



# JANESVILLE INNOVATION PARK SITE

Janesville, WI

Available acres: 75

## Property and area

A master-planned Class A industrial setting designed for manufacturing, distribution, and e-commerce. The site is graded and shovel ready, with ample room for future expansion. Strategically located along the I-90/I-39 corridor in Wisconsin, it offers optimal supply chain access to major Midwest hubs like Madison, Milwaukee, and Chicago.

## Site details

**Location:** 4000 Beloit Ave., Janesville, WI

**Available acres:** 75

**Topography:** Flat

**Due diligence completed:** ALTA Survey completed

**Zoning:** Industrial

**Adjacent available acres:** Yes

**Setting:** Industrial Park

**Within city limits:** Yes

## Utilities

**Electric:** Alliant Energy

**Natural gas:** Alliant Energy (4-inch, 54 PSIG main. Parallel 6" line, 105 PSIG)

**Water:** City of Janesville (20 MGD; system rated for over 32 MGD)

**Wastewater:** City of Janesville (6 MGD; system rated for over 19 MGD)

## Transportation

**Nearest highway:** Easy access to Wisconsin State Highway 11,

**Nearest interstate:** Interstates 39 and 90, 2 miles

**Nearest airport:** Southern Wisconsin Regional Airport, 3 minutes.

**Nearest commercial airport:** 45 minutes to Dane County Regional Airport (MSN); 45 minutes to Chicago Rockford International Airport (RFD) (major cargo hub); 1.25 hours to O'Hare International Airport (ORD)



### JANESVILLE INNOVATION PARK

4000 Beloit Ave., Janesville, WI

### CONTACT

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