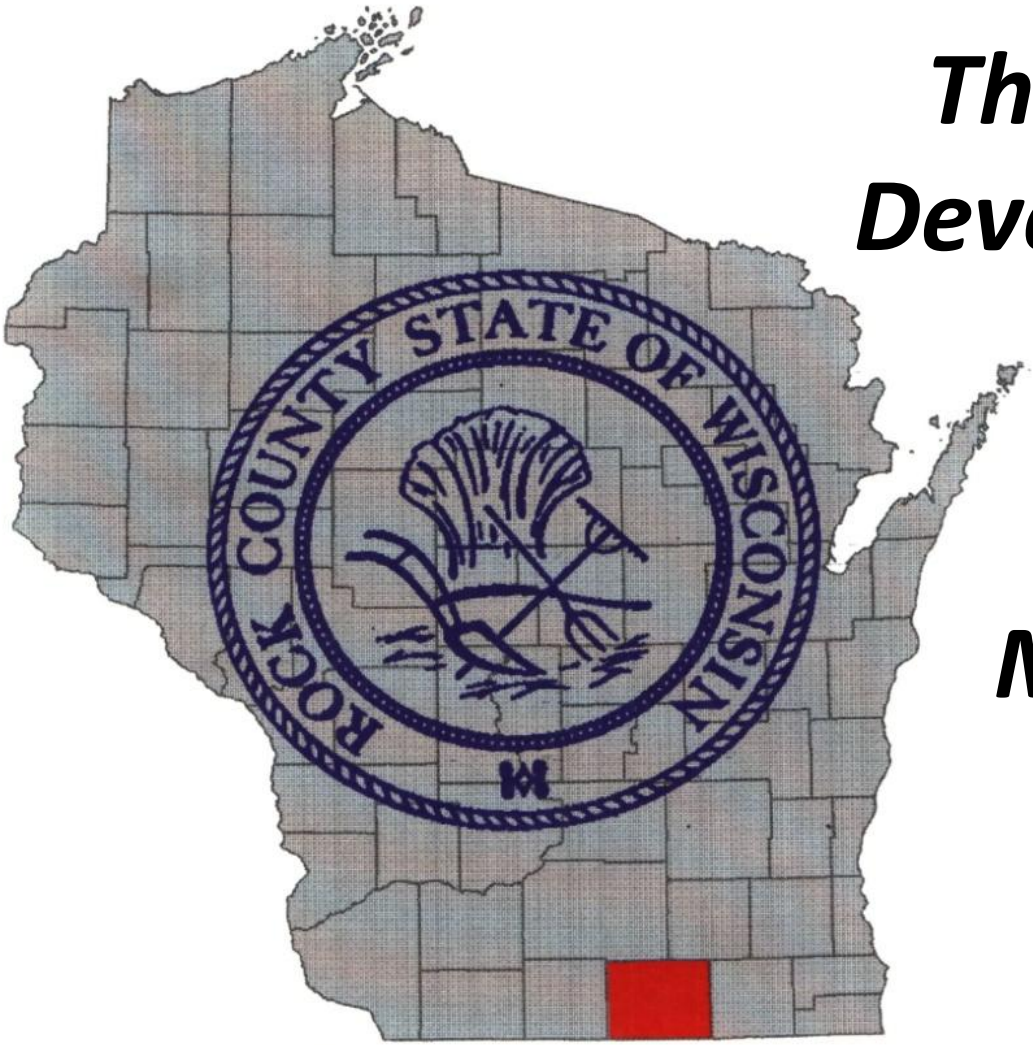




The I-39/I-90 & I-43 Development Corridor

Market Overview

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

Please note this information is subject to change without notice.

