

Site Description:

1.5 total acre site located on County Road F, near South HWY 49, Located for easy access to HWY 41

Approximate Address:
 North Industrial Park Road
 Berlin, WI 54923

Site Specifications:

Asking Price: \$2000 - \$20,000/acre
 Ownership: City

Site Information:

Industrial Park Total Access:

Available Site:	1.5
Expansion Plans:	No
Existing Business:	Numerous in Area
Zoning:	Industrial
Parking Available:	Build to Suit
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 Highways:	HWYs 49 & 91
Distance to Highways:	9 miles HWY 49
Lanes:	2 on HWY 49 & 91
Nearest Airport:	Whitman Regional
Nearest Interstate:	18 miles to HWY 41

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**
- CDBG RLF**
- WEDC Tax Credits**

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

Community Contact:

Lindsey Kennitz
 Community Development Director
 City of Berlin, 108 N. Capron Street

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