

ROCK COUNTY IS **READY**



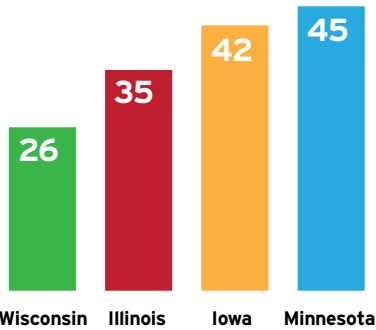
WELCOME TO
WISCONSIN

Rock County

Stabilization & Positive Growth Trends

Welcome to Rock County, Wisconsin!
This South Central Wisconsin location has strategically repositioned itself to capitalize upon emerging economic and investment opportunities. The State of Wisconsin's enhanced business friendly environment - **complemented by retooled fiscal, operational and regulatory policies** - has accelerated Rock County's economic engine. Consequently, the diversity and volume of economic development projects announced and/or completed within the Janesville-Beloit MSA has been impressive. Recognized global industries, including those with humble entrepreneurial beginnings, as well as promising new firms have realized the value proposition that Rock County, WI provides.

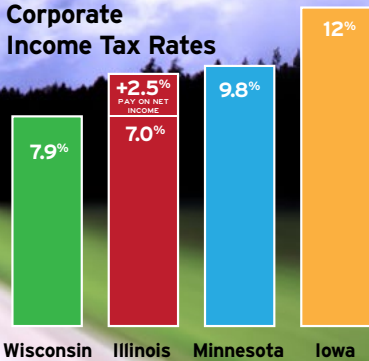
Overall State Rankings for Business Tax Obligations



SOURCE:
Tax Foundation, 2020

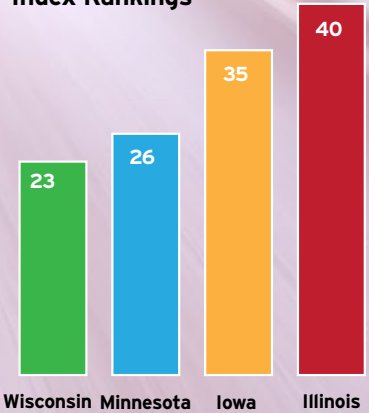
A Regional Comparison

Corporate Income Tax Rates



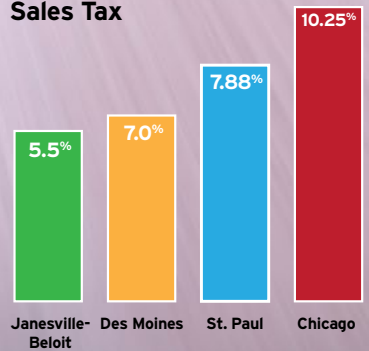
SOURCE:
Tax Foundation, 2020

Property Tax Index Rankings



SOURCE:
Forward Wisconsin, 2020

Sales Tax



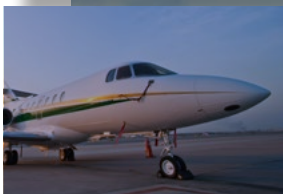
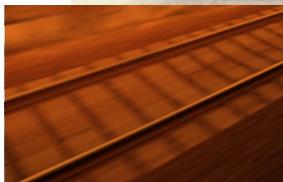
SOURCE:
Tax-Rates.org, 2020

Optimizing Your Just-In-Time & Supply Chain Connections

If you're seeking to optimize your fulfillment / distribution networks and address complex global supply chain solutions, then consider the possibilities associated with a Rock County, WI location. As the northern anchor of the I-39 Logistics Corridor and the western boundary of Foreign Trade Zone #41, a Rock County location provides congestion-free connectivity to facilitate timely domestic and international marketplace access, as well as exposure.

Rock County:

- Is located within **500 miles** of 1/3 of all manufacturing operations within the U.S.
- Is served by **three railroads**: Union Pacific Railroad, WATCO and the Canadian Pacific Railway —
- — and the Southern WI Regional Airport (KJVL), which offers 24/7, 365 days a year service by providing precision instrument approach systems; an FAA-operated control tower; and **three multi-directional runways** with lengths that exceed over 7,000' and landing capacities over 500,000 lbs.
- **Does not** have toll roads on Interstate 39/90 and 43.



"Rock County's business/industrial parks are within five minutes of an Interstate interchange and the congestion levels are considerably lower than other regions throughout the nation. These factors enable our transportation company to access the 24-hour, in-and-outbound window without compromising the CSA 2010 mileage regulations."

TODD KAISER, PRESIDENT
KAISER TRANSPORT, INC.