Rock County
Wisconsin
DEVELOPMENT
ALLIANCE

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



Ready To Grow

STABALIZATION & 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 wstern 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

- Rock County (Janesville-Beloit MSA)
  - ✓166,045 Population
  - ✓1MM+ Regional Population (Madison to Rockford)
- Labor Force
  - ✓85,000 (+/-); LF Participation Rates AVG 65% (+/-)
  - ✓70% of RC Residents Live & Work in RC
    - ✸25% Commute into Other WI Counties
    - ✸5% Commute Out of State
  - ✓3.8% AVG Annual Unemployment Rate for 2026
  - ✓I-39/90 is an Active Commuter Corridor
  - ✓WI is a Right to Work State (#25 in 2015)



Education / Training Partners & Providers

- 11 K-12 School Districts
  - ✓~25,750 Students
  - ✓Janesville is the 9th Largest District in WI
- Higher Education
  - ✓Beloit College, Blackhawk Technical College, UW-Whitewater at Rock County
  - ✓12+ Regional 2/4 Colleges & Universities
- Training Partners
  - ✓Blackhawk Human Resource Association
  - ✓RC Job Center, SW WDB & WI DWD
  - ✓Stateline Manufacturing Alliance



Economy & Industry

- Gross Domestic Product
  - ✓$10.8 Billion (2024); AVG $9.4 Billion (2020-2024)
  - ✓Industry Anchors – Ag, Healthcare, Logistics & Mfg.
  - ✓Emerging Sectors – SaS & MedTech
- Equalized Property Values
  - ✓$23.3 Billion (2026); AVG $20.1 Billion (2022-2026)
- Sales & Use Tax Collections
  - ✓$22.2 Million (2025); AVG $19.9 Million (2021-2025)
- Tourism Expenditures
  - ✓$510 Million (2025); AVG $416 Million (2021-2025)
- Strong & Stable (Double A) Credit Ratings

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



Healthcare & Housing

- Healthcare
  - ✓Beloit Health System, Edgerton Hospital & Health Services, Mercyhealth & SSM Health
    - ✸Comprehensive & Specialty Care Offerings
    - ✸4 Local Level III Trauma Centers
    - ✸3 Regional Level 1 Trauma Centers (~40 Minutes)
- Housing
  - ✓Median Sale Price $299,889 (2026)
  - ✓AVG ~265 New Home Starts Per Year (2021-2025)
  - ✓500+ New Multifamily Units Planned (2024-2026)

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
DEVELOPMENT ALLIANCE

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

A Sampling of our Business Community



Cargill
CQC Clasen Quality Chocolate
The DeLong Co., Inc.
Frito Lay
HB Specialty Foods
Hormel Foods
PHELPS PET PRODUCTS
KERRY
KUA
Campbell's SNACKS
MacFarlane PHEASANTS, Inc.
Naturpak We're *All In* on a Better Way.
Schreiber
SENECA
A. M. Castle & Co.
ANGI ENERGY Powered by Vontier
BAKER manufacturing company LLC
BLUESCOPE
COUNTY MATERIALS CORPORATION
ECOLAB
GEA Engineering for a better world.
iff
FAIRBANKS MORSE DEFENSE
dsb TECHNOLOGIES
MORGAN
PSI
POWER SOLUTIONS INTERNATIONAL
SSI
STOUGHTON TRAILERS
Serta Simmons Bedding
STE
UA UNITED ALLOY INC
MASONITE
PRATT 100% RECYCLED
WC Western Container
WestRock
NorthStar
SHINE Medical Technologies
cpt
Gallina USA
GOEX QUALITY CUSTOM PLASTIC SHEET
Green-tek
CNG CHARTER NEXT GENERATION
NOVARES
PENNCOLOR INC. A WORLD OF COLOR
PRENT THERMOFORMING
ABC Supply Co. inc.
amazon
Blain's FARM & FLEET
C&O Chambers & Owen WHOLESALE DISTRIBUTORS SINCE 1891 CONVENIENCE STORE SPECIALISTS
Cummins
DOLLAR GENERAL
GRAINGER FOR THE ONES WHO GET IT DONE
LeMans
NFI
FAMILY-OWNED UPPER LAKES FOODS EST 1967 CELEBRATING 50 YEARS
STAPLES
WOODMAN'S MARKETS EMPLOYEE OWNED
CULLEN THE TOUGH JOB EXPERTS
HENDRICKS HOLDING CO., INC.
AccuLynx
COMPLY365
STATE COLLECTION SERVICE INC
Helicopter Specialties Inc.
SC Aviation
Beloit Health System
Edgerton HOSPITAL AND HEALTH SERVICES
Mercyhealth A passion for making lives better.
SSMHealth



Growth Snapshot

- 200+ Private Sector **Development Projects**
- $3+ Billion in new **Capital Investment**
- 7,000+ new **Jobs Created**
- 10+ Million **SF Constructed**
- 5+ Million **SF Leased or Sold**

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 2024, including proposed as well as completed projects.



