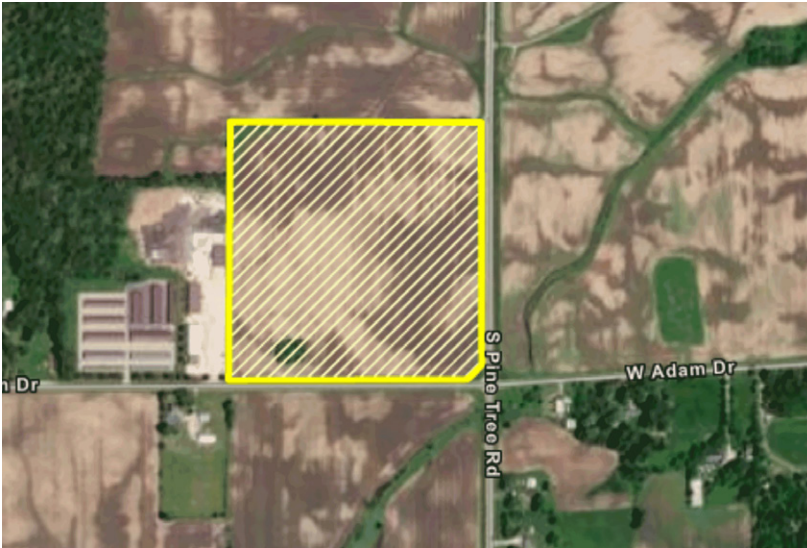


# AUSTIN STRAUBEL COMMERCE DISTRICT



## PROPERTY DETAILS

County	Brown	
Acreage	33.2	
Latitude/Longitude	44.4820, -88.1572	
Topography (map avail.)	Generally flat (approximate elevation change of 16'-18' across entire site)	
Site Ownership	Brown County	
Zoning	I2 - Industrial Park District	
Utilities	Electric	<ul style="list-style-type: none"><li>• Wisconsin Public Service (WPS)</li><li>• Single-phase 14kV line at site</li><li>• Three-phase 24.9kV line 2.5 miles north</li><li>• Dual feed possible</li></ul>
	Gas	<ul style="list-style-type: none"><li>• WPS</li><li>• 2" line in place</li><li>• 6" distribution line can be extended to site</li></ul>
	Water	<ul style="list-style-type: none"><li>• Village of Hobart Water</li><li>• 12" water line less than one mile from the site boundary</li></ul>
	Wastewater	<ul style="list-style-type: none"><li>• Village of Hobart Sanitary</li><li>• 8" wastewater system terminating ~1.5 miles southeast</li></ul>
	Telecommunication	AT&T, Wireline



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to find out more!

## CONTACT

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[www.flygrb.com](http://www.flygrb.com)

**LOOK FORWARD ►**



# PROPERTY DETAILS

Transportation	
Highway & Interstate	Under 5 mi to Interstate 41 via U.S. Highway 172, which also provides access to Interstate 43 (12 miles)
Airport	<ul style="list-style-type: none"><li>• Site is located just outside Austin Straubel International Airport</li><li>• American, Delta, and United fly nonstop to Chicago, Minneapolis, Detroit, and Atlanta.</li><li>• The airport has customs agents that can clear corporate and private aircraft but does not have Federal Inspection Stations for clearing commercial international flights.</li></ul>
Foreign Trade Zone	Yes
Site Advantages	<ul style="list-style-type: none"><li>• Single owner with documented willingness to sell</li><li>• Site is within a designated a Historically Underutilized Business Zone (HUBZone) by the U.S. Small Business Administration, qualifying it for exclusive government contracts, accelerated depreciation, and other benefits if an investor meets certain requirements.</li></ul>



## Due Diligence Studies and Reports

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



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.



\* 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.