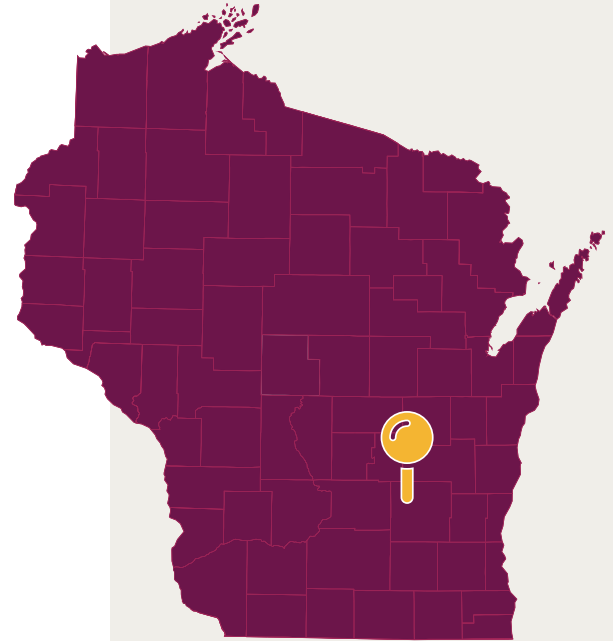
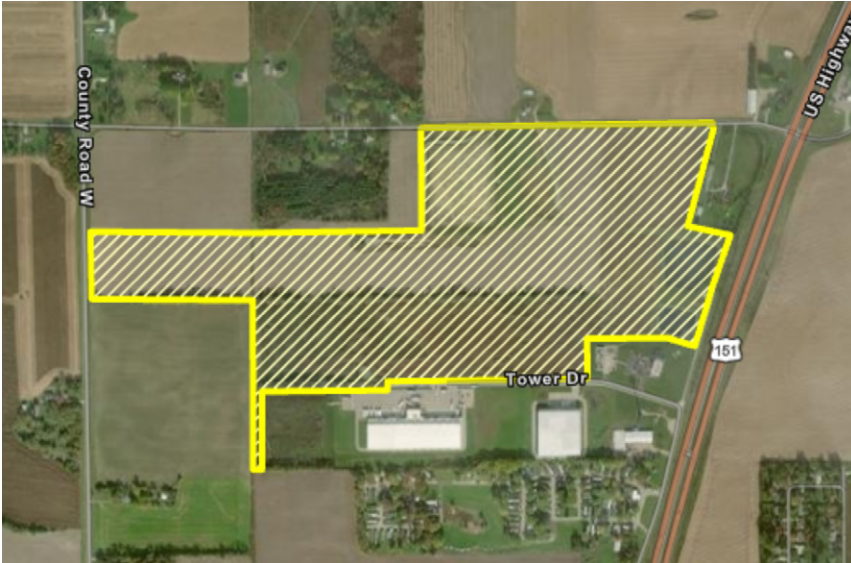


BEAVER DAM 151 BUSINESS PARK



Scan or visit
wedc.org/beaver-dam-151
to find out more!

PROPERTY DETAILS

| | | |
|-------------------------|------------|--|
| County | | Dodge |
| Acreage | | 171 total/ 63 available (as of February 2024) |
| Latitude/Longitude | | 43.4995,-88.8183 |
| Topography (map avail.) | | Flat |
| Site Ownership | | Single owner with documented willingness to sell |
| Zoning | | Manufacturing |
| Utilities | Electric | Alliant Energy |
| | Gas | Alliant Energy: 60 psi |
| | Water | City of Beaver Dam |
| | Wastewater | City of Beaver Dam |
| Telecommunication | | Charter Spectrum, CenturyLink Business, AT&T |

CONTACT

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LOOK FORWARD ►



PROPERTY DETAILS

| | | |
|-----------------|----------------------|--|
| Transportation | Highway & Interstate | <ul style="list-style-type: none">• Interstate 39 and Interstate 94 (30 miles)• U.S. Highway 151 (adjacent to site) |
| | Airport | Dane County Regional Airport (42 miles) |
| Site Advantages | | <ul style="list-style-type: none">• No known impediments to immediate development• Served by two substations and a 12.4KV distribution line• Over 225,000 workers within a 45-minute drive• Immediate access to U.S. Highway 151 with two full-diamond interchanges |



Due Diligence
Studies and Reports

- ✓ ALTA Survey
- ✓ Geotechnical Study
- ✓ Master Site Plan
- ✓ Topography
- ✓ Wetlands
- ✓ Environmental Assessment
- ✓ Archaeological/Historical
- ✓ Endangered Species

WISCONSIN
CERTIFIED SITE

Reduce Risk – Increase Speed to Market

This site has been designated as “suitable for development”* by Deloitte and the Wisconsin Economic Development Corporation (WEDC). The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities, and other factors.

Deloitte.

* Site designation is based on information that has been submitted to Deloitte and WEDC, and that Deloitte and WEDC believe to be true. Deloitte and WEDC have no liability or responsibility for existing or future conditions of the sites.