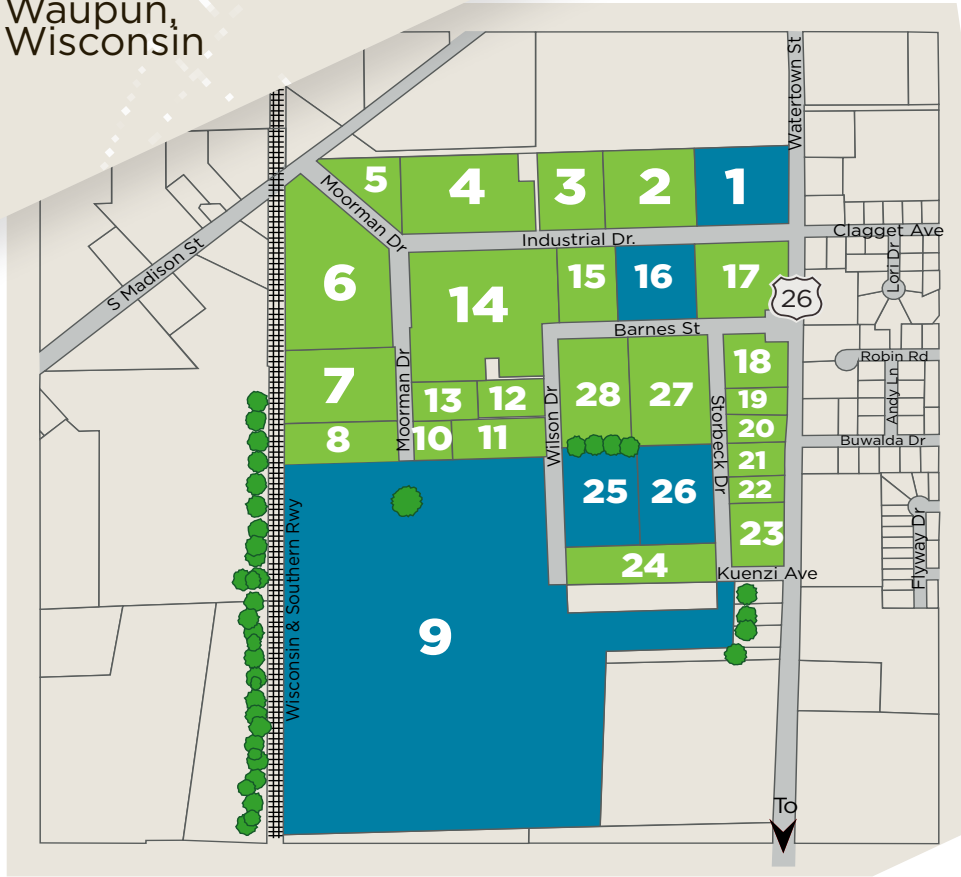


Waupun Business Park

Waupun, Wisconsin



■ 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.

- 1. Building available**
- 2. State of Wisconsin Industries
- 3. Capital Auto Body
- 4. Alter Metal Recycling
- 5. Southard Automotive
- 6. Steger Trucking
- 7. City-owned lot
- 8. NAPA Auto Parts
- 9. 78.1 acres available**
- 10. Leon Metalworks LLC
- 11. RWI Pipe Manufacturers
- 12. H&R Storage
- 13. Milton Propane
- 14. Federal Mogul
- 15. Stam Auto Body
- 16. Building Available**
- 17. King Manufacturing
- 18. Precision Chemical LLC
- 19. Gappa Security
- 20. Lamers Bus
- 21. Lamers Bus
- 22. Lamers Bus
- 23. Horizon Construction
- 24. Municipal Well & Pump
- 25. 5.01 acres available**
- 26. 5.14 acres available**
- 27 & 28. Rust-Oleum

Strategic Location:

Convenient access to Highways 26 & 151; 20 miles to Fond du Lac; 50 miles to Madison; 45 miles to Milwaukee; less than 2 hours to the greater Chicago area. Rail access by Wisconsin and Southern Railroad.

STARTING AT \$20,000/ACRE

Market Population

50-mile radius:	250-mile radius:
1,566,594	27,838,278
100-mile radius:	500-mile radius:
5,525,331	70,035,747

Laborforce (employed 16+)

30-min drive time:	45-min drive time:
79,600	192,850

★ 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 Waupun 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

Waupun Business Park

- SPECIFICATIONS & MORE -

Owner:	City of Waupun
Total Acreage:	92 developable or available acres
Lot sizes:	1.12 to 78.1 acres
Price:	\$20,000/acre

Services	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.

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.
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Access:

Highway:	Convenient access to Highways 26 and 151.
Rail:	Rail is 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, 20 minutes north, via Interstate 41; Commercial airport



Street Address: Highway 26 and Industrial Drive, Waupun, WI 53963

Utilities:

Water:	10" main available from end of Wilson Dr. with water pressure of 53 and 1,870 gallons per minute. Supplier: Waupun Utilities, a locally owned and operated utility.
Sanitary Sewer:	Supplier: Waupun Utilities, a locally owned and operated utility.
Wastewater Treatment:	Supplier: Waupun Utilities, a locally owned and operated utility. Contact them for rates per specific project.
Natural Gas:	Medium Commercial & Industrial > 200,000 therms Supplier: Alliant Energy/Wisconsin Power
Electricity:	24MVA substation Supplier: Waupun Utilities, a locally owned and operated utility.
Telecommunications	Digital switch technology; fiber availability; ISDN availability; POPs of long distance carriers; redundant services available. Data provider: Charter. 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.