

Fox Ridge Business Park

Fond du Lac, Wisconsin

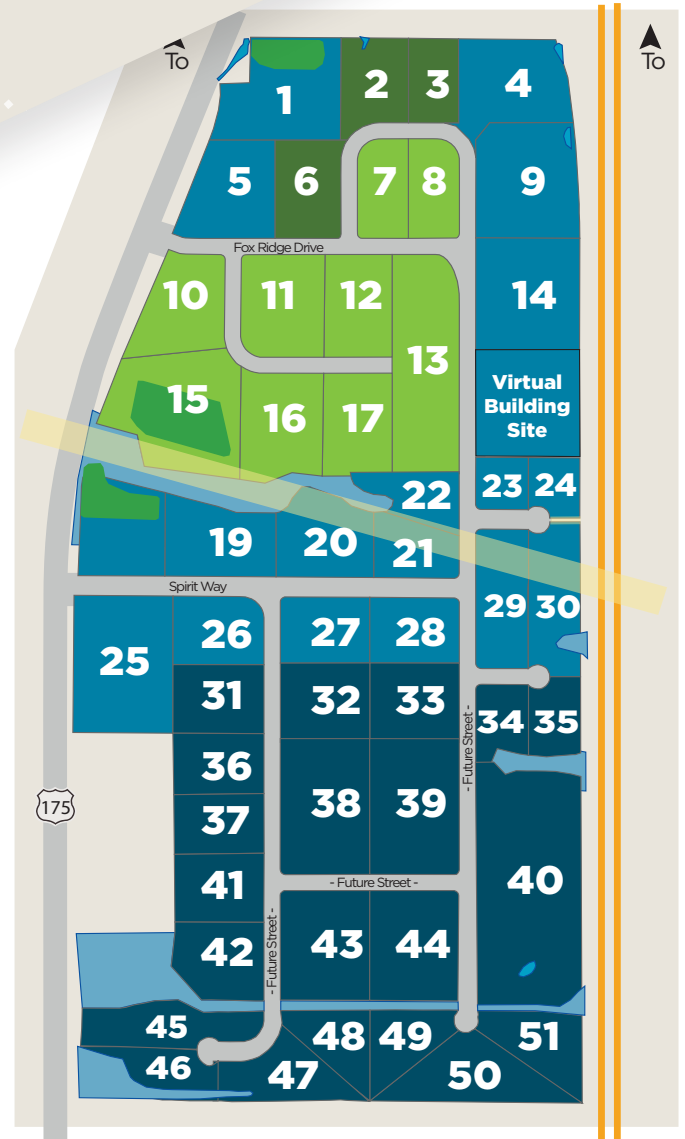
Current lot development

7-8. Atlas Molded Products
 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.



■ Available Site ■ Existing Business Site ■ Under Option
■ Future Available Sites

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:
1,518,549	26,878,108
100-mile radius:	500-mile radius:
5,019,113	72,087,766

Laborforce (employed 16+)

30-min drive time:	45-min drive time:
86,089	258,296

★ 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 -

Owner: City of Fond du Lac

Total Acreage: 276 total acres

Lot sizes: 2.3 acres and up (flexible)

Price: \$32,000/acre
\$50,000/acre for parcels
fronting Interstate 41

Services See Utilities section



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

Access:

Highway: Access to US Interstate 41 and
Highways 175 and 151.

Rail: n/a

Air: 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:

Water: 16" Mains
Flow of 3,500 GPM
Supplier: City of Fond du Lac

**Sanitary
Sewer:** 10" Mains
Wastewater treatment capacity
of 9.8 million gallons/day
Supplier: City of Fond du Lac

Natural Gas: 2-4" line installed
Supplier: Alliant Energy/WP&L

Electricity: 3 Phase
12,000 volt capacity
Supplier: Alliant Energy/WP&L

**Telecommuni-
cations** 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.