

# ROCK READY INDEX

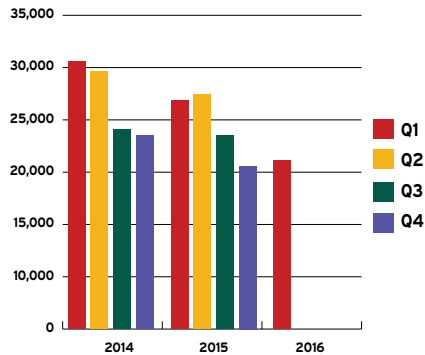


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

Q1 2016

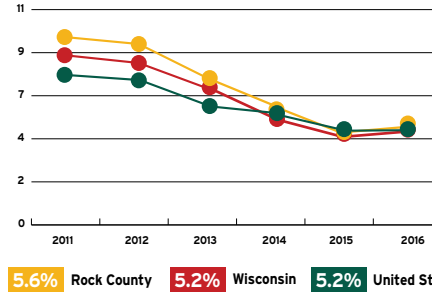
## Workforce

### Job Posting Activities



Data Source: SW WDB, EMSI

### Annual Unemployment



5.6% Rock County 5.2% Wisconsin 5.2% United States

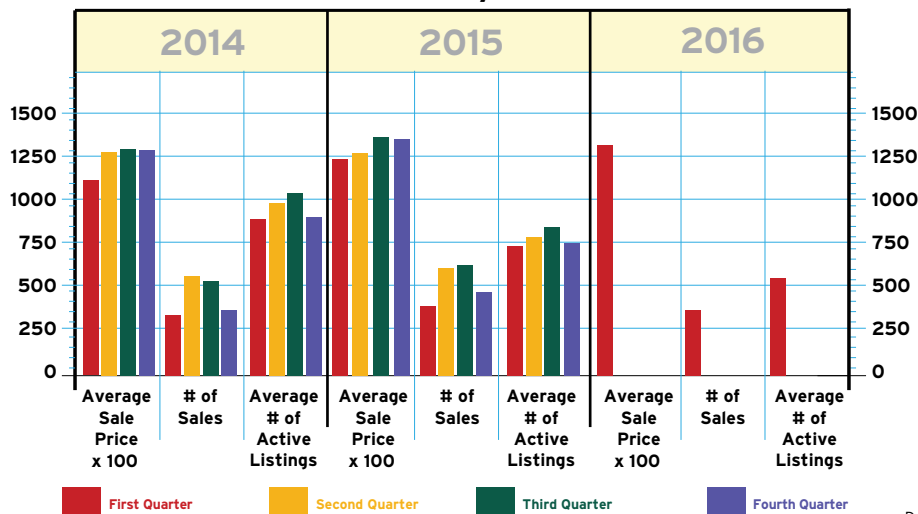
Data Source: Wisconsin Department of Workforce Development