Diversified Real Estate Portfolio

Whether you're seeking an urban or rural setting, a greenfield or perhaps redevelopment opportunities, Rock County has an extensive real estate portfolio. By leveraging Rock County's certified, shovel-ready sites, our development team can expedite your construction project on its ready-to-build sites that provide a developer of choice option: allowing you the ability to select from a list of qualified, self-performing general contractors.

Proper zoning, compatible land uses, right-sized utilities, onsite stormwater management, rail service, tax increment financing and Interstate visibility/access are just a few of the attributes that are common offerings among Rock County's available sites inventory: **all for about a \$1/SF.**

In terms of existing product, Rock County maintains a healthy portfolio of speculative buildings and build-to-suit offerings that include: modern cross-dock facilities with cube-height and speed bay offerings; enhanced energy and crane infrastructure; rail service; and flexible production / warehousing and white-box commercial space. With price points considerably lower than tier one metropolitan locations, your company will experience considerable savings without compromising functionality.



"As a build-to-suit developer that has built throughout the United States, I appreciate communities that understand the complexities of the real estate development process. The collective vision and direction provided by Rock County's economic development team has expedited the approval / development of TIF funding, infrastructure / utility construction and power grid cooperation. I wholeheartedly recommend any new business venture to seriously consider locating in Rock County."

**JEFFREY HELGESEN, PRESIDENT
HELGESEN DEVELOPMENT
CORPORATION**

INDUSTRIAL LAND COST COMPARISON

JANESVILLE-BELOIT
ROCK COUNTY
WISCONSIN

\$1 SQ.
FT.

MILWAUKEE
METRO & SUBURBAN
MARKETS

\$175-\$365 SQ.
FT.

CHICAGO
SUBURBAN
MARKET

\$4-\$6 SQ.
FT.

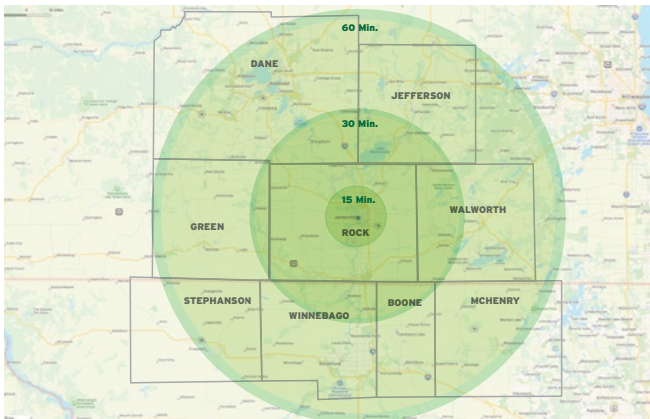
CHICAGO
O'HARE
MARKET

\$12⁵⁰-\$15 SQ.
FT.

Talent

If you're expecting to find AAA qualities (availability, aptitude and attitude), then Rock County is the right location. Whether concentrating on populating the C-Suite, supervisory or entry-levels, Rock County has the assets and resources to meet your staffing needs. Customized on-and-off-site training, coupled with **nationally recognized certificate / degree programming** and strong applicant-to-opening ratios, generates a demand-driven workforce pipeline. Plus, the County's geographic proximity and its transportation network create a conduit to leverage the talent and those linkages commonly associated with recognized R&D institutions.

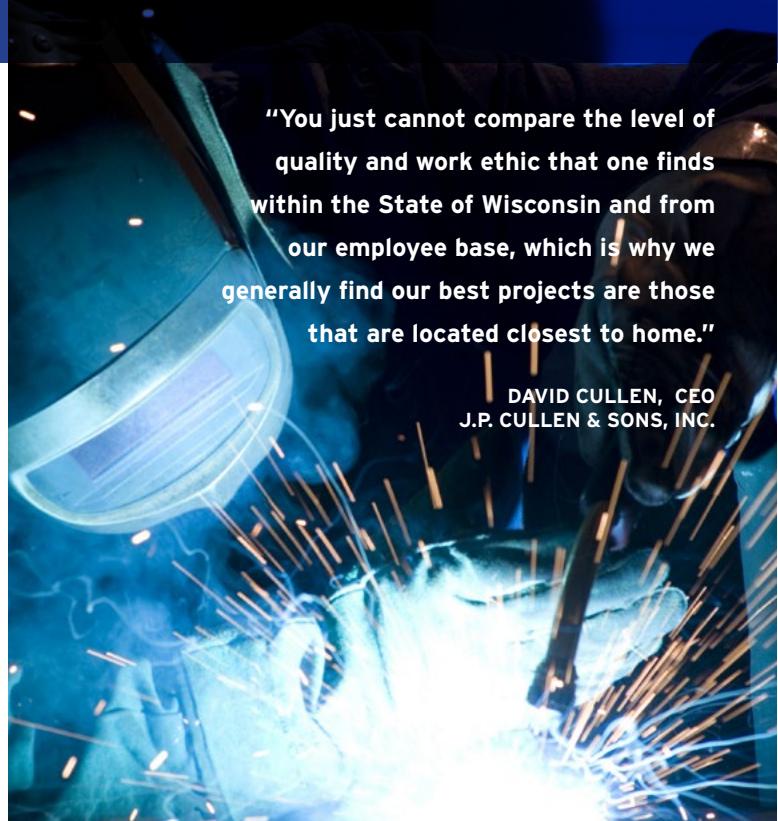
Access 950,000 + Working Aged People in a 9-County Area



