



151 Business Park

Beaver Dam, Wisconsin

Available acres: 130

Property and area

Beaver Dam's 151 Business Park is located on the city's far north side, with a four-lane U.S. Highway 151 on its east border. The site offers 130 contiguous acres that are not affected by wetlands, with no topography issues or utility easements. It's zoned industrial and has been certified "suitable for development" by Deloitte Consulting. Nestled among three nearby metropolitan areas (Madison – 45 minutes, Milwaukee – 75 minutes and Green Bay – 90 minutes), Beaver Dam is the largest community in the 88,500 micropolitan statistical area. Over 35% of occupations are in the manufacturing sector, with metal fabrication and coatings, and food processing being the largest industries. Agriculture in the region is largely dairy and vegetables.

Site details

Available acres: 130

Topography: Mostly flat (total elevation change across site: 942' – 964')

Zoning: Light manufacturing

Site certification: "Certified in Wisconsin" designation (Deloitte Consulting)

Adjacent available acres: Yes

Setting: Industrial park

Within city limits: Yes

Utilities

Electric: Alliant Energy

Gas: Alliant Energy

Telecommunications: Charter Spectrum, CenturyLink Business and AT&T

Sewer distribution: City of Beaver Dam

Water distribution: City of Beaver Dam

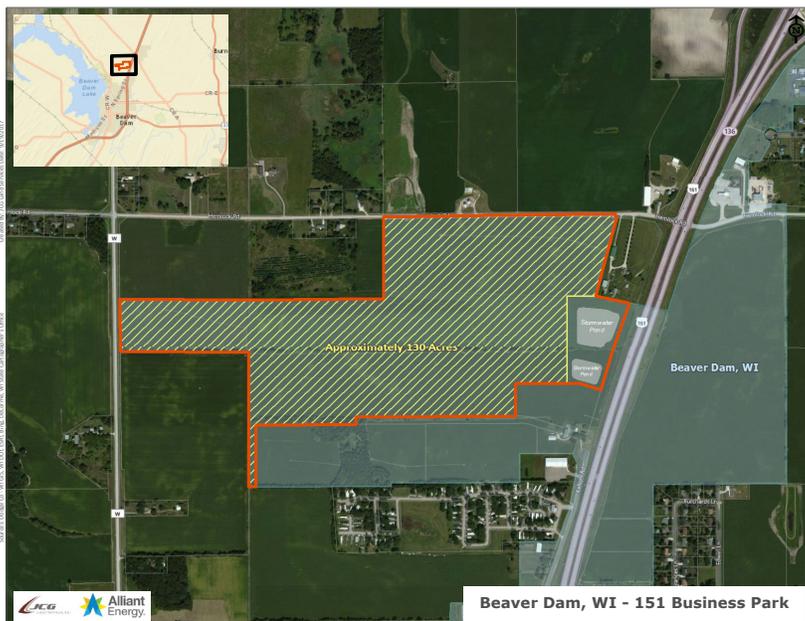
Transportation

Nearest interstate: Interstate 39 and Interstate 94 (30 miles)

Nearest four-lane highway: U.S. Highway 151 (adjacent to site)

Nearest commercial airport: Dane County Regional Airport (42 miles)

Rail served: No



151 BUSINESS PARK

U.S. Highway 151 and Hemlock Road
Beaver Dam, Wisconsin

OFFERING

Sale price: \$30,000 per acre
(negotiable based on tax base and job creation)

CONTACT

alliantenergy.com/economicdevelopment
econdev@alliantenergy.com

Alliant Energy
4902 North Biltmore Lane
Madison, WI 53718

alliantenergy.com/economicdevelopment

