

# ROCK READY INDEX

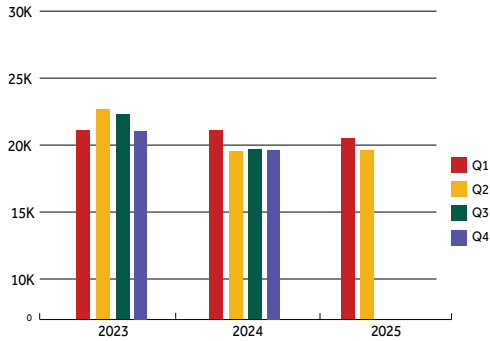


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

Q2 2025

## Workforce

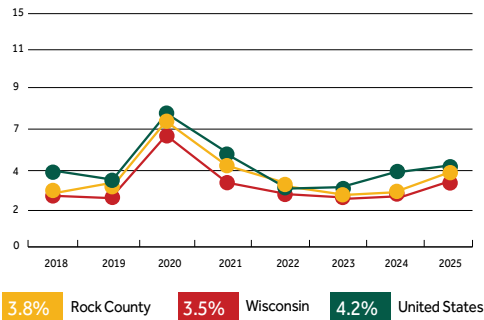
### Job Posting Activities



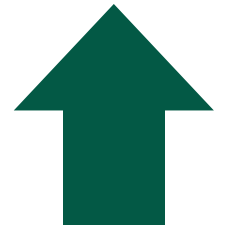
Data Source: SW WDB, EMSI

**Moderate Posting Activities**

### Annual Unemployment



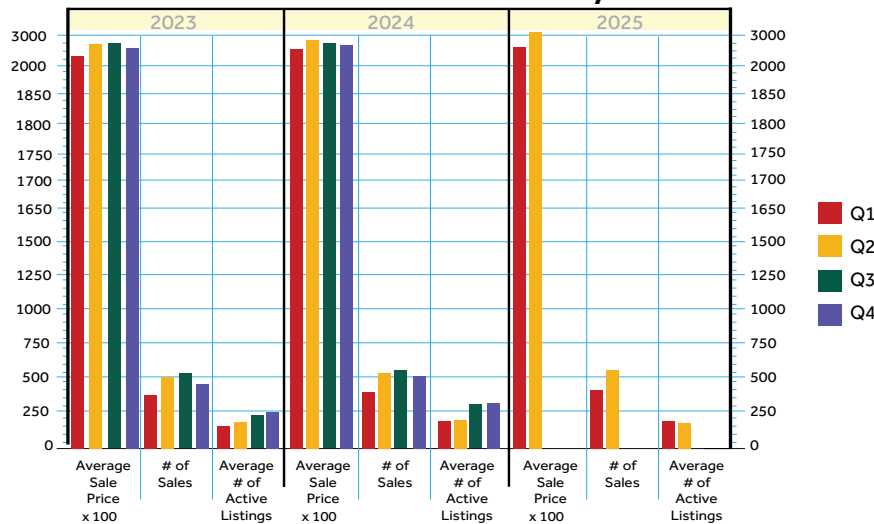
Data Source: Wisconsin Department of Workforce Development



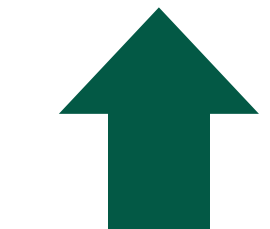
**Slightly Elevated Rates**

## Real Estate

### Residential Market Activity



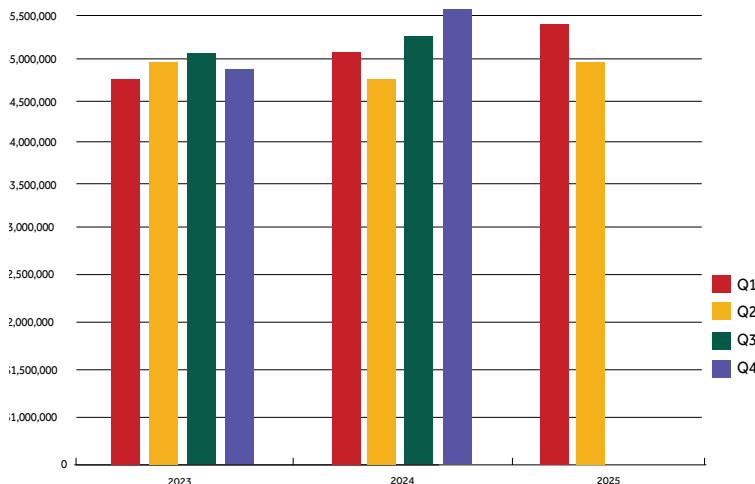
Data Source: South Central Wisconsin MLS Corporation



