

City of Berlin, WI – North Industrial Park



Site Description:

91 total acres in multiple divisible parcels
Site located on county Road X and XX.
Located for easy access to Highway 41.

Approximate Address:

**County Road X and XX
Berlin, WI 54923**

Site Specifications:

Terms

Asking Price:
Sell \$2,000 - \$20,000/Acre

Terms Available: Yes
Ownership: City

Community Contact

Name: Lindsey Kemnitz
Title: Community Development Dir.

Organization: City of Berlin
Address: 108 N. Capron St.
City: Berlin
State: Wisconsin
Zip: 54923

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Site Information

Industrial Park Total Acres: Numerous
Available Site: No
Expansion Plans: Numerous in area
Existing Business: Industrial
Zoning: Build to Suit
Parking Available: Yes
Covenants: Yes
Topography: Flat
Floodplain: No
Soil Borings: Yes
Curb: Yes
Paved Streets: Yes
Gutter: Yes
Streetlight: No

Telecommunications

Fiber optics: Yes
Digital switching: Yes

Transportation

Nearest Major Hwys: Hwys 49 and 91
Distance to Hwy: .9 miles (Hwy 49)
Lanes: 2 on Hwy 49 and 91
Nearest Airport: Wittman Regional
Nearest Interstate: 18 miles to Hwy 41

Utilities

Electricity supplier: Alliant Energy
3-Phase Electric: Yes
Gas Supplier: Alliant Energy
Municipal Water: Yes
Municipal Sewer: Yes
Water Source:
Water main size: 12"

Trade Area Population: 45,000

Incentives

Berlin Acquisition Credits

Sale Price \$20,000/Acre
Up to \$4,000 Credit for Each Full Time Job Created.
Development Credit of 2.5% of Estimated Cost of Construction.

SBA 504 Loan Program

Tax Increment Financing (TIF)

TREDC RLF

CDBG RLF

WEDC Tax Credits

City of Berlin Site Property Sheet