

# Southwest Industrial Park

Fond du Lac, Wisconsin



- 1a. Warehouse Specialists
- 1b. Warehouse Specialists
- 1c. Warehouse Specialists
- 2. Marchant Schmidt
- 2a. 12.24 acres available**
- 3. Marchant Schmidt
- 3a. Marchant Schmidt
- 4. Nemesis Metals
- 5. Waste Management
- 6. Champion Insulation
- 7. Muthig Industries
- 8. Badgerland Supply
- 8a. McNeilus Steel
- 9. McNeilus Steel
- 10. McNeilus Steel
- 11. McNeilus Steel
- 12. Integrity Saw & Tool, Inc.
- 13. Village Hearth
- 14. Knaus Cheese
- 15. PanelTEK
- 16. Unavailable
- 17. Tobin Manufacturing
- 18. EP Direct
- 19. EP Direct
- 20. RB Royal

## 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. Rail access by Canadian National.

**STARTING AT \$26,000/ACRE**

## Market Population

50-mile radius:	250-mile radius:
<b>1,437,412</b>	<b>26,412,264</b>
100-mile radius:	500-mile radius:
<b>1,437,412</b>	<b>72,097,182</b>

## Laborforce (employed 16+)

30-min drive time:	45-min drive time:
<b>102,785</b>	<b>295,471</b>

## ★ 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 Southwest Industrial Park + Fond du Lac County:

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# Southwest Industrial Park

- SPECIFICATIONS & MORE -

<b>Owner:</b>	City of Fond du Lac
<b>Total Acreage:</b>	202 net acres
<b>Lot sizes:</b>	4 acres and up
<b>Price:</b>	\$26,000/acre \$30,000/acre parcels with rail access
<b>Services</b>	Main services for City water, City sanitary sewer, telephone, natural gas and electrical service are in and available. Individual connections are the responsibility of the property owner. Street trees and street lights are also included.  Any costs associated with rail access are not included and are left to the property owner and/or the railroad company.



Street Address: Hickory Road and Larsen Drive, Fond du Lac, WI 54935

**Restrictions:** City zoning and site plan review; protective covenants.  
City will retain easements for future railroad use on several lots.  
City will require drainage easements per City-approved site plan for each lot.

## Access:

<b>Highway:</b>	Immediate access to US Interstate 41 at the Interstate 41/Hickory Street interchange. Approximately 1/2 mile southeast of Interstate 41/Highway 151 interchange.
<b>Rail:</b>	The industrial park is adjacent to the Wisconsin Central Ltd. mainline
<b>Air:</b>	Fond du Lac County Airport - (2 miles northwest) - General aviation airport; Charters and freight service available; Sites available for hangar construction  Wittman Regional Airport, Oshkosh, 20 minutes north, via Interstate 41; Commercial airport

## Utilities:

<b>Water:</b>	12" mains; Flow of 1000 GPM Supplier: City of Fond du Lac
<b>Sanitary Sewer:</b>	8" lines Supplier: City of Fond du Lac
<b>Wastewater Treatment:</b>	Capacity of 11.1 million gallons per day; Current usage of 6.4 million gallons per day  Treatment plant owner: City of Fond du Lac Age of system: 1975
<b>Natural Gas:</b>	6" line installed Supplier: Alliant Utilities
<b>Electricity:</b>	12,000 volt capability Supplier: Alliant Utilities
<b>Telecommunications</b>	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](http://envisiongreaterfdl.com).