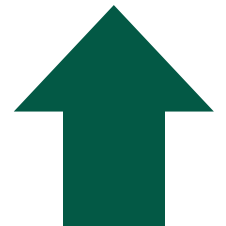
**Historic Sale Prices**

## Sales Activity

### Rock County Sales & Use Tax Collections



Data Source: Wisconsin Department of Revenue

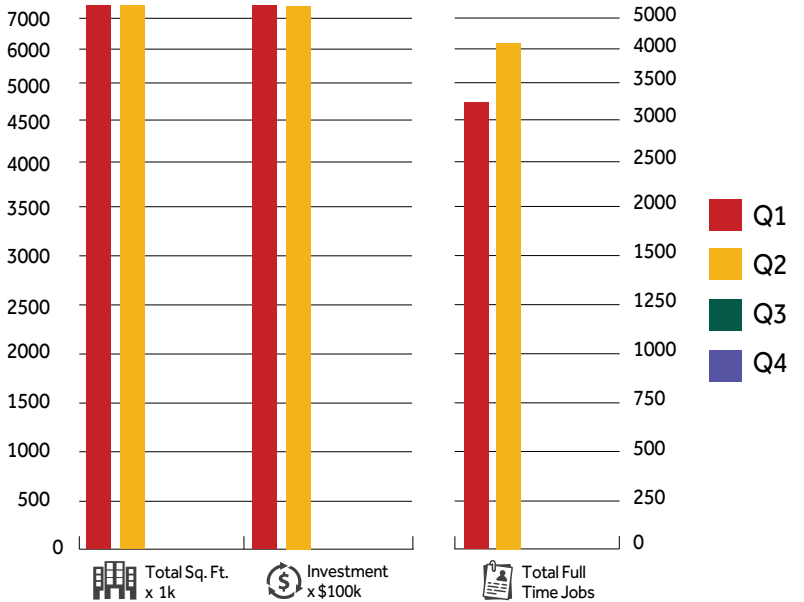


**Collections Rebound to Set Q2 Mark**

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

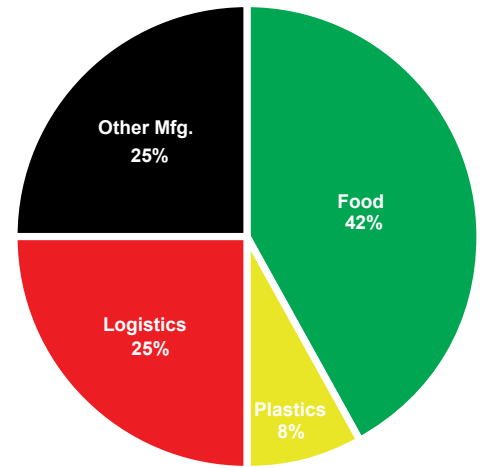
Economic Development Pipeline

### Real Estate, Investment & Employment Impacts



Source: RCDA ED Project Tracker, which provides an aggregate snapshot of the industrial/warehousing and select commercial development opportunities expressing an interest in SC WI, the Janesville-Beloit MSA and/or the Stalene area.

### Industry Sectors



### Activities Signal Manufacturing Renaissance

Project Profile



### Developer Continues its Market Commitment, Moves Forward with Industrial Building

In response to steady demand in the Janesville-Beloit MSA, Zilber Property Group (ZPG) received approval from the City of Janesville to move forward with the first Innovation Park development. The Park, located in Tax Increment District #43 on Beloit Ave., represents a continuation of a long-term vision to strategically position and facilitate development in between USH 51, STH 11 West (Bypass) and the extended CTH G corridors. This vision, coupled with the use of Tax Increment Financing, created a pathway for ZPG to advance its roughly 238,000 square foot Class A industrial building. This speculative 4000 Beloit Ave. building will have the functionality to accommodate both single and multi-tenants.

Like previous ZPG projects in Janesville, Zimmerman Architectural Studios and Pinnacle Engineering Group will be providing building design and engineering services. Meanwhile, construction services will be provided by Riley Construction. Pending a host of variables,

this building is slated to be weather-tight for the upcoming winter season and then ready for market delivery by summer 2026. Plans have already been approved to move forward with a mirror image of this property; thereby, adding another nearly 238,000 square feet to the area's industrial and warehousing portfolio. Whether the property remains speculative in nature or represents a build-to-suit offering remains TBD.

Headquartered in Milwaukee, ZPG is a privately-held diversified real estate company known for its multidisciplinary capabilities – investing, building and managing real estate throughout the continental United States and Hawaiian Islands for over 70 years. ZPG's Rock County industrial real estate holdings, which represent a combination of developed and acquired properties, are approaching four million square feet. For additional information about ZPG, visit [www.zilberpropertygroup.com](http://www.zilberpropertygroup.com).

