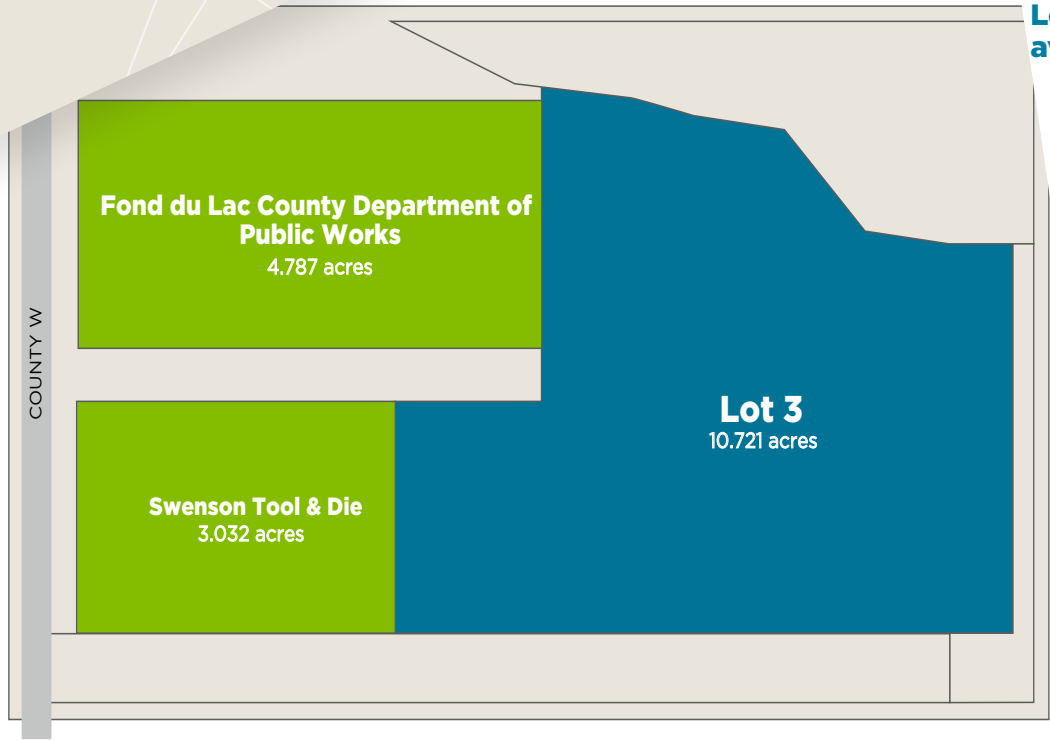


Campbellsport Business Park

 Campbellsport, Wisconsin



Lot 3. 10.721 acres available

  Available Site
 Existing Business Site

Lot lines are for illustrative purposes only. The actual lot lines are determined by the space requirements of each project.

Strategic Location:

Convenient access to Interstate 41 and Highway 151; 50 minutes to Madison; 45 minutes to Milwaukee; less than 2 hours to the greater Chicago area.

Market Population

50-mile radius:	250-mile radius:
2,289,706	26,606,030
100-mile radius:	500-mile radius:
5,679,535	72,686,819

Laborforce (employed 16+)

30-min drive time:	45-min drive time:
102,840	293,793

FC Features/Benefits:

- **13.4% or 6,700 of the total workforce is employed in advanced industries;** 5,400 other workers are induced (Brookings Institute)
- Wisconsin's I-41 Corridor, which includes Fond du Lac, Oshkosh, Appleton and Green Bay **with a high concentration of advanced, sophisticated manufacturing and higher education institutions**
- **Within one hour of 4 commercial airports.** Corporate general aviation airport in Fond du Lac.

 **STARTING AT \$18,000/ACRE**



For more information on the Campbellsport Business Park + Fond du Lac County:

 envisiongreaterfdl.com | info@envisiongreaterfdl.com
920.921.9500

23 S. Main Street, Suite 101 • Fond du Lac, WI 54935

Campbellsport Business Park

- SPECIFICATIONS & MORE -

Owner:	Village of Campbellsport and Fond du Lac County
Total Acreage:	Approx. 18 acres Potential to grow the park by another 40 acres.
Lot sizes:	10.721 acres available
Price:	\$18,000/acre
Location Asset:	Located in Tax Increment Finance District
Services	See Utilities section



Street Address: County Road W,
Campbellsport, WI 53010

Access:

Highway:	Convenient access to Interstate 41 as well as Highways 45 and 151.
Rail:	n/a
Air:	Fond du Lac County Airport - (15 miles north) - General aviation airport; Charters and freight service available; Sites available for hangar construction Wittman Regional Airport, Oshkosh, 25 minutes north, via Interstate 41; Commercial airport

Utilities:

Water:	10" main; Approx. 3,800 ft. from tower Supplier: Village of Campbellsport
Wastewater System:	Designed for cheese-making operation. 0.47 million gallons/day Peak flow 1.300 MGD Supplier: Village of Campbellsport
Sanitary Sewer:	BOD load of 1,070 lbs./day or 273 mg/l Supplier: Village of Campbellsport
Natural Gas:	10,000 SCFH with existing 1" service 1,000 MBTU current potential with 2,500 MBTU future potential Supplier: Alliant Energy
Electricity:	24.9 feed; 3,000-4,000 Amp service Supplier: WE Energies
Telecommunications:	Fiber available from Spring and Windstream. Data provider: SBC Ameritech. Voice service provider: SBC, MCI, Charter Communications.

About Fond du Lac County

Located in the heart of Wisconsin, Fond du Lac County is linked directly to Milwaukee, Madison, Sheboygan, Green Bay and Chicago. The region drives a vital industrial, business and retail base ready to foster further growth through new opportunities.

For more information on Fond du Lac County, go to envisiongreaterfdl.com.