

The I-39/I-90 & I-43 Development Corridor

Business & Industrial Park Directory

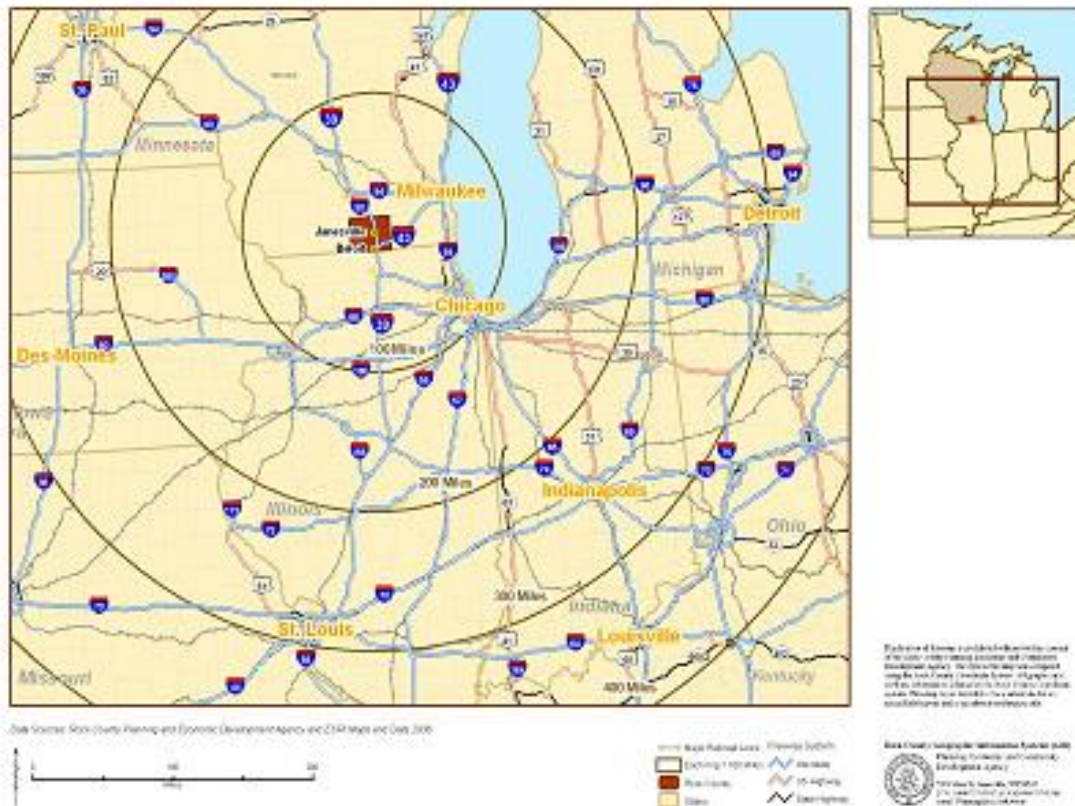
This information was collected from primary and secondary data sources deemed reliable.

Please note this information is subject to change without notice.



Ready to Connect

Rock County, Wisconsin: A Regional View



- 1.25 hr. to Milwaukee
- 1.5 hr. to Chicago
- 5 hr. to Twin Cities
- 5 hr. to St. Louis
- 5 hr. to Indianapolis
- 5 hr. to Des Moines
- 6.5 hr. to Louisville
- 6.5 hr. to Detroit



Optimizing & Maximizing Connections

- Interstates

I-39/90 3rd Lane

Expansion



- Railroads



CANADIAN PACIFIC

- FTZ #41



- Airports



*Reach 125 Cities (populations >50k+ in 7 U.S. States & 1 CAN Province) without Compromising CSA 2010 HOS Regulations.



Ready to Build

- 320 (+/-) Acres of Certified, Shovel-Ready, Build-to-Suit Sites
- Close Interstate and/or USH Proximity
- Class I & II Rail Service
- Compatible Land Uses & Zoning
- Utility & Infrastructure Systems Sized to Industrial Capacities
- Predominately Publicly-Owned = Developer of Choice
- Priced \neq \$1/SF



Rock County, Wisconsin



Rock County Geographic Information Systems (GIS)
Planning, Economic and Community
Development Agency
311 N. Main St., Suite 200, Beloit, WI 53510
Phone: 608.735.1111 Fax: 608.735.1112
Email: Planning@rockcountywi.gov



Gateway Business Park (Beloit, WI)

- Total Available Acres: 165 (+/-)
 - ✓ 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: 40 +/- 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: 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



STH 11 Business Park / Park Place Innovation Campus (Janesville, WI)

- Total Available Acres: 54 (+/-)
 - ✓ 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: 54 +/- 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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www.RockCountyAlliance.com