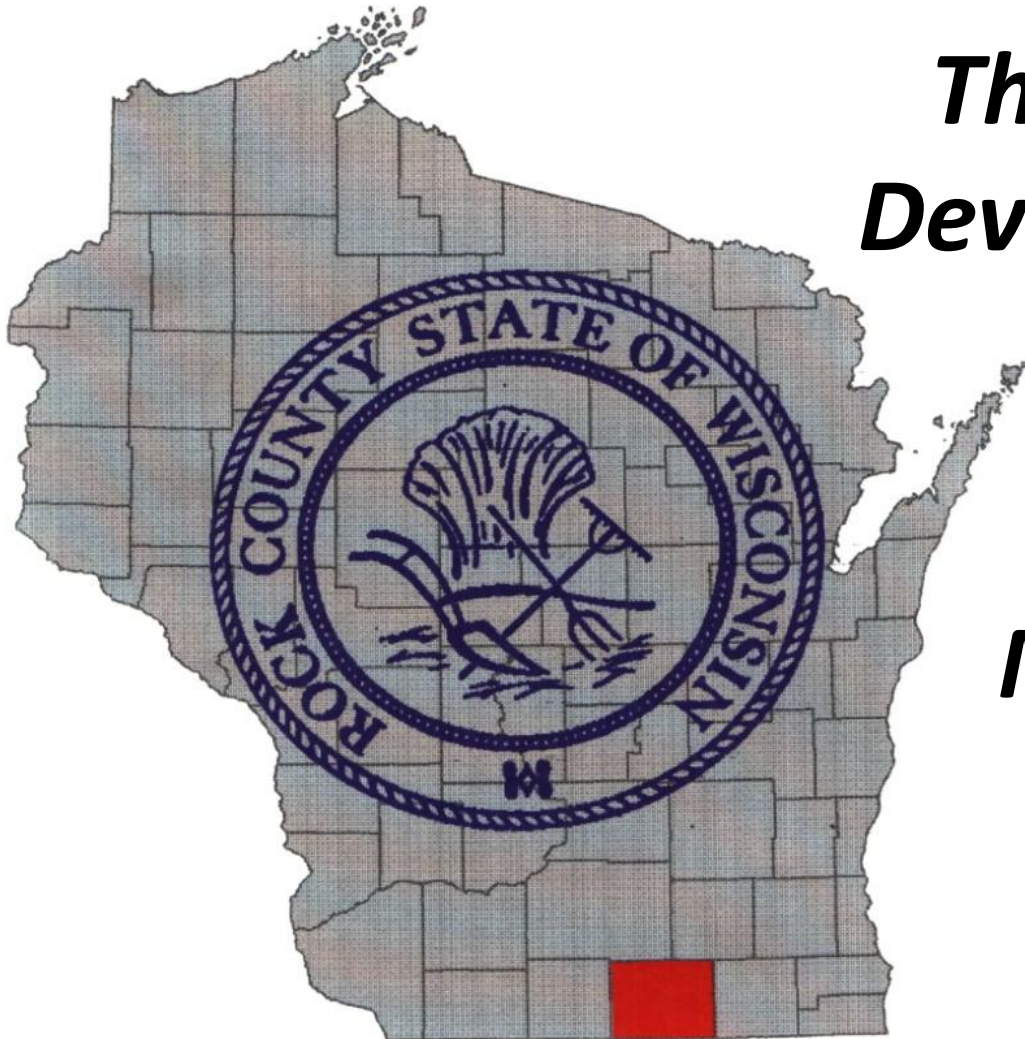




# ***The I-39/I-90 & I-43 Development Corridor***

## ***Market Overview***



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

*Please note this information is subject to change without notice.*



## Ready To Grow

STABILIZATION & POSITIVE GROWTH TRENDS

The State of Wisconsin's enhanced business friendly environment - complemented by retooled fiscal, operational and regulatory policies - has accelerated Rock County's economic engine.

## Ready To Connect

OPTIMIZING YOUR JUST-IN-TIME & SUPPLY CHAIN CONNECTIONS

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.

# Ready for Value, Ready for You

## Ready To Build

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.**

## Ready To Work

*"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,**  
President & CEO J.P. Cullen & Sons, Inc.