2026 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
SAC LLC	Janesville	2026	60,520	Sale
SC Aviation	Janesville	2026	30,000	New Construction
CHS Inc.	Evansville	2026	472,500	New Construction
Clasen Quality Chocolate	Milton	2026	402,000	New Construction
IHT Investments (Carl's Place)	Milton	2026	38,480	New Construction
Diamond Assets LLC	Milton	2026	24,280	Sale
Kaiser LLC	Janesville	2026	90,000	Sale
Badger State Maintenance	Milton	2026	32,280	Sale
Back of the Yards Properties	Janesville	2026	40,000	Sale
Riley Capital 1 LLC	Janesville	2026	37,924	Sale
Nelson Hometowne Recreation	Janesville	2026	18,900	Sale
N&M of Janesville LLC	Janesville	2026	18,000	Sale
Ollie's Bargain Outlet	Janesville	2026	49,798	Lease
Building Products Inc.	Janesville	2026	45,636	Lease
RE Investor LLC	Janesville	2026	250,000	Sale
Zilber Property Group	Beloit	2026	233,850	Sale



2025 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
Zilber Property Group	Janesville	2025	238,000	New Construction
Horseshoe Beverage Company	Janesville	2025	286,420	Lease
Cotta LLC	Janesville	2025	66,770	Lease
Gilman Engineered Solutions	Janesville	2025	59,000	Lease
Baker Manufacturing LLC	Janesville	2025	33,000	Lease
Mercyhealth	Beloit	2025	30,648	Sale
Impact Confections	Janesville	2025	125,000	Lease
Green-Tek / BFG Supply	Beloit	2025	150,000	Lease
Ligchine	Beloit	2025	50,000	Lease
Dickman/TDC Beloit (Schreiber Foods)	Beloit	2025	200,000	Lease
Precision Carpentry	Edgerton	2025	30,000	New Construction
Mercyhealth	Beloit	2025	10,000	Lease
Power Solutions International	Beloit	2025	350,000	Lease

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2024 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
Ho Chunk Casino & Resort	Beloit	2024	240,478	New Construction
Santa Maria Supermarket	Janesville	2024	12,000	Lease
The Caldwell Group	Beloit	2024	52,056	Sale
Charter NEX Films	Milton	2024	77,000	New Construction
Weedman	Janesville	2024	12,000	Sale
Advanced Concrete	Milton	2024	15,000	New Construction
Cargill Animal Nutrition	Milton	2024	50,000	Lease
IHT Investments (Carl's Place)	Milton	2024	99,683	New Construction
MLT Manufacturing	Beloit	2024	150,000	Lease
HCP (Henry Dorrbaker's)	Beloit	2024	20,000	Lease/New Construction
Avondale Roofing	Edgerton	2024	15,250	Sale
AMTEC	Janesville	2024	25,000	New Construction
GEA	Janesville	2024	11,700	New Construction
Woodman's S&C Center	Janesville	2024	140,000	New Construction
1126 Harvey St. LLC	Beloit	2024	67,879	Sale
Owen Properties LLC	Janesville	2024	157,400	Sale
Upper Lakes Foods	Edgerton	2024	175,000	Lease

