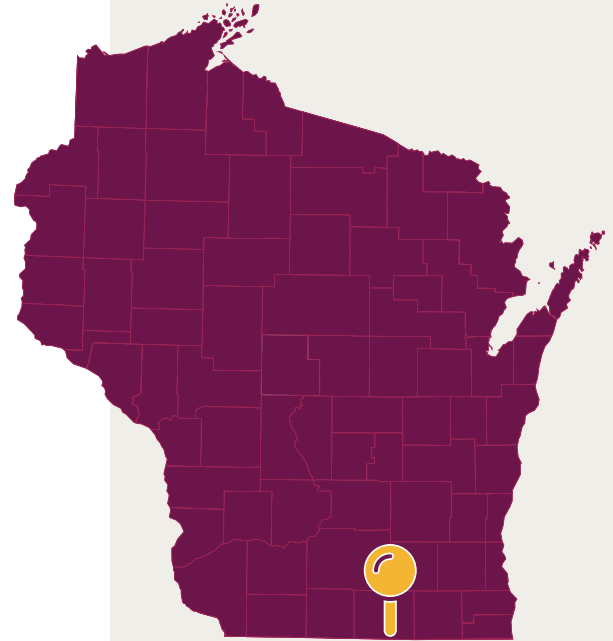


# GATEWAY BUSINESS PARK



Scan or visit  
[wedc.org/beloit-gateway](http://wedc.org/beloit-gateway)  
to find out more!

## PROPERTY DETAILS

<b>County</b>	Rock
<b>Acreage</b>	154 certified/ 9.92 available
<b>Latitude/Longitude</b>	42.5113, -88.9741
<b>Topography (map avail.)</b>	Mostly Flat: ~18 ft. total elevation change on available acres (826-844 ft.)
<b>Site Ownership</b>	City of Beloit
<b>Zoning</b>	M2 General Manufacturing: most flexible industrial zoning
<b>Utilities</b>	<b>Electric</b> <ul style="list-style-type: none"> <li>• Alliant Energy</li> <li>• Substation ~1.5 miles 12.4kV</li> <li>• Distribution line runs Colley Rd. into site</li> </ul>
	<b>Gas</b> <ul style="list-style-type: none"> <li>• Alliant Energy/WI Power &amp; Light</li> <li>• 4" 54 PSI plastic line</li> <li>• Up to 5,000 CFH</li> </ul>
	<b>Water</b> City of Beloit: 10" 1,475 GPM, 83 PSI static
<b>Wastewater</b>	City of Beloit: 12" gravity sewer
<b>Telecommunication</b>	AT&T

## CONTACT

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608.290.2903

**LOOK FORWARD ►**



## PROPERTY DETAILS

<b>Transportation</b>	
Highway & Interstate	<ul style="list-style-type: none"><li>• I-43 &amp; I-90 Visibility</li><li>• 3 interchanges, rail within 2 miles</li></ul>
Airport	<ul style="list-style-type: none"><li>• ~10 miles to Southern WI Regional Airport via Hwy. 51; general aviation and cargo service only</li><li>• ~30 miles to Rockford International Airport via I-90E</li><li>• 55 miles to Dane County Regional Airport via I-90W</li></ul>
<b>Site Advantages</b>	<ul style="list-style-type: none"><li>• No known impediments to immediate development</li><li>• 33% of U.S. population in 500 miles</li><li>• 1 hour to Madison</li><li>• 1.5 hours to Chicago</li></ul>



### 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.