

West Industrial Park

Fond du Lac, Wisconsin

1. Fond du Lac Distributors/Fond du Lac Service Awning
2. Badger Scale General Vending
3. Ultra Tech Tool & Design
4. Garden Gateway Gazebos
- 5. 2.015 acres available**
6. Air Tech Heating/Valley Building Supply
- 7 and 8. Brooke Industries
9. West Shore Group
10. Cardinal Construction
11. Midstate Amusement Games
12. Holiaday Automotive
13. Menards, Inc.
14. Silica
15. Midstate Supply
16. Mantz Automation
17. City of FDL Utilities
- 18. 3.12 acres available**
19. Schwan's Sales
20. Alliance Manufacturing
- 21. Building Available**
22. Lawrence Screw Products
23. Fedco Electronics
24. Matteson Communications
25. Stainless Machining
26. Werner Electric



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


 Available Site
 Existing Business Site
 Retail Development

0 700 ft

Strategic Location:

Convenient access to Interstate 41 and Highway 23; 50 minutes to Madison; 45 minutes to Milwaukee; less than 2 hours to the greater Chicago area.

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

Market Population

50-mile radius:	250-mile radius:
1,290,497	26,240,801
100-mile radius:	500-mile radius:
4,786,166	71,795,144

Laborforce (employed 16+)

30-min drive time:	45-min drive time:
98,373	276,314

★ 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 West Industrial Park + Fond du Lac County:

 envisiongreaterfdl.com | info@envisiongreaterfdl.com
920.921.9500

23 S. Main Street, Suite 101 • Fond du Lac, WI 54936-1303

West Industrial Park

- SPECIFICATIONS & MORE -

Owner:	City of Fond du Lac
Total Acreage:	70 net acres
Lot sizes:	1.9 acres and up
Price:	\$26,000/acre
Services	See Utilities section
Restrictions:	City zoning and site plan review. Protective covenants.



Street Address: Rolling Meadows & Industrial Drives, Fond du Lac, WI 54937

Access:

Highway:	Immediate access to US I41 at the I41/Highway 00 interchange. Interstate 41 access to Highway 151 interchange.
Rail:	n/a
Air:	Fond du Lac County Airport - (1 mile south) – 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:

Water:	12", 10" and 8" mains; 1,000 GPM Supplier: City of Fond du Lac
Sanitary Sewer:	8" lines Supplier: City of Fond du Lac
Wastewater Treatment:	Capacity of 11.1 million gallons per day; Treatment plant owner: City of Fond du Lac Age of system: 1975
Natural Gas:	4" line installed Supplier: Alliant Energy
Electricity:	Capacity: 12,000 volt Supplier: Alliant Energy
Telecommunications	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.