

City of

Berlin

Wisconsin

North Business Park
Industry and Commerce on the Fox

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:

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

Site Information:

Industrial Park Total Access:

Available Site:	Numerous
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: 1.3 miles HWY 49
 4 miles HWY 91
 6 miles HWY 21

Nearest Airport: Wittman 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:

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 Planning & Development Director
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