

Fox Ridge Business Park

Fond du Lac, Wisconsin

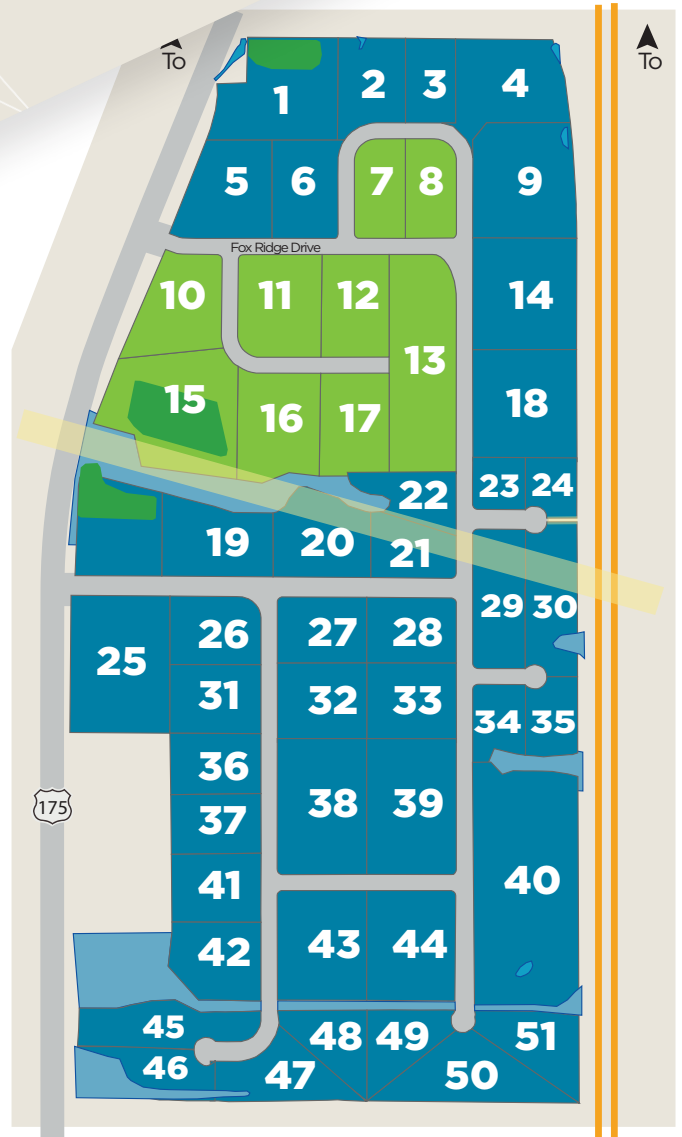
Current lot development

7-8. ACH Foam Technologies
 10-12, 15-17. Con-way Freight
 13. Chicago Tube & Iron

Available lot sizes:

2.3 acres in size and up

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



N
 Available Site
 Existing Business Site

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:
1,518,549	26,878,108
100-mile radius:	500-mile radius:
5,019,113	72,087,766

Laborforce (employed 16+)

30-min drive time:	45-min drive time:
86,089	258,296

★ 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 \$32,000/ACRE



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

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Fox Ridge Business Park

- SPECIFICATIONS & MORE -

Owner:	City of Fond du Lac
Total Acreage:	276 total acres
Lot sizes:	2.3 acres and up (flexible)
Price:	\$32,000/acre \$50,000/acre for parcels fronting Interstate 41
Services	See Utilities section



Street Address: Interstate 41,
Fond du Lac, WI 54937

Access:

Highway:	Access to US Interstate 41 and Highways 175 and 151.
Rail:	n/a
Air:	Access to runways at Fond du Lac County Airport - 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:	16" Mains Flow of 3,500 GPM Supplier: City of Fond du Lac
Sanitary Sewer:	10" Mains Wastewater treatment capacity of 9.8 million gallons/day Supplier: City of Fond du Lac
Natural Gas:	2-4" line installed Supplier: Alliant Energy/WP&L
Electricity:	3 Phase 12,000 volt capacity Supplier: Alliant Energy/WP&L
Telecommunications	Digital switch technology; fiber availability; ISDN availability; POPs of long distance carriers; redundant services available. Data provider: SBC Ameritech. Voice service providers: SBC, MCI, Charter Communications and others.

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.