**Postings Remains Steady for Transportation & Material Moving, HC Practitioners & Techs and Management Occupations**

**Rate Parity Reflects Economic Climate**

## Real Estate

### Residential Market Activity

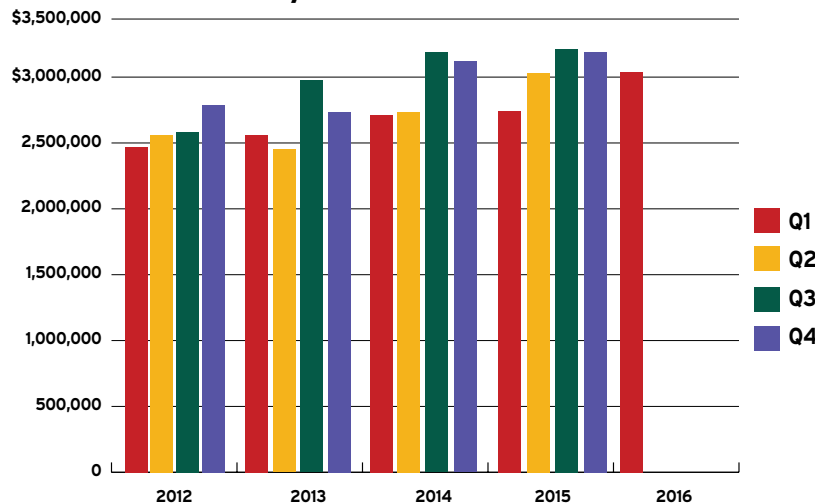


Data Source: South Central Wisconsin MLS Corporation

**Highest Average Q1 Price Points in 9 Years**

## Sales Activity

### Rock County Sales & Use Tax Collections

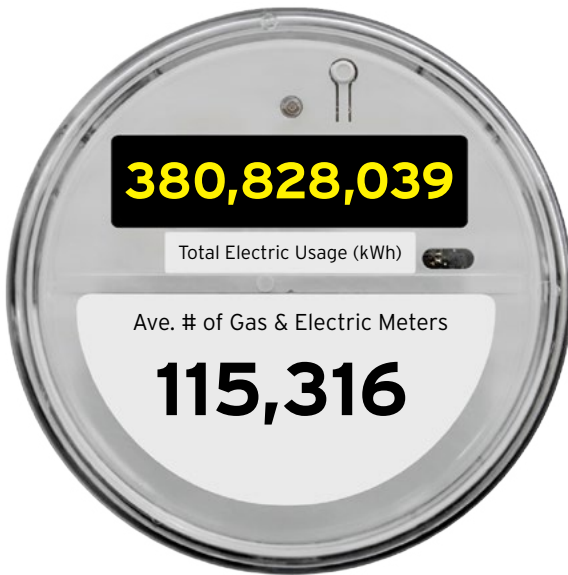


Data Source: Wisconsin Department of Revenue

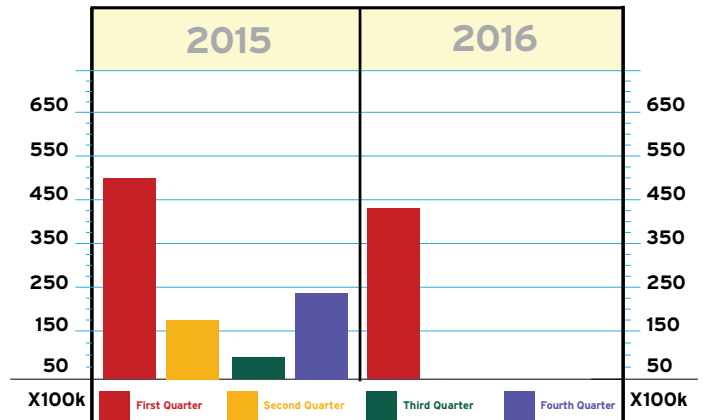
**Record Setting Q1 Collections**

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

Meter & Usage Data



## Therms Usage



## Seasonality Continues to Drive Usage

Data Source: Alliant Energy / WI Power & Light

Project Profile



### 355,000 SF of Class A Industrial / Warehousing Spec Projects Announced

In response to strong demand, three speculative building projects are advancing in the Janesville-Beloit MSA. Combined, these projects represent 355,000 SF of new, Class A Industrial / Warehouse space. Two of out of the three projects will occur in Janesville, while the third project will be located in the City of Beloit. These spec projects are slated to begin construction this spring/summer, with an anticipated fall 2016 market delivery date.

4298 Capital Circle II, located in the Janesville's East Side Business Park, will have an initial 100,000 SF footprint and an expansion capability to reach up to 200,000 SF. Gilbank Construction, Inc. will be providing construction services for

the project, while Angus Young Associates provided the architectural, design and engineering services. Bill Mears, Coldwell Banker McGuire Mears & Associates, is handling the property's marketing / brokerage activities. This is the second (Janesville) spec project for Badger Property Investments principles Tom Lasse and Terry McGuire.

100 Innovation Drive, located in Janesville's STH 11 Business Park, will have an initial 150,000 SF footprint and an expansion capability to reach up to 300,000 SF. The property is being developed by Greywolf Partners, Inc. and Scott Furmanski, CBRE's Milwaukee office, is responsible for the project's marketing / brokerage services.

To facilitate both of these spec projects, the City of Janesville provided a Tax Increment Financing package.

2400 E. CTH P, located at the WI/IL Stalene in Beloit's I-90 Business Park, will have an initial 105,000 SF footprint and an expansion capability to reach up to 420,000 SF. The property is being developed by Hendricks Commercial Properties. Corporate Contractors, Inc. will be providing construction services, while Angus Young Associates provided the project's architectural, design and engineering services. Chase Brieman, CBRE's Madison office, will be handling the project's marketing / brokerage services.

# Rock County Wisconsin

DEVELOPMENT ALLIANCE



For additional information visit:

**RockCountyAlliance.com**  
**608 · 757 · 5598**