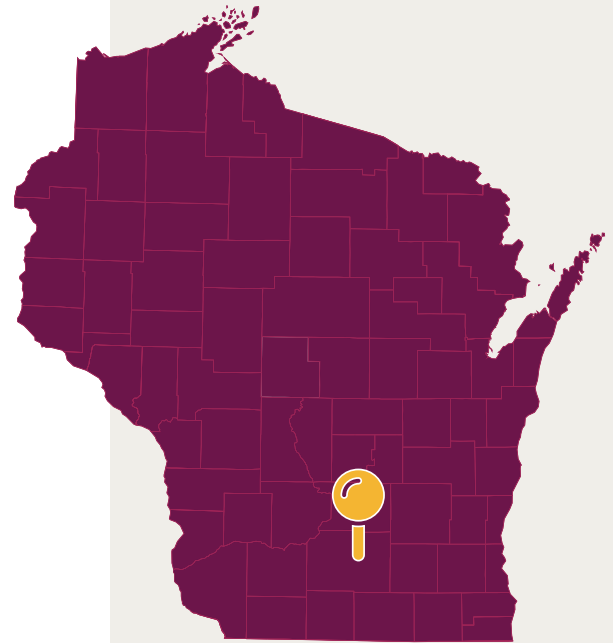


RDC FITCHBURG TECHNOLOGY CAMPUS PHASE II



PROPERTY DETAILS

County		Dane
Acreage		4.28 acres remaining (3 parcels: 1.61, 1.50, 1.17)
Latitude/Longitude		42.9968, -89.4190
Topography (map avail.)		Gently rolling site
Site Ownership		Ruedebusch Development
Zoning		I-S Specialized Industrial
Utilities	Electric	<ul style="list-style-type: none"> • Madison Gas & Electric (MG&E) • 8MW capacity - 13.8kV • Dual feeds available
	Gas	<ul style="list-style-type: none"> • MGE • 4" 60 PSI line at Nobel Drive entrance
	Water	<ul style="list-style-type: none"> • Madison Metropolitan Sewerage District • 10" ~20 PSI main at western site boundary and 8" ~20 PSI main at northern site; both will be looped • Capacity: 6.9 MGD
Wastewater		<ul style="list-style-type: none"> • Madison Metropolitan Sewerage District • 10" main at NW corner of the site, 8" main at northern site boundary; both looped
Telecommunication		AT&T



Scan or visit
wedc.org/fitchburg
to find out more!

CONTACT

Kyle Adams
Ruedebusch Development
4605 Dovetail Drive
Madison, WI 53704
kylea@ruedebusch.com
608.243.9070

LOOK FORWARD ►



PROPERTY DETAILS

Transportation

Highway & Interstate

- 3.5 mi to Highway 12/18 (Beltline)
- 14 mi to I-94/39 interchange
- 12 mi to Dane County Regional Airport

Airport

- 1.5 to 2 hours to Milwaukee Mitchell (90 miles)
- 2.5 to 3 hours to Chicago O'Hare

Site Advantages

- Single owner with documented willingness to sell
- No known impediments to immediate development
- City of Fitchburg is centrally located within the greater Madison region, with a population of 568,593. A short commute to either the east or westsides of Madison, University of Wisconsin-Madison, and the State Capitol.



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.