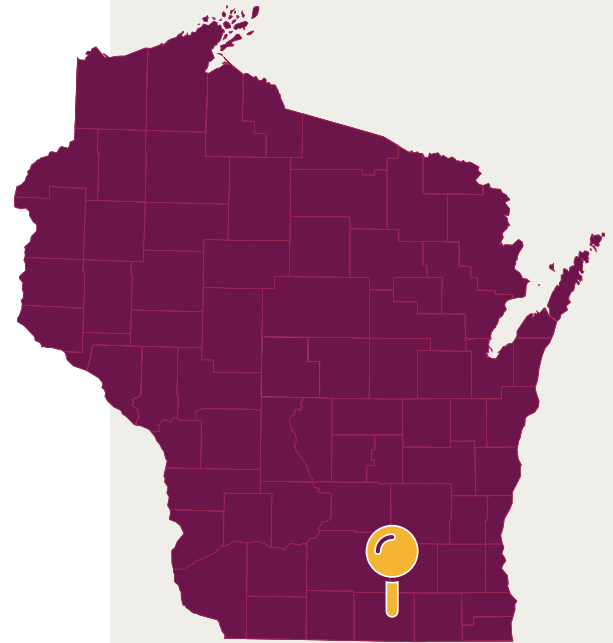


# JANESVILLE INNOVATION PARK



## PROPERTY DETAILS

<b>County</b>		Rock
<b>Acreage</b>		70 acres remaining
<b>Latitude/Longitude</b>		42.633583, -89.013944
<b>Topography (map avail.)</b>		Flat
<b>Site Ownership</b>		City of Janesville
<b>Zoning</b>		M1 Light Industrial Zoning
<b>Utilities</b>	<b>Electric</b>	<ul style="list-style-type: none"> <li>• Alliant Energy &amp; WI Power and Light (WPL)</li> <li>• 12kV Distribution Line</li> </ul>
	<b>Gas</b>	<ul style="list-style-type: none"> <li>• Alliant &amp; WPL</li> <li>• 4" 54 PSI plastic main running south along County Hwy G</li> <li>• 70,000 SCFM existing capacity available to a new user</li> <li>• 6" 100 PSI steel line runs along Hwy 51 west of site (~3,500 ft. from site)</li> </ul>
	<b>Water</b>	<ul style="list-style-type: none"> <li>• City of Janesville</li> <li>• 16" Main</li> </ul>
<b>Wastewater</b>		<ul style="list-style-type: none"> <li>• City of Janesville</li> <li>• 21" Gravity sewer main</li> </ul>
<b>Telecommunication</b>		AT&T



Scan or visit  
[wedc.org/janesville-11](http://wedc.org/janesville-11)  
to find out more!

## CONTACT

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608.755.3059

**LOOK FORWARD ►**



## PROPERTY DETAILS

### Transportation

#### Highway & Interstate

- Site fronts Hwy 11
- 2 miles to I-39/90

#### Airport

- ~3 minutes to Southern Wisconsin Regional Airport (general aviation and cargo service only)
- ~50 minutes to Dane County Regional Airport via I-39/90N
- ~50 minutes to Rockford International Airport via I-39/90S
- ~1.5 hour to Milwaukee Mitchell Field via I-39/90S to I-43N
- ~1.75 hour to Chicago O'Hare International Airport via I-39/90S

### Site Advantages

- No known impediments to immediate development
- Single owner with documented willingness to sell



### 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.