

Ripon Industrial & Business Park

Ripon, Wisconsin



1. 3.5 acres available

- 2. Stainless Flow Technologies
- 3a. AFK Corporation
- 3b. Modern Overhead Door
- 4. AFK Corporation
- 5. Modern Overhead Door
- 6. Smuckers
- 7. Smuckers
- 8. Advanced Paper Enterprises
- 9. Condon Oil
- 10. United Cooperative
- 11. Alliance Laundry
- 12. City owned - not for sale
- 13. Simply Natural
- 14. Poly One
- 15. JM Smucker LLC

NEW BUSINESS PARK

16. 13.8 acres available

- 17-18. Alliance Laundry Systems
- 19. Lamers Bus Lines

20. 9.19 acres available

21. 1.27 acres available


 Available Sites in New Business Park
 Existing Business Site
 Available Site in Industrial Park

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 44; 50 minutes to Madison; 45 minutes to Milwaukee; less than 2 hours to the greater Chicago area. Rail access by Canadian National.

 STARTING AT \$17,500/ACRE

Market Population

50-mile radius:	250-mile radius:
953,535	27,176,390
100-mile radius:	500-mile radius:
4,642,741	68,980,139

Laborforce (employed 16+)

30-min drive time:	45-min drive time:
64,675	184,606

★ 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.



For more information on the Ripon Industrial and Business Park + Fond du Lac County:

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Ripon Industrial & Business Park

- SPECIFICATIONS & MORE -

Owner:	City of Ripon
Total Acreage:	Approximately 51 acres available.
Lot sizes:	1.3.8 acres and up
Price:	\$17,500/acre \$20,000/acre for lots along Hwy. 44
Services	See Utilities section



Access:

Highway:	Immediate access to three highways: Highways 44, 49 and 23. Less than 20 minute drive to Interstate 41.
Rail:	Rail access provided by Wisconsin Southern Railroad.
Air:	Fond du Lac County Airport - General aviation airport; Charters and freight service available; Sites available for hangar construction Wittman Regional Airport, Oshkosh, via US. Interstate 41; Commercial airport Outagamie County via Highway 44 (40 miles)

Utilities:

Water:	Water supply capacity: 2 million gallons per day 12" water main 1/4 mile from new water tower (Business Park) Supplier: City of Ripon
Sanitary Sewer:	8" lines Supplier: City of Ripon
Wastewater Treatment:	Capacity of 2 million gallons per day Treatment plant owner: City of Ripon
Natural Gas:	8" line Supplier: Alliant Energy/WP&L
Electricity:	Runs to Business Park from Industrial Park currently Supplier: Alliant Energy/WP&L
Telecommunications:	Digital switch technology; fiber availability; ISDN availability. Data provider: Charter Communications, CenturyTel and NexTel.

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.