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2023 Activity Highlights

Company	Location	Year	SF (+/-)	Project Type
Alliance Development Inc.	Edgerton	2023	303,000	Sale
Enginaire (AireSafe International)	Janesville	2023	128,250	Lease
Country Door	Janesville	2023	24,000	Lease
Power Solutions International	Beloit	2023	105,000	Lease
Beloit Precision	Beloit	2023	40,000	New Construction
Wolter Investments	Janesville	2023	70,791	New Construction
The Morse Group	Beloit	2023	25,600	New Construction
Stainless Tank & Equipment	Beloit	2023	362,740	New Construction
ABC Supply	Beloit	2023	43,856	New Construction
KANDU Industries	Milton	2023	110,000	Sale
Charter Next Generation	Milton	2023	170,000	New Construction
NorthStar	Beloit	2023	53,126	New Construction
United Alloy	Janesville	2023	113,000	New Construction
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	30,000	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
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)	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	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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2015-2016 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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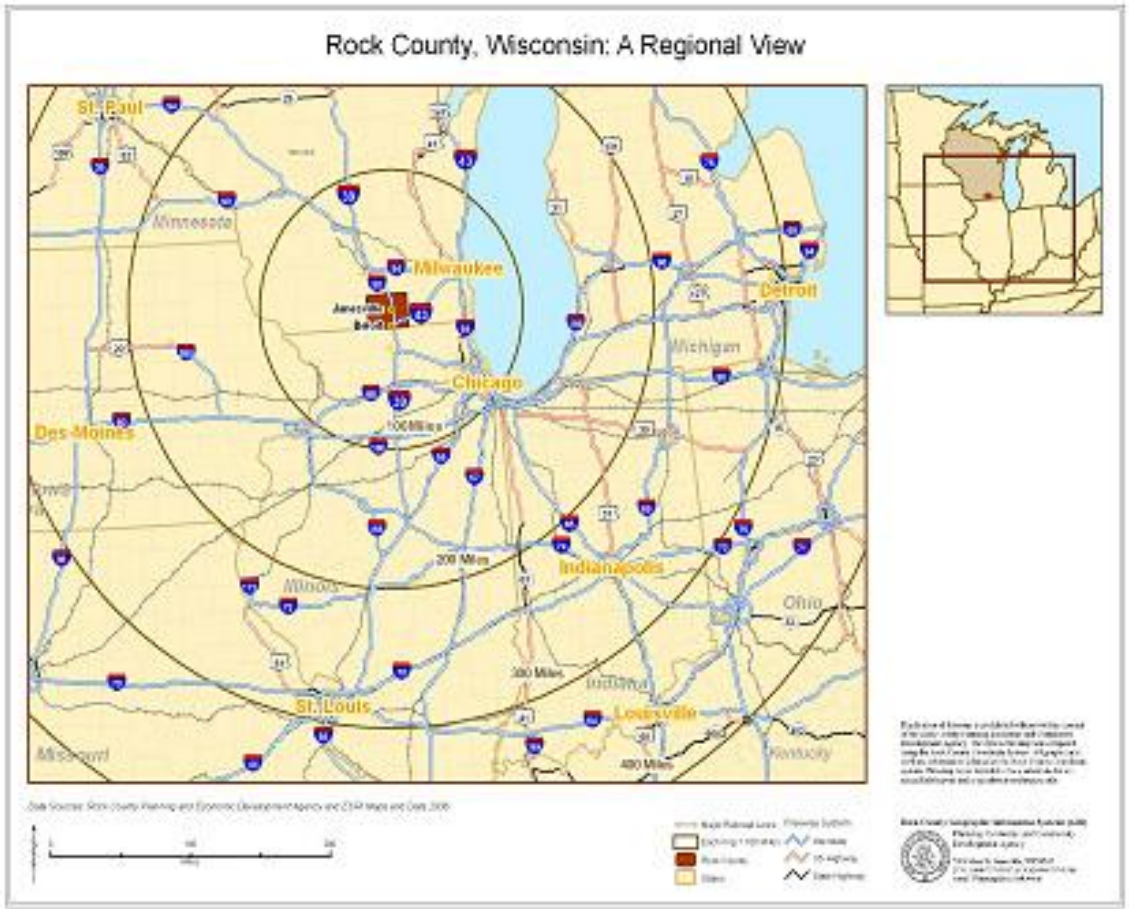
2013-2015 Activity Highlights

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
Axium 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



- 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
- FTZ #41
- Airports



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



Ready to Build

- 33+ Million SF Industrial & Warehousing Market
- ~4% Vacancy Rate
- 1 MM (+/-) of Industrial & Warehousing and Flex Space for Lease or Sale
- 200 (+/-) Fully Improved, Build-to-Suit Sites
- Active Commercial Corridors, Emerging Infill & Redevelopment Opportunities
- Strong Single & Multi-Family Residential Demand

