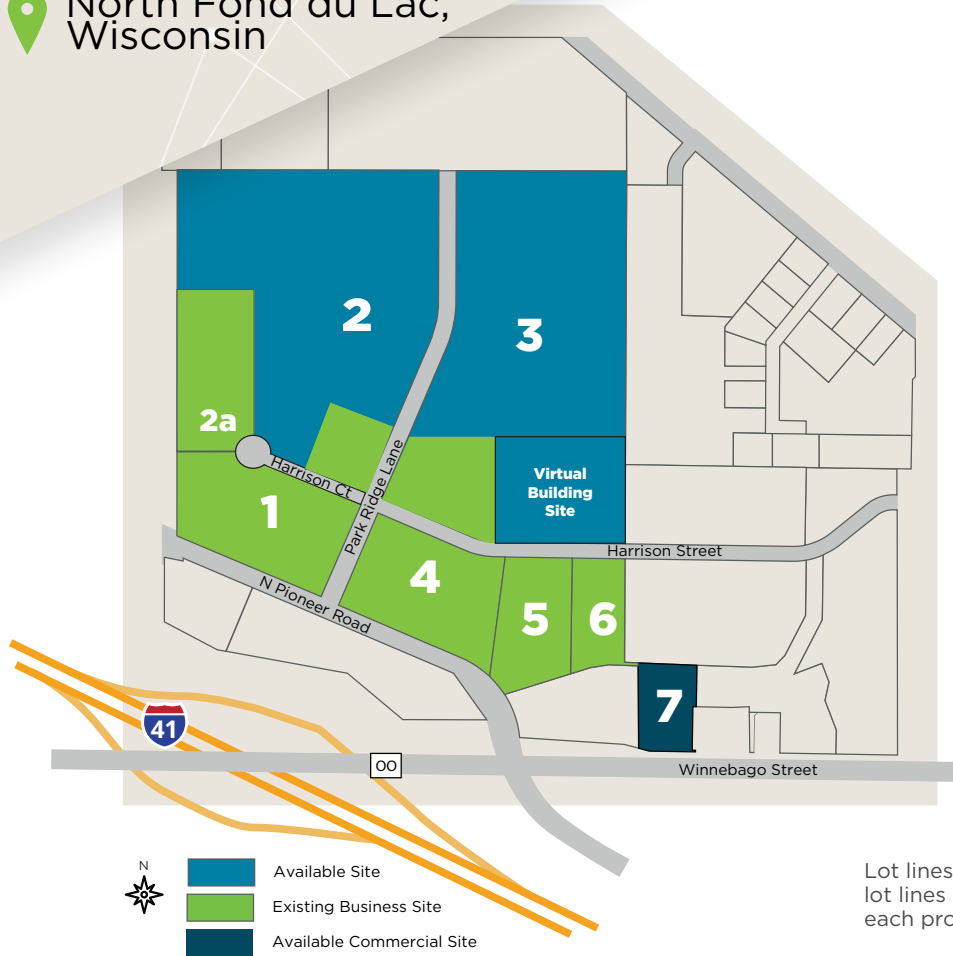



Northgate Business Park

North Fond du Lac, Wisconsin



- 1. Agnesian Clinic
- 2. 25.25 acres available**
- 2a. F. Ziegler Enterprises
- 3. 32.39 acres available**
- 4. Aurora Clinic
- 5. Northgate Estates
- 6. Northgate Estates
- 7. 2.25 acres commercial site available**



 Available Site

 Existing Business Site

 Available Commercial Site

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. Rail access by Canadian National.

 **STARTING AT \$20,000/ACRE**

Market Population

50-mile radius:	250-mile radius:
1,271,897	26,240,801
100-mile radius:	500-mile radius:
4,722,766	71,757,514

Laborforce (employed 16+)

30-min drive time:	45-min drive time:
105,380	312,502

★ 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 Northgate Business 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

Northgate Business Park

- SPECIFICATIONS & MORE -

Owner:	Village of North Fond du Lac and MLG Development
Total Acreage:	128 acres; including 63 for light industrial, 20 for commercial and 27 for multi-family
Lot sizes:	1.5 to 28 acres (flexible)
Price:	\$20,000 - 29,900/acre. Flexible incentives increased as capital investment increases.
Services:	See Utilities section

Restrictions:	<p>Building Set Backs: 50' Abutting a public street 25' Not abutting a public street</p> <p>Parking Set Backs: 20' Abutting any other public street 15' Not abutting a public street</p> <p>Minimum Building Size: Retail: 3,000 Sq. Ft. per buildable acre Office: 4,000 Sq. Ft. per buildable acre Industrial: 5,000 Sq. Ft. per buildable Acre</p> <p>Land/Building Ratio: Maximum Office/Industrial: 80% coverage of land by building and hard surface (e.g., parking lots)</p>
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Access:

Highway:	Immediate access to US I41 at the I41/Highway OO interchange. Interstate 41 access to Highway 151 interchange.
Rail:	n/a
Air:	<p>Fond du Lac County Airport - (2 miles northwest) - General aviation airport; Charters and freight service available; Sites available for hangar construction</p> <p>Wittman Regional Airport, Oshkosh, 20 minutes north, via Interstate 41; Commercial airport</p>



Street Address: N. Pioneer Road and Winnebago Street, N. Fond du Lac, WI 54937

Utilities:

Water:	10" mains; 65 psi line pressure; Distance site to distribution line: Adjacent Supplier: Village of North Fond du Lac
Sanitary Sewer:	18" lines; gravity main; Supplier: Village of North Fond du Lac
Wastewater Treatment:	Capacity of 1.1 million gallons/day; Treatment plant owner: Village of North Fond du Lac
Natural Gas:	Distance to gas - local distribution line: On-site or within 500 feet = 2 and 4 inch lines 6" line installed Supplier: Alliant Energy/WP&L
Electricity:	Distance from site - Approximately one mile = 12" and 16" lines Capacity (KW): 25 mVa Supplier: Alliant Energy/WP&L
Telecommunications:	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 envisongreaterfdl.com.