

# Fox Ridge Business Park

Fond du Lac, Wisconsin

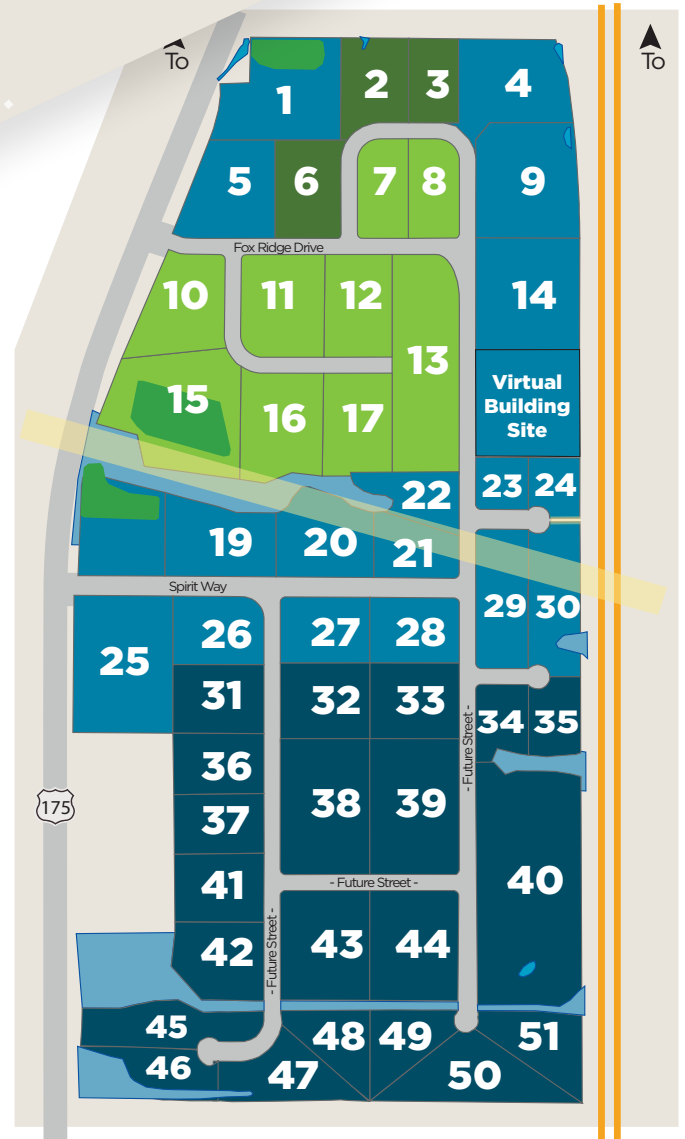
## Current lot development

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.



## 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:
<b>1,518,549</b>	<b>26,878,108</b>
100-mile radius:	500-mile radius:
<b>5,019,113</b>	<b>72,087,766</b>

## Laborforce (employed 16+)

30-min drive time:	45-min drive time:
<b>86,089</b>	<b>258,296</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.

**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 -

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



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

## Access:

<b>Highway:</b>	Access to US Interstate 41 and Highways 175 and 151.
<b>Rail:</b>	n/a
<b>Air:</b>	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:

<b>Water:</b>	16" Mains Flow of 3,500 GPM Supplier: City of Fond du Lac
<b>Sanitary Sewer:</b>	10" Mains Wastewater treatment capacity of 9.8 million gallons/day Supplier: City of Fond du Lac
<b>Natural Gas:</b>	2-4" line installed Supplier: Alliant Energy/WP&L
<b>Electricity:</b>	3 Phase 12,000 volt capacity Supplier: Alliant Energy/WP&L
<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).