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Rock County Wisconsin
DEVELOPMENT ALLIANCE

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



Rock County, Wisconsin

6/23/2017

Commercial/Office
Industrial
Multi-Family

Edgerton Business Park

Evansville Business Park

Business Park North

Crossroads Business Park

Footville Business Park

Business Park East

Centennial Industrial Park

Beloit Ave. Corridor

STH 11 Business Park

Viking Business Park

Walters/Townline Road Industrial Park

Clinton Industrial Park

Gateway Business Park



Ready to Work

- Access to Cross-Border Commuters
- Skilled, Shift Orientated Employees
- Traditionally High Applicant-to-Opening Ratios
- Integrated Employment & Training Services
  - ✓Active Business & Education Partnerships
  - ✓Innovative & Nimble Youth and Adult Offerings
  - ✓Strong Industry Sector Engagements



Workforce Partners

WISCONSIN JOB CENTER SOUTHWEST

Southwest Wisconsin WORKFORCE DEVELOPMENT BOARD

BLACKHAWK Human Resource Association

WISCONSIN DWD Department of Workforce Development

communityactioninc. creating pathways out of poverty

Jobs IN ROCK COUNTY

Inspire Rock County The Pathway from Talent to Careers

Chambers & EDO's

K-12

HENDRICKS careerTEK

Beloit College

BLACKHAWK TECHNICAL COLLEGE

WISCONSIN TECHNICAL COLLEGE SYSTEM we are futuremakers

UNIVERSITY OF WISCONSIN SYSTEM UW

UW-WHITEWATER ROCK COUNTY

Rock County Wisconsin DEVELOPMENT ALLIANCE

Development Team Snapshot

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



Alliant Energy

Alliance Development Corp

ANGUS-YOUNG ARCHITECTS/ENGINEERS

BADGER property investments

Batterman

CUSHMAN & WAKEFIELD BOERKE

BOLDT BUILD BOLDLY

CBRE

CCI Corporate Contractors, Inc.

CLAYCO THE ART & SCIENCE OF BUILDING

COLDWELL BANKER COMMERCIAL MCGUIRE MEARS & ASSOCIATES

Colliers INTERNATIONAL

Combs & ASSOCIATES

COMMERCIAL PROPERTY GROUP

COMMERCIAL PROPERTY ASSOCIATES, INC

CULLEN THE TOUGH JOB EXPERTS

THE DICKMAN COMPANY, INC. REAL ESTATE

eua eppstein uhen : architects

EXCEL ENGINEERING, INC.

Findorff BUILDING & BEYOND

GALLANT BUILDING SOLUTIONS

Gilbane

Gilbank CONSTRUCTION, INC

HENDRICKS COMMERCIAL PROPERTIES

HELGESEN DEVELOPMENT CORP.

BUILDERS Hunzinger SINCE 1907

JLL

KPGi KAISER PROPERTY GROUP, INC. REAL ESTATE

Keller Planners | Architects | Builders

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

McBain Enterprises

Miller Valentine Group

Miron Building Excellence

MID-AMERICA

NEWCOME

NEWMARK

Paulson Kimball Construction, llc

PHOENIX INVESTORS Opportunity. Execution. Value Creation.

RILEY CONSTRUCTION

ROCK ENERGY COOPERATIVE

ROCKSTEP CAPITAL

SARA INVESTMENT REAL ESTATE

SEEFRIED INDUSTRIAL PROPERTIES

FRANK SILHA & SONS INC. Earth Moving Contractors

STAG INDUSTRIAL

TJK DESIGNBUILD

ZILBER PROPERTY GROUP SM

zimmerman ARCHITECTURAL STUDIOS, INC. www.zastudios.com

WISCONSIN ECONOMIC DEVELOPMENT

WISCONSIN DEPARTMENT OF TRANSPORTATION



Our Value Proposition

- Rock County Consistently Receives Strong (Double A) Credit Ratings
- 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





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