

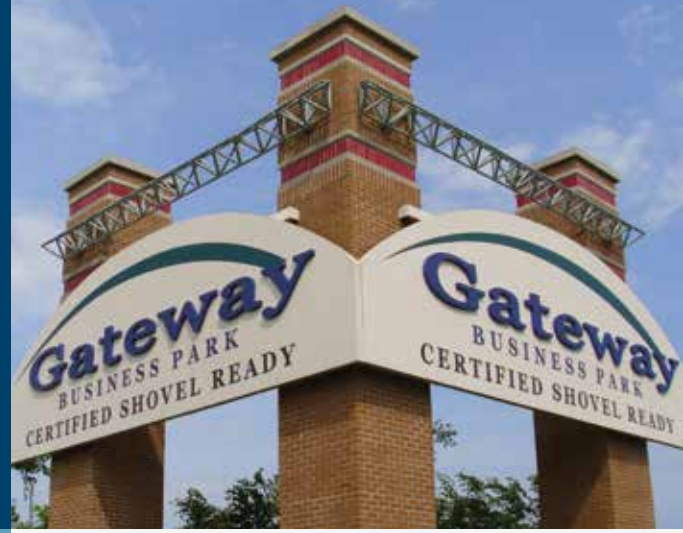
# 3405 Colley Road

## at the Wisconsin-Illinois Border

3405 Colley Road • Beloit, Wisconsin 53511

- M-2 Zoning
- 3.929 Acres
- J on the Map
- Parcel #22851050

Owned by: Greater Beloit Economic Development Corporation



Join 20+ businesses including Amazon, Staples & Kerry Ingredients at the Gateway Business Park. Shovel-ready sites. Price negotiable.

Tenants include Alliance Development/Midwest Refrigerated, Alliant Energy, Amazon, Campbells Snacks, Chicago Fittings, Corporate Contractors Inc., Eagle Ridge Estates single-family, EcoLab, Gateway Brewing Company, Gateway Estates multi-family, Hawks Ridge multi-family, Kerry, NorthStar Medical Radioisotopes, Pratt, Specialty Tool, Spray-Tek, Staples and The Morse Group.

The Gateway Business Park is in the center of the Midwest's distribution corridor. With access to I-43, I-90, I-39 & State Highway 75 it's easy to get trucks on the road. We have the workforce to support manufacturing & distribution companies, and will expedite your project. Call to secure your site today.

**The Gateway Business Park is a 450-acre development at the intersection of I-90/I-39 at the Wisconsin/Illinois border. Low-cost energy, abundant water and affordable natural gas reduce operating costs, as do Wisconsin's low taxes. Fast track permitting!**

### Shovel-Ready Sites at The Gateway Business Park

- ✓ I-43 & I-90 Visibility
- ✓ Utilities in Place
- ✓ Phase 1 Complete
- ✓ Fiber, Water & Sewer
- ✓ 3 Interchanges & Rail within 2 Miles

#### Location Advantages:

- ✓ 33% of U.S. Population in 500 miles
- ✓ 1 Hour to Madison
- ✓ 1.5 Hours to Chicago
- ✓ 4.5 hours to Minneapolis, St. Louis,
- ✓ Des Moines, Grand Rapids & Indianapolis
- ✓ 6 Hours to Cincinnati, Louisville & Omaha



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## Property Details:

- ✓ Sewer: 12" Colley in Road with 8" Stub
- ✓ Water: 10" Tubbs (opposite side)
- ✓ Storm: Ditch on Colley. Need to provide storm water TSS removal and infiltration in accordance with DNR requirements.
- ✓ Regional Facilities: Detention Only
- ✓ Flood Plain, Mapped Wetlands, Wetland Indicators: No
- ✓ Subject to Covenants: No
- ✓ Access: Colley Road
- ✓ Can combine with 3400 Venture Drive.



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