



Berlin is 20 miles West of Oshkosh in Central Wisconsin.

*"Our 90 acre North Business Park expansion is now ready!
Fully improved streets with water and sewer
provided. Award winning companies
have already distinguished Berlin from the rest.
Berlin IS poised for growth."*

-Mayor Richard D. Schramer
berlinmayor@centurytel.net
920-279-9900

Contact:

Equity Commercial Real Estate
Tim Casey: 414-727-8000
tcasey@equitycre.com

OR call Berlin: 920-361-5402
mneubauer@cityofberlin.net
www.1berlin.com

City of Berlin North Business Park

*Your
Business Expansion
Opportunity*



*Berlin, Wisconsin.....
A Great Place To Live,
Work, And Play!*



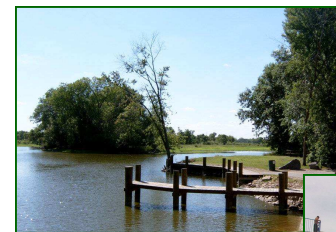
WWW.1BERLIN.COM

Berlin, Wisconsin

Located in East Central Wisconsin, Berlin is joined to the Fox River Valley and Milwaukee via Highway 91. Highway 49 bisects the city on a north and south route. Berlin combines natural beauty with the warmth of small-town into a progressive, growing community.

The Berlin community amenities range from great public and parochial school systems, and a premier twenty-seven hole golf course, to a state of the art medical facility. The City also offers a Public Library, 24-hour Police, Fire, Ambulance, and Emergency Management services, as well as a public cemetery.

The City of Berlin has nearly 110 acres of manicured public park land for all to enjoy, including 8 individual parks, boat launches, and a riverside campground. The community boasts an outstanding youth and adult recreation program, a fantastic Aquatic Center and a vibrant Senior Center.



Badger Mining Corporation, Berlin, Wisconsin received the 2006 & 2007 "Best Small Company to Work For in America" award by the Society for Human Resource Management.

Educational Resources:

Ripon College www.ripn.edu
UW Oshkosh www.uwosh.edu
Moraine Technical College www.morainepark.edu
Fox Valley Technical College www.fvtec.edu
Berlin Area School District www.berlin.k12.wi.us

Airports in the area:

Oshkosh - Wittman Regional Airport
Appleton - Outagamie County Airport

Local Contacts:

City of Berlin	920-361-5400
Water & Sewer	920-361-5404
Alliant Energy (gas & electric)	800-862-6222
CenturyTel	800-201-4099



*"A quality community, with quality people, and successful companies....
THAT'S BERLIN" -Police Chief Dennis W. Plantz*

Manufacturing in Berlin

"You can live anywhere in Wisconsin, but you're always HOME in Berlin."

-Lisa Morris Schilling, Berlin Chamber and BID Director

Facts About Berlin

- Located in Green Lake and Waushara Counties
- City of Berlin Population: 5,326
- County Population: Green Lake - 19,468, Waushara - 24,789 (2005)
- Manufacturing Workforce: Green Lake County - 22%, Waushara County - 18%
- The manufacturing industry was the largest growing industry in 2004 & 2005. Manufacturing plays a large part in our community and we would like to invite you to experience all that Berlin has to offer.
- Median age: 38.3 (2000 census)
- Median household income: \$40,773 (2003)
- Median value of owner-occupied housing unit: \$90,100 (2000)
- County Unemployment rate: Green Lake - 7.0%, Waushara - 7.2% (Jan 2007)
- Retail sales per capita: \$9,614 (2002)
- Manufacturers shipments (\$1000's): \$246,430 (2000)

Magnum Products, Berlin, Wisconsin received the 2005 Manufacturer of the Year Award (medium category).



