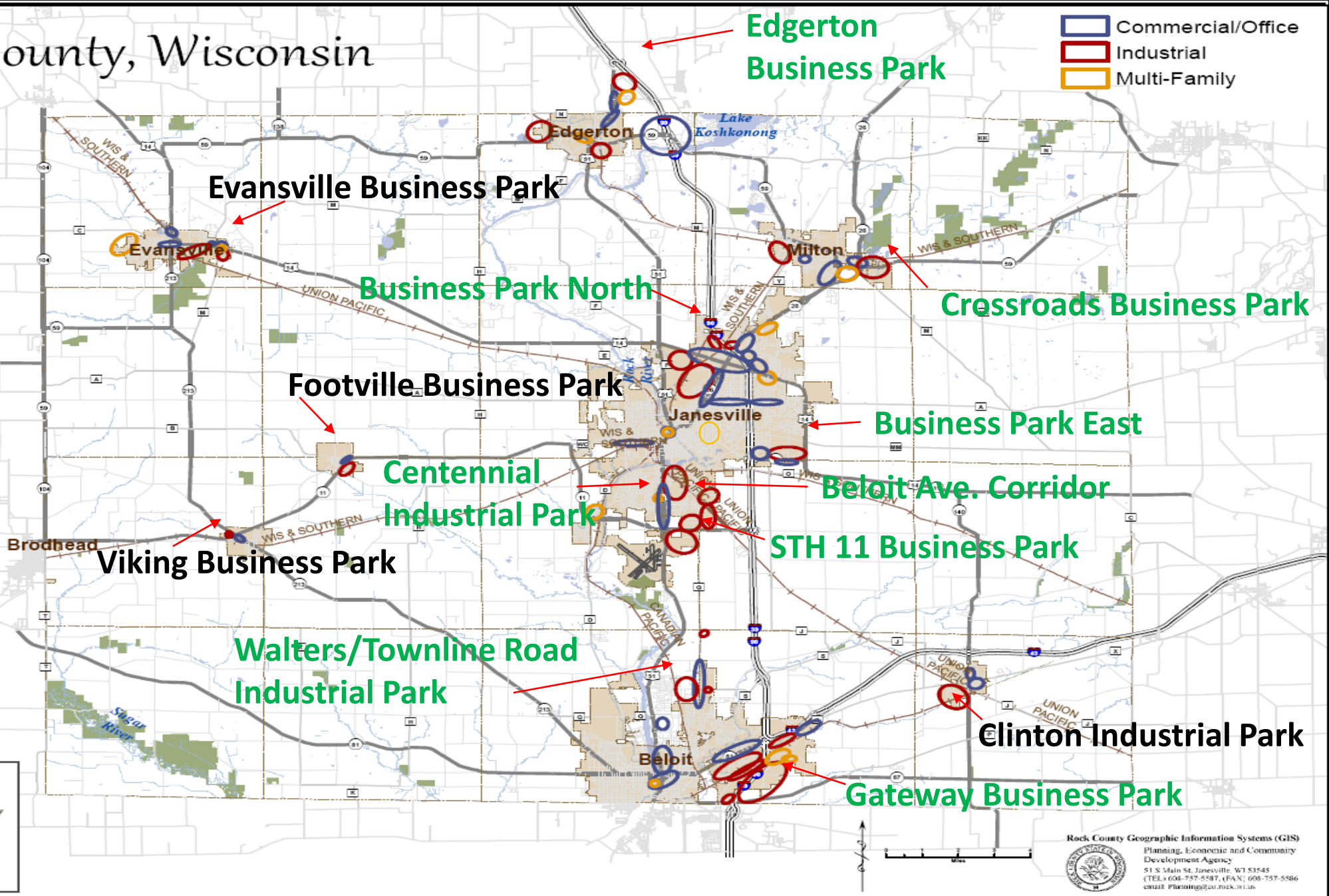
51 South Main Street | Janesville, WI 53545 | P.608.757.5598 | RockCountyAlliance.com

This information was collected from primary and secondary data sources deemed reliable. Please note this information is subject to change without notice.

Rock County, Wisconsin

6/23/2017

-  Commercial/Office
-  Industrial
-  Multi-Family



Rock County Geographic Information Systems (GIS)
Planning, Economic and Community
Development Agency
51 S Main St, Janesville, WI 53445
(TEL) 608-757-5587, (FAX) 608-757-5586
email: Planning@co.rock.wi.us

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Gateway Business Park (Beloit, WI)

- Total Available Acres: 420 (+/-)
 - ✓ Longitude & Latitude: 42.510337,-88.976581
 - ✓ List Price: \$30,000 - \$35,000 Per Acre (without TIF Discount)
 - ✓ Zoning: M1 & M2
 - ✓ Certified: Yes; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 1 Mile to IL STH 75 & WI I-39/90 (Exit #1) and .5 Mile to I-39/90 & I-43 (Exit #185 & #1 A/B)
 - ✓ Regional Stormwater System: Yes
 - ✓ Rail Service: Yes (Class I – Union Pacific)
 - ✓ Largest Contiguous Acreage: 80 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: 650 +/- Acres

Walters/Townline Road (Town of Beloit, WI)

- Total Available Acres: 100 (+/-)
 - ✓ Longitude & Latitude: 42.579706,-89.042590
 - ✓ List Price: \$30,000 Per Acre (NOTE: No TIF Exists; Town will/can discount)
 - ✓ Zoning: I1 & I2
 - ✓ Certified: No; Partially Served (i.e. Public Sewer)
 - ✓ Interstate Access: 5 Miles to I-39/90 (Exit #177)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: Yes (Short-Line CP Railway)
 - ✓ Largest Contiguous Acreage: 50 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: TBD