Data Sources: EMSI

"You just cannot compare the level of quality and work ethic that one finds within the State of Wisconsin and from our employee base, which is why we generally find our best projects are those that are located closest to home."

**DAVID CULLEN, CEO
J.P. CULLEN & SONS, INC.**



The Value Proposition

Rock County's Economic Development Team understands that business and investment decisions rely heavily upon various indicators, impressions and trends. Moody's, as well as Standard & Poor's, have consistently assigned **strong bond ratings** to Rock County's fiscal health and related management systems. These bond ratings, combined with favorable statewide factors such as competitively priced Worker's Compensation and Unemployment Insurance rates; phased-in income tax relief for agriculture and manufacturing businesses; and affordable, reliable electric energy creates a formidable business case. These offerings are supported by a modern infrastructure system that has ample capacity to meet the needs of today's, as well as tomorrow's, businesses.

Quality schools, safe neighborhoods and an advanced health care network with services ranging from acute to specialized services; an abundant array of cultural, historical, natural and recreational options; and Cost of Living indicators below the national and surrounding urban areas enables residents and businesses to maximize their disposal income and investments locally.



Moody's
Bond Rating
for Rock County

Aa1



"When determining where to build, we were searching for a location that had a solid infrastructure, a business friendly environment, close proximity to major international airports and a community that offered a good quality of life for our employees. Rock County matched these requirements and has proven to be a great location."

GERRY BEHAN, GLOBAL PRESIDENT & CEO
KERRY GROUP

If you're interested in expanding your Wisconsin economic development and investment perspective, contact the Rock County Development Alliance. The Alliance is client focused and understands the importance of delivering **speed-to-market responsiveness**. The Alliance has a solid track record as it relates to facilitating development projects, minimizing costs, streamlining local / state regulations and packaging value-added assistance.

Rock County Wisconsin

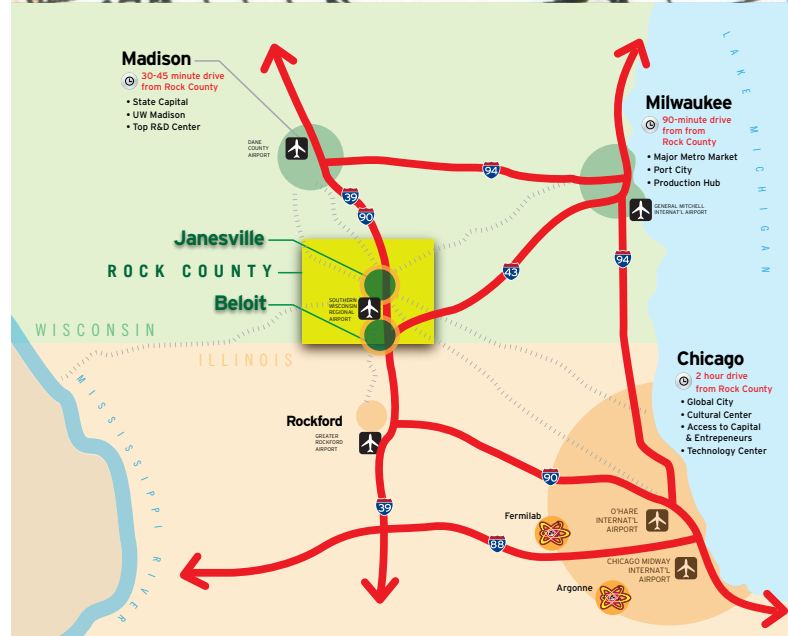
DEVELOPMENT
ALLIANCE



RockCountyAlliance.com
608.757.5598

"The Alliance, regardless of project size, has proven to be an invaluable project advocate and facilitator. From navigating local / state issues to securing direct business development resources, these relationships have delivered tangible returns."

**ROB GERBITZ, PRESIDENT & CEO
HENDRICKS COMMERCIAL PROPERTIES, LLC**



Go.

ROCK COUNTY
IS **READY**

**Rock County
Wisconsin**
DEVELOPMENT
ALLIANCE



RockCountyAlliance.com
608.757.5598

