



Industry and Commerce on the Fox

City of Berlin, WI – South Industrial Park



Site Description:

1.5 total acre site located on County Road F, Near South Hwy 49. Located for easy access to Highway 41.

Approximate Address:

North Industrial Park Road
Berlin, WI 54923

Site Specifications:

Terms

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

Terms Available: Yes

Ownership: City

Community Contact

Name: Jessi Balcom
Title: City Administrator
Organization: City of Berlin
Address: 108 N. Capron St.
City: Berlin
State: Wisconsin
Zip: 54923
Phone: 920-361-5400
Email: cityadministrator@cityofberlin.Wi.gov
Web: www.cityofberlin.net

Site Information

Industrial Park Total Acres: 1.5
Available Site: No
Expansion Plans: Numerous in area
Existing Business: Industrial
Zoning: Build to Suit
Parking Available: Yes
Covenants: Flat
Topography: No
Floodplain: Yes
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: .25 miles (Hwy 49)
Lanes: 2 on Hwy 49 and 91
Nearest Airport: Wittman Regional

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

City of Berlin
108 N. Capron St., P O Box 272
Berlin WI 54923

(920) 361-5400

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