



Beloit Gateway Business Park

Beloit, Wisconsin
Available acres: 17.67

Property and area

1500 Gateway Blvd is a 17.67-acre parcel within the Gateway Business Park, a 450-acre development site at the intersection of Interstate 90/Interstate 39 at the Wisconsin/Illinois border in Beloit, Wisconsin. Fast-track permitting available. Due diligence completed: (Phase 1 ESA, wetlands delineation, threatened and endangered species survey, archaeological and historical investigation, geotechnical assessment.)

Site details

Available acres: 17.67

Topography: Flat

Zoning: Light industrial

Adjacent available acres: No

Setting: Industrial Park

Within city limits: Yes

Transportation

Nearest highway: State highway 75

Nearest interstate: Interstates 39 and 90, .5 miles

Nearest airport: Monroe Municipal Airport, 2 miles

Nearest commercial airport: 30 minutes to Chicago Rockford International Airport (RFD) (major cargo hub); 55 minutes to Dane County Regional Airport (MSN); an hour and 30 minutes to O'Hare International Airport (ORD)

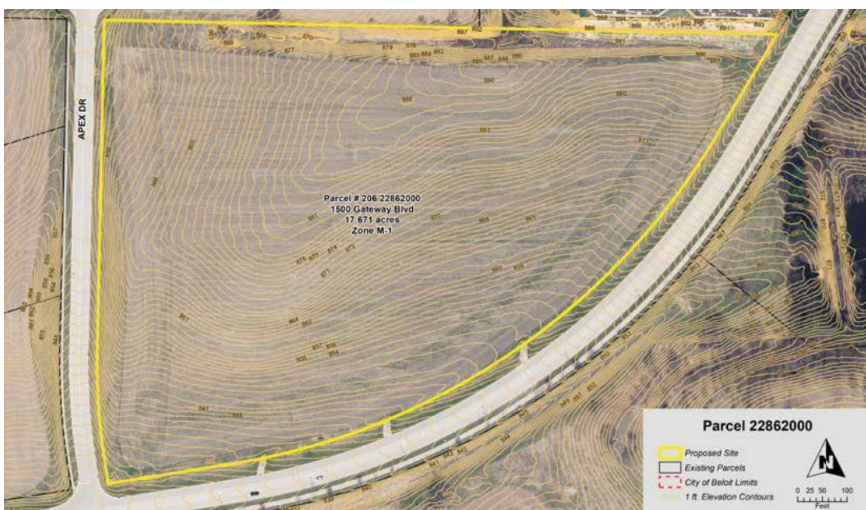
Utilities

Electric: Alliant Energy (12.47-kV distribution line along 1500 Gateway Blvd.; 138-kV transmission line 1,800 feet away; 5 MW capacity.)

Natural gas: Alliant Energy (4-inch line, 54 PSIG)

Water: City of Beloit, 16-inch gateway (near side)

Wastewater: City of Beloit, 10-inch gateway (opposite side)



BELOIT GATEWAY BUSINESS PARK

1500 Gateway Blvd., Beloit, WI

CONTACT

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