Beaver Dam
Commerce Park

Alliant Energy®

CUSHMAN & WAKEFIELD

Beaver Dam Commerce Park

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BEAVER DAM

AB SEALER

RICHELIEU FOODS, INC.

KraftHeinz

APACHE STAINLESS EQUIPMENT CORPORATION

JOHN DEERE

B

Ganske Rd

W

PEPSICO

Walmart
1,025,312-SF Building
276.8-Acre Site

Hemlock Rd

Spruce Rd

A

Kohlhoff Rd

Buckhorn Rd

Jersey Rd

151

Green Bay

Madison

Milwaukee

350 Acres
Available for Sale or Build-to-Suit Development

Situated along U.S. Highway 151 at Hemlock Rd and
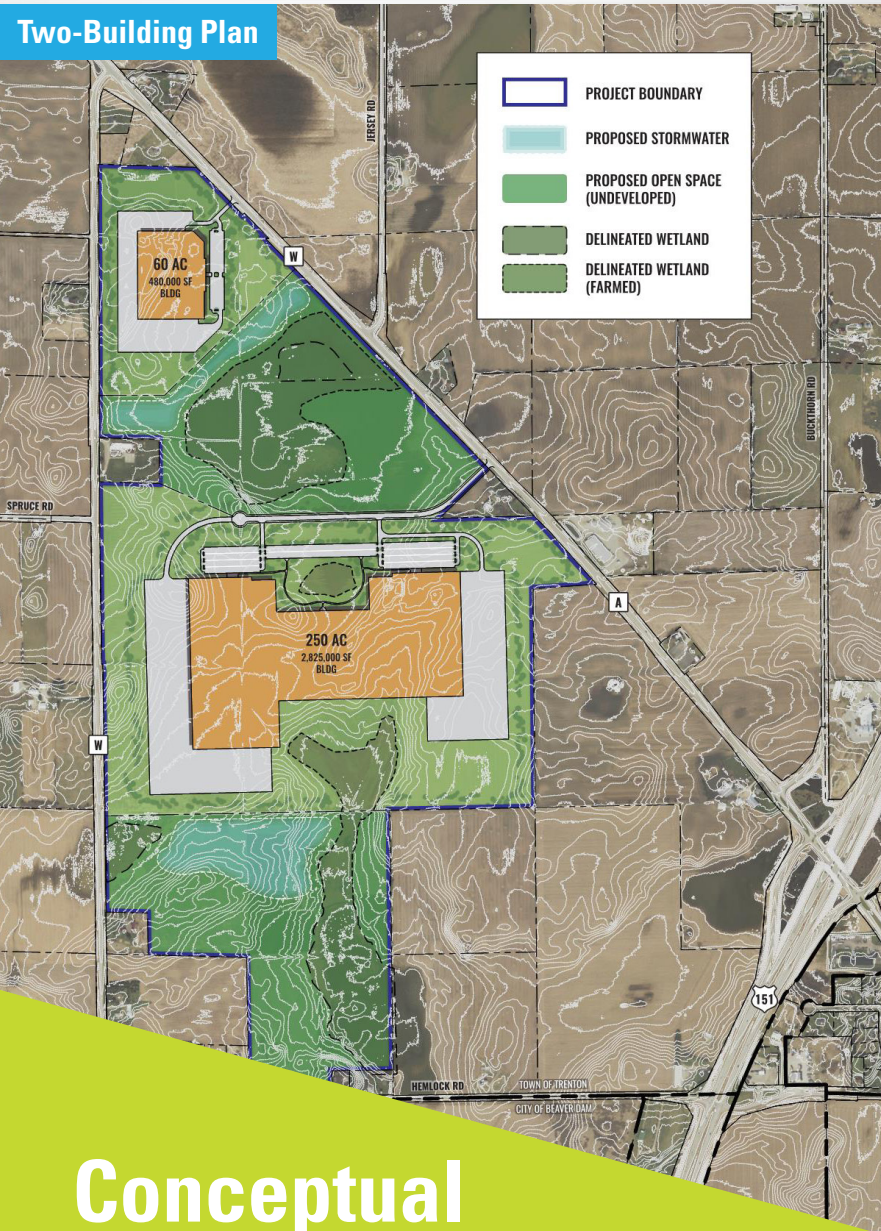County Highways A and W in Beaver Dam, WI

Asking Price: $20,000/Acre

![Beaver Dam Commerce Park logo] **Beaver Dam Commerce Park**

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Two-Building Plan

Legend:
- PROJECT BOUNDARY
- PROPOSED STORMWATER
- PROPOSED OPEN SPACE (UNDEVELOPED)
- DELINEATED WETLAND
- DELINEATED WETLAND (FARMED)