Clinton Industrial Park (Clinton, WI)

- Total Available Acres: 40.7 (+/-)
 - ✓ Longitude & Latitude: 42.552929,-88.876426
 - ✓ List Price: \$19,999 (without TIF Discount)
 - ✓ Zoning: I1
 - ✓ Certified: No; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 1.5 Miles to STH 140 & I/43 (Exit #6)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: Yes (Class I – Union Pacific)
 - ✓ Largest Contiguous Acreage: 15.5 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: TBD

Viking Business Park (Orfordville, WI)

- Total Available Acres: 40.7 (+/-)
 - ✓ Longitude & Latitude: 42.632729,-89.267194
 - ✓ List Price: \$5,000 (without TIF Discount)
 - ✓ Zoning: I1
 - ✓ Certified: No; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 16 Miles to USH 51 & I-39/90 (Exit #177)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: No
 - ✓ Largest Contiguous Acreage: 15.5 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: TBD

Footville Business Park (Footville, WI)

- Total Available Acres: 8 (+/-)
 - ✓ Longitude & Latitude: 42.665413,-89.206024
 - ✓ List Price: \$5,000 (without TIF Discount)
 - ✓ Zoning: I1
 - ✓ Certified: No; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 14 Miles to USH 51 & I-39/90 (Exit #177)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: No
 - ✓ Largest Contiguous Acreage: 3 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: NA

STH 11 Business Park (Janesville, WI)

- Total Available Acres: 38 (+/-)
 - ✓ Longitude & Latitude: 42.633195,-89.011808
 - ✓ List Price: \$34,303 (without TIF Discount)
 - ✓ Zoning: M1
 - ✓ Certified: Yes; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 1.5 Miles to I-39/90 (Exit #177)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: No
 - ✓ Largest Contiguous Acreage: 38 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: 640 +/- Acres

Beloit Ave. Corridor (Janesville, WI)

- Total Available Acres: 54 (+/-)
 - ✓ Longitude & Latitude: 42.638527,-89.011993
 - ✓ List Price: \$34,303 (without TIF Discount)
 - ✓ Zoning: M1
 - ✓ Certified: No; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 1.5 Miles to I-39/90 (Exit #177)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: No
 - ✓ Largest Contiguous Acreage: 25 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: TBD

Centennial Industrial Park (Janesville, WI)

- Total Available Acres: 250 (+/-)
 - ✓ Longitude & Latitude: 42.663011,-89.021969
 - ✓ List Price: \$65,000 (without TIF Discount)
 - ✓ Zoning: M2 & South Jackson Street Overlay District
 - ✓ Certified: No; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 3 Miles to I-39/90 (Exit #177)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: Yes (Class I Union Pacific & Class II WATCO/WSOR)
 - ✓ Largest Contiguous Acreage: 114 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: NA

Business Park East (Janesville, WI)

- Total Available Acres: 65.2 (+/-)
 - ✓ Longitude & Latitude: 42.676523,-88.963015
 - ✓ List Price: \$22,096 (without TIF Discount)
 - ✓ Zoning: M1
 - ✓ Certified: No; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 1.25 Miles to I-39/90 (Exit #175)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: No
 - ✓ Largest Contiguous Acreage: 47 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: NA

Midlands Office Park (Janesville, WI)

- Total Available Acres: 21.2 (+/-)
 - ✓ Longitude & Latitude: 42.674775,-88.979563
 - ✓ List Price: \$TBD
 - ✓ Zoning: B4 & O1
 - ✓ Certified: No; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: .25 Miles to I-39/90 (Exit #175)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: No
 - ✓ Largest Contiguous Acreage: 8 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: NA

Business Park North (Janesville, WI)

- Total Available Acres: 7.8 (+/-)
 - ✓ Longitude & Latitude: 42.733549,-89.004322
 - ✓ List Price: \$32,226 (without TIF Discount)
 - ✓ Zoning: M1
 - ✓ Certified: No; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 1.5 Miles to I-39/90 (Exit #171 A)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: No
 - ✓ Largest Contiguous Acreage: 7.8 Acres
 - ✓ Maximum Potential Expansion Acreage: NA

Crossroads Business Park (Milton, WI)

- Total Available Acres: 100 (+/-)
 - ✓ Longitude & Latitude: 42.769006,-88.923961
 - ✓ List Price: \$30,000 (without TIF Discount)
 - ✓ Zoning: M1
 - ✓ Certified: Yes; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 5 Miles to I-39/90 (Exit #171 A)
 - ✓ Regional Stormwater System: Yes
 - ✓ Rail Service: Yes (Class II– WATCO/WSOR)
 - ✓ Largest Contiguous Acreage: 70 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: 100 +/-

USH 51 Business Park (Edgerton, WI)

- Total Available Acres: 40.7 (+/-)
 - ✓ Longitude & Latitude: 42.856167,-89.054607
 - ✓ List Price: \$19,999 (without TIF Discount)
 - ✓ Zoning: M1
 - ✓ Certified: Yes; Fully-Served & Ready-to-Build
 - ✓ Interstate Access: 1 Mile to USH 51 & I-39/90 (Exit #160)
 - ✓ Regional Stormwater System: No
 - ✓ Rail Service: No
 - ✓ Largest Contiguous Acreage: 15.5 +/- Acres
 - ✓ Maximum Potential Expansion Acreage: 50 +/-

For additional information, contact:

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Janesville, WI 53545

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www.RockCountyAlliance.com