# Ready & Growing

- Janesville-Beloit MSA
  - ✓ 163,687 (2020 Population)
- Economic Anchors
  - ✓ Manufacturing (Advanced & Precision)
  - ✓ Health Care & Medical Technologies
  - ✓ Logistics (Warehouse, Distribution & Fulfillment)
  - ✓ Value-Added Agriculture
- Asset Base
  - ✓ Geography ✓ Infrastructure ✓ Workforce
  - ✓ Development Team ✓ Real Estate Portfolio



A Sampling of our Business Community

Expanding Your Development and Investment Perspective....connect with Rock County





# Growth Snapshot

- 200+ Private Sector **Development Projects**
- \$2.59+ Billion in new **Capital Investment**
- 6,500+ new **Jobs Created**
- 9+ Million **SF Constructed**
- 5+ Million **SF Leased or Sold**

**Rock County's Economic Indicators are Matching  
or Exceeding its Pre-Great Recession Benchmarks**

*This information was collected from primary and secondary data sources deemed reliable. Please note this information is subject to change without notice. The time period represented by these figures is YR 2010 through YR 2023*



# 2023 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
KANDU Industries	Milton	2023	110,000	Sale
Charter Next Generation	Milton	2023	200,000	New Construction
NorthStar	Beloit	2023	143,126	New Construction
United Alloy	Janesville	2023	113,000	New Construction
Prent Corporation	Janesville	2023	60,000	Lease
HMC	Janesville	2023	19,422	Sale

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# 2022 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
IPM Foods	Janesville	2022	115,000	Lease
GEA	Janesville	2022	85,000	New Construction
Mercyhealth	Janesville	2022	32,785	New Construction
NorthStar	Beloit	2022	28,000	New Construction
Signature Warehousing	Milton	2022	101,000	New Construction
Colony Brands	Janesville	2022	102,000	Lease
BPI	Milton	2022	50,000	New Construction
Chicago Fittings	Beloit	2022	34,560	New Construction
ForZack Trucking & Logistics	Janesville	2022	100,000	New Construction
SSB (Zilber Property Group)	Janesville	2022	500,000	New Construction
Zilber Property Group	Janesville	2022	286,000	New Construction
IKI Manufacturing	Edgerton	2022	75,000	New Construction
Phelps Pet Products	Janesville	2022	179,200	Lease
Phoenix Investors	Beloit	2022	500,000	New Construction

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# 2021 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
Zilber Property Group	Beloit	2021	125,000	Sale
Hy-Vee	Janesville	2021	98,000	Sale
Welders Supply Co.	Beloit	2021	63,412	Sale
Martin Brower	Janesville	2021	60,000	Lease
Sara Investments	Janesville	2021	150,000	Sale
IPM Foods	Janesville	2021	23,400	New Construction
Saga	Milton	2021	60,000	Lease
LKQ Star Auto Parts	Janesville	2021	70,000	New Construction
Clasen Quality Chocolates	Milton	2021	390,000	New Construction
Zilber Property Group	Janesville	2021	485,000	Sale
Spray-Tek	Beloit	2021	75,000	New Construction
Larkspur Properties	Beloit	2021	94,000	Sale
Zilber Property Group	Janesville	2021	356,000	New Construction
BPI	Janesville	2021	60,000	New Construction
Western Container Corp.	Janesville	2021	43,700	New Construction

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# 2020 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
SHINE	Janesville	2020	54,000	New Construction
IHT Investments (Carl's Place)	Milton	2020	56,250	New Construction
RE Investors, LLC	Janesville	2020	52,580	Sale
Ruan Transportation	Janesville	2020	85,000	Lease
Lyons TRU to Nature	Beloit	2020	100,000	Lease
Blain Supply Co.	Janesville	2020	150,000	Lease
Tigre USA	Janesville	2020	112,500	Lease
Rock Energy Systems	Janesville	2020	52,000	Sale
ABC Supply Stadium	Beloit	2020	64,000	New Construction
Lincoln Academy	Beloit	2020	112,000	New Construction
BPI	Janesville	2020	305,000	Sale
DiMax	Milton	2020	10,080	Lease
Green-Tek	Clinton	2020	132,000	Sale
NorthStar	Beloit	2020	34,700	New Construction
LA Management LLC	Beloit	2020	151,540	Sale