60 AC
480,000 SF BLDG

250 AC
2,825,000 SF BLDG

JERSEY RD
BUCKHORN RD
SPRUCE RD
HEMLOCK RD
TOWN OF TRENTON
CITY OF BEAVER DAM
151
A
W

Four-Building Plan

Legend:
- PROJECT BOUNDARY
- PROPOSED STORMWATER
- PROPOSED OPEN SPACE (UNDEVELOPED)
- DELINEATED WETLAND
- DELINEATED WETLAND (FARMED)

60 AC
480,000 SF BLDG

28 AC
310,000 SF BLDG

156 AC
1,640,000 SF BLDG

115 AC
1,300,000 SF BLDG

JERSEY RD
BUCKHORN RD
SPRUCE RD
151
A
W

SHOVEL-READY SITES FROM 28 TO 250 ACRES

BUILDINGS FROM 310,000 SF TO 2.8 MSF

IMMEDIATE FOUR-WAY HIGHWAY ACCESS
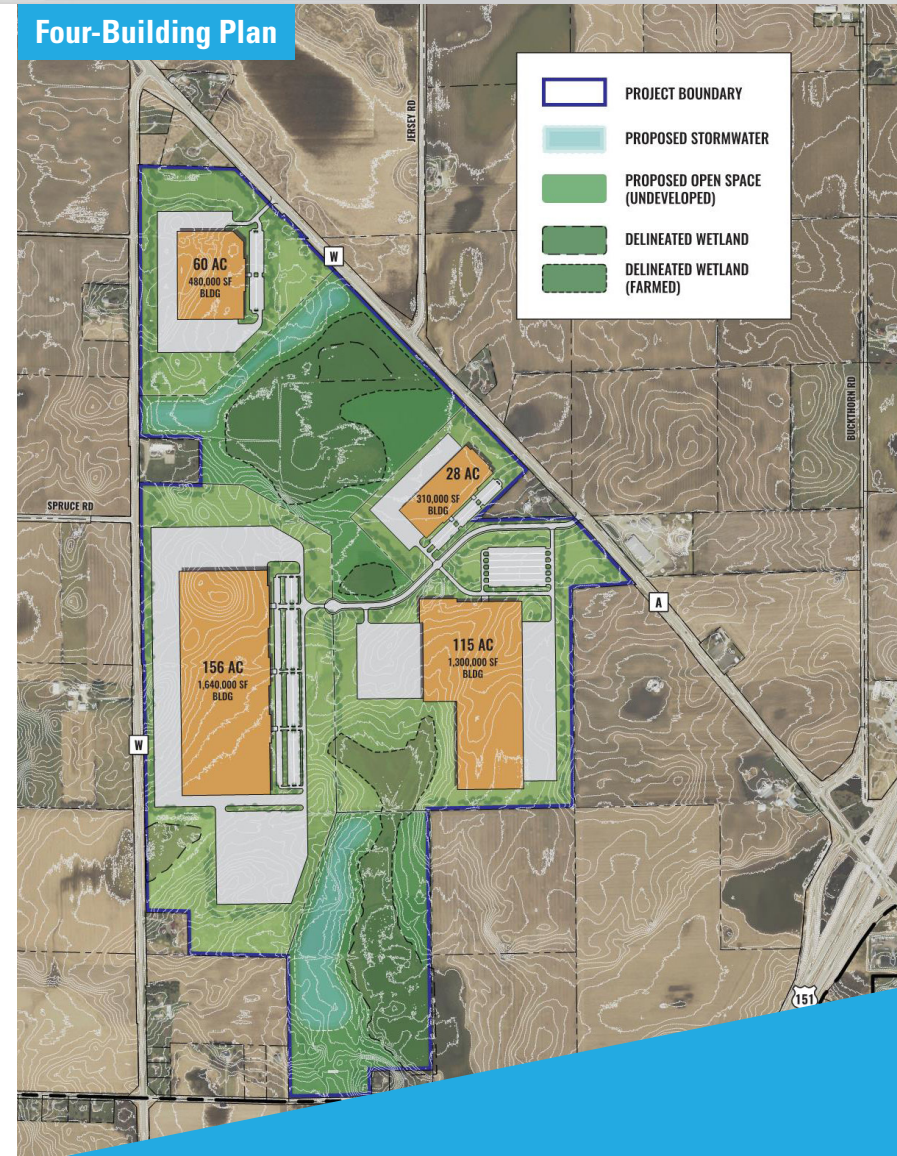
BUSINESS-FRIENDLY COMMUNITY & GOVERNMENT