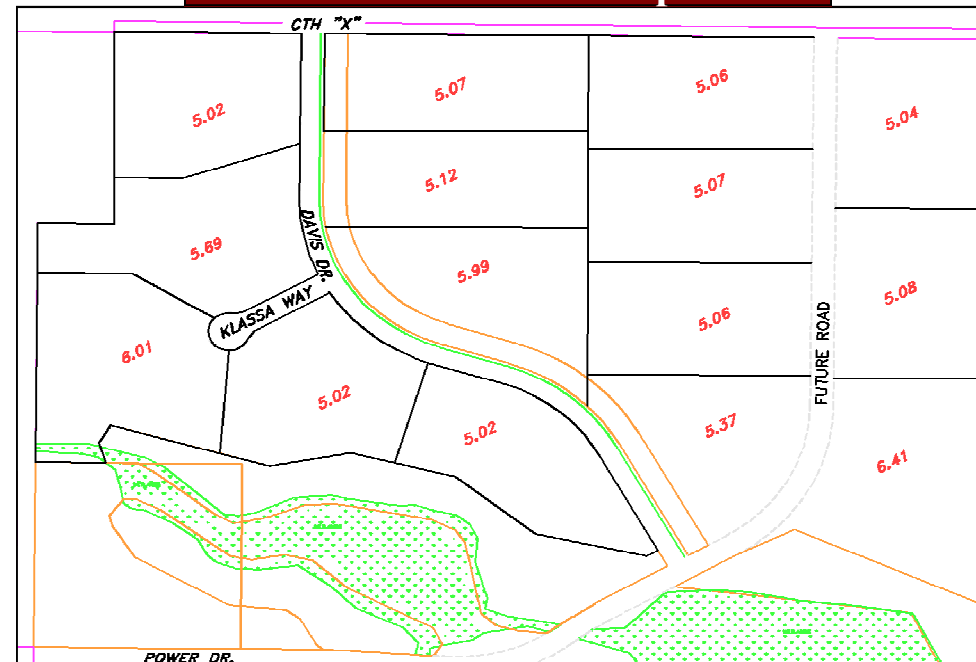
Sites Available

- 3 acre minimum
- Paved roads
- Water & Sewer utilities installed
- \$20,000/acre negotiable
- Pricing incentives available
- Alliant Energy service 3 phase electric available
- DSL internet available

Available Resources

- The City of Berlin has a Revolving Loan Fund, as does Green Lake & Waushara Counties
- Community Development Corp. working cooperatively to assist with all future facility expansion or relocation needs.
- State of WI programs: (commerce.wi.gov) Deb Clements call: 715-344-1381 or email dclements@commerce.state.wi.us
- Tri County Economic Development Corp. Bill Wheeler, 920-382-0963, www.tcredc.org

North Business Park Expansion



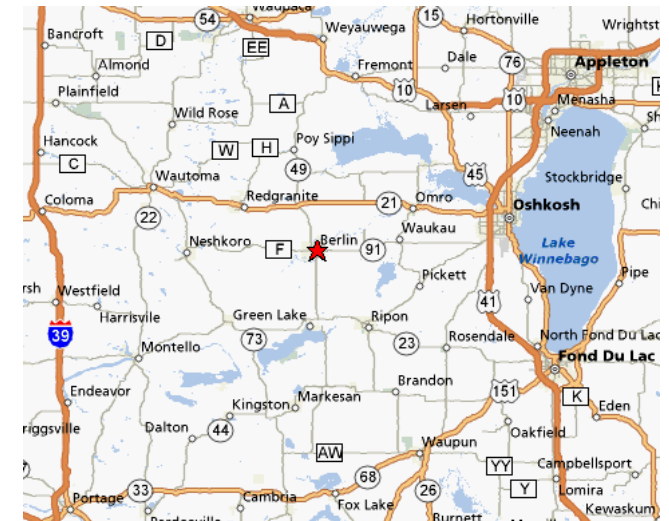
Green Lake County snapshot can be viewed at: www.1berlin.com

Transportation

Interstate 39: 35 miles West of Berlin.

Highway 41: 20 miles East of Berlin.

Airport Service: 20 miles to Oshkosh, 40 miles to Appleton.



Building Permit Fees

- All buildings: \$.20/square foot
- Warehouses/Storage: \$.12 sq. ft.
- All new buildings require state approved plans/ local site plan approval
- North Business Park covenants apply

"Berlin is a friendly, progressive, and forward-thinking community providing a great environment for business. I am very pleased with the City of Berlin's commitment to business growth and development."

-Jeff Clemons, Safeguard America