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# 2019 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
Amazon (Seefried)	Beloit	2019	1,000,000	New Construction
Simply Solutions	Janesville	2019	30,000	Lease
Clinton Aluminum	Janesville	2019	31,000	New Construction
CannonBall	Janesville	2019	140,799	Lease
Zilber Property Group	Janesville	2019	303,000	New Construction
County of Rock	Janesville	2019	129,877	Sale
Lyons TRU	Beloit	2019	67,000	New Construction
Landmark Services	Evansville	2019	28,000	New Construction
Avid Pallet	Beloit	2019	47,000	New Construction
Nutrien Ag	Janesville	2019	40,000	New Construction
Timber Creek Resource	Janesville	2019	45,000	Sale

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# 2018 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
ABC Supply Co.	Beloit	2018	132,000	New Construction
Seal-Rite	Beloit	2018	105,000	Lease
Generac	Janesville	2018	489,200	Lease
NaturPak Pet	Janesville	2018	162,000	New Construction
RockStep Capital	Janesville	2018	600,000	Sale
Blackhawk Community CU	Janesville	2018	50,500	Sale
Ebates	Beloit	2018	28,000	Lease
Kerry Connect	Beloit	2018	18,000	Lease
FNBT	Beloit	2018	22,000	Lease
SSI Technologies	Milton	2018	60,000	Lease
United Alloy	Janesville	2018	107,500	New Construction

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# 2017 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
GOEX	Janesville	2017	40,000	New Construction
Zilber Property Group	Janesville	2017	489,920	Sale
Cupertino Electric	Edgerton	2017	128,000	Lease
PlayStar	Janesville	2017	58,000	New Construction
Diamond Assets	Milton	2017	59,000	New Construction
Upper Lakes Foods	Janesville	2017	100,000	Lease
Staples Fulfillment Center	Beloit	2017	136,000	Lease
Handy Art	Milton	2017	30,000	New Construction
Lyons TRU	Beloit	2017	62,000	Sale

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# 2016-2015 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
Plastic Industries	Janesville	2016	75,000	Lease
Toledo Molding & Die	Beloit	2016	105,000	Lease
AMTEC	Janesville	2016	31,104	New Construction
SC Aviation	Janesville	2015	36,720	New Construction
Dollar General DC	Janesville	2015	1,100,000	New Construction
IPM Foods	Janesville	2015	150,000	Lease (Spec Building)
ConAgra	Beloit	2015	190,000	Lease
Midwest Refrigeration	Beloit	2015	72,590	Sale
Charter NEX Films	Milton	2015	91,000	New Construction
A.M. Castle & Co.	Janesville	2015	208,000	Lease

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# 2015-2013 Activity Highlights

