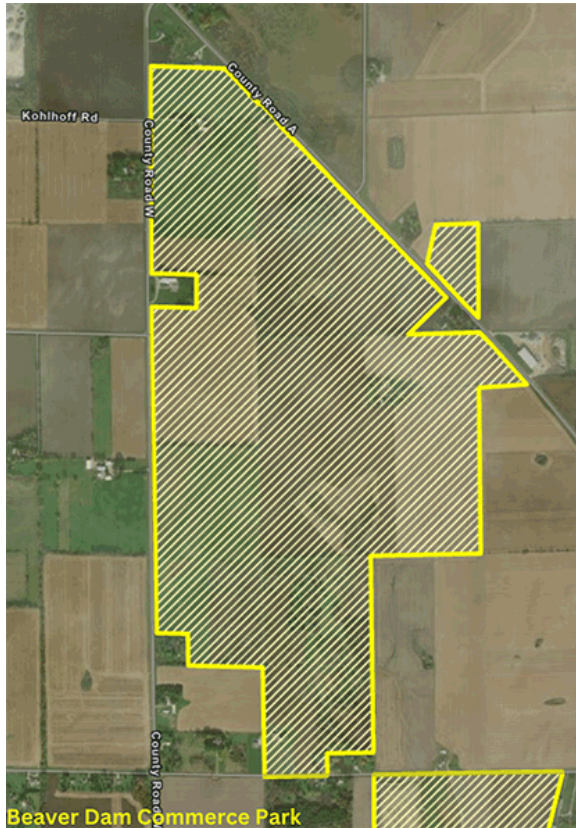
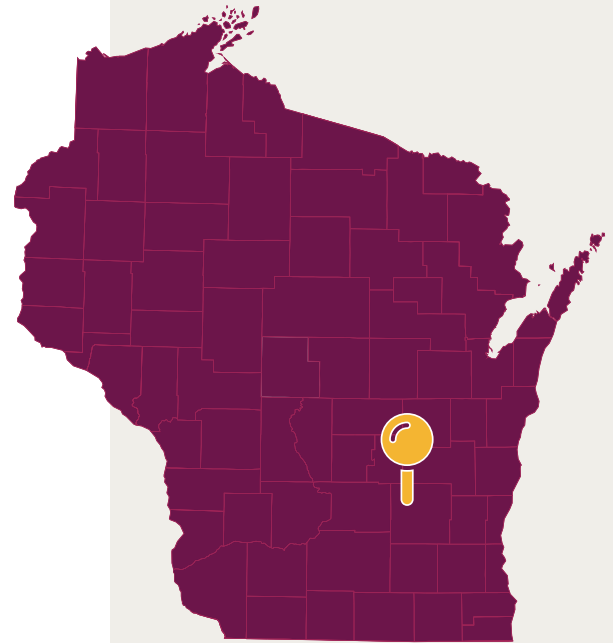


BEAVER DAM COMMERCE PARK



PROPERTY DETAILS

County	Dodge
Acreage	350 total/280 Certified
Latitude/Longitude	43.5133,-88.8248
Topography (map avail.)	Flat
Site Ownership	Single owner with documented willingness to sell
Zoning	Industrial
Utilities	Electric Alliant Energy: 138kV Transmission line runs directly through site
	Gas Alliant Energy: 8" line, 135 PSI
	Water City of Beaver Dam: 12" line
	Wastewater City of Beaver Dam: 8" line
Telecommunication	Charter Spectrum, CenturyLink Business, AT&T



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

CONTACT

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Attraction Manager
Alliant Energy
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LOOK FORWARD ►



PROPERTY DETAILS

Transportation

Highway & Interstate

- Interstate 94 (35 miles)
- U.S. Highway 151 (1mile)

Airport

Dane County Regional Airport (42 miles)

Rail Served

No, but feasible

Site Advantages

- 138KV Transmission line runs directly through site
- Over 225,000 workers within a 45-minute drive
- Immediate access to U.S. Highway 151 with two full-diamond interchanges
- Can use TIF for utility improvements



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.