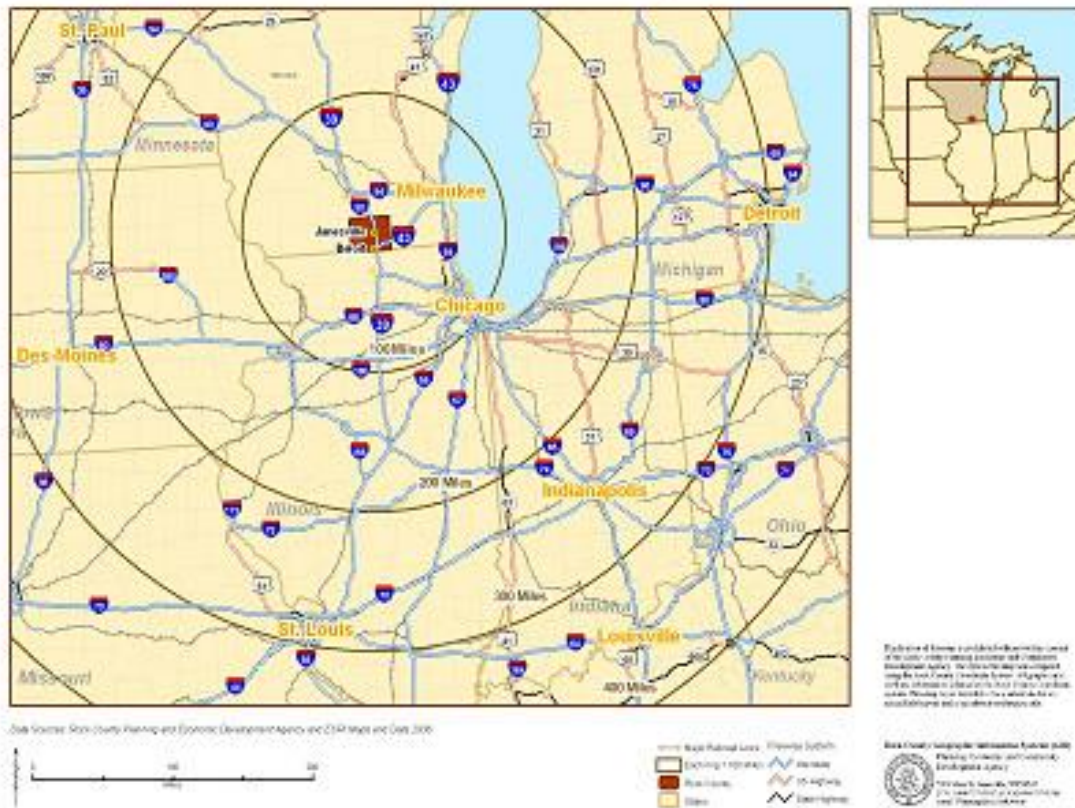
Company	Location	Year	SF (+/-)	Project Type
NorthStar	Beloit	2015	50,000	New Construction
R+L Carriers	Janesville	2015	101,320	Sale
Ecolab	Beloit	2015	244,233	Lease
Pratt Industries	Beloit	2015	360,000	New Construction
Chicago Fittings Corp.	Beloit	2015	30,000	New Construction
County Materials	Janesville	2015	95,645	New Construction
Axiom Foods	Beloit	2015	110,000	Lease
GOEX	Janesville	2014	160,000	New Construction
Seneca Foods	Janesville	2014	80,000	New Construction
United Alloy	Janesville	2014	173,500	New Construction
MPC	Janesville	2013	460,000	Lease
ANGI Energy	Janesville	2013	215,000	Lease

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# 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



- 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

- 30+ Million SF Industrial & Warehousing Market
- 2% Vacancy Rate
- 800k MM SF (+/-) of Industrial & Warehousing and Flex Space for Lease or Sale
- 225 (+/-) Acres of Certified, Shovel-Ready, Build-to-Suit Sites
- Active Commercial Corridors, Emerging Infill & Redevelopment Opportunities
- Strong Single & Multi-Family Residential Demands

*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



Rock County Geographic Information Systems (GIS)  
Planning, Economic and Community  
Development Agency  
311 N. Main St., Suite 200, Beloit, WI 53510  
761.733.1111 • 761.733.1112 • 761.733.1113  
www.rockcountygis.com



# Ready to Work

- Labor Force – 85,000 (+/-) & 650,000 (+/-)
- Unemployment – 3.0% (2023 average)
- Access to Cross-Border Commuters
- Skilled, Shift Orientated Employees
- Traditionally High Applicant-to-Opening Ratios
- Integrated Employment & Training Services
  - ✓ Nationally Recognized K-16 Programming
  - ✓ Advanced Manufacturing Center
  - ✓ Active Business & Education Partnerships





# Workforce Partners









# Development Team Snapshot



Expanding Your Development and Investment Perspective.....connect with Rock County



















# Our Value Proposition

- Rock County Consistently Receives Strong Credit Ratings (Aa1 and AA)
- An Enhanced & Retooled State Business Climate is fueling Rock County's (Diversified) Economic Engine
- Rock County's Cost of Living Indicators are Consistently Lower than National Averages
- Wisconsin's Strong Financial Position Creates a Fiscal Lift, not a Fiscal Cliff
- Speed-to-Market Responsiveness



# Concluding Remarks

- Centrally Located & Connected
- Turnkey Real Estate & Development Opportunities
- Dual Gate Construction, Expedited Permitting & Developer of Choice
- Documented, Skilled Labor
- Active & Engaged Workforce Delivery System
- Strong Infrastructure Network
- Recognized Development Team that Delivers



## For additional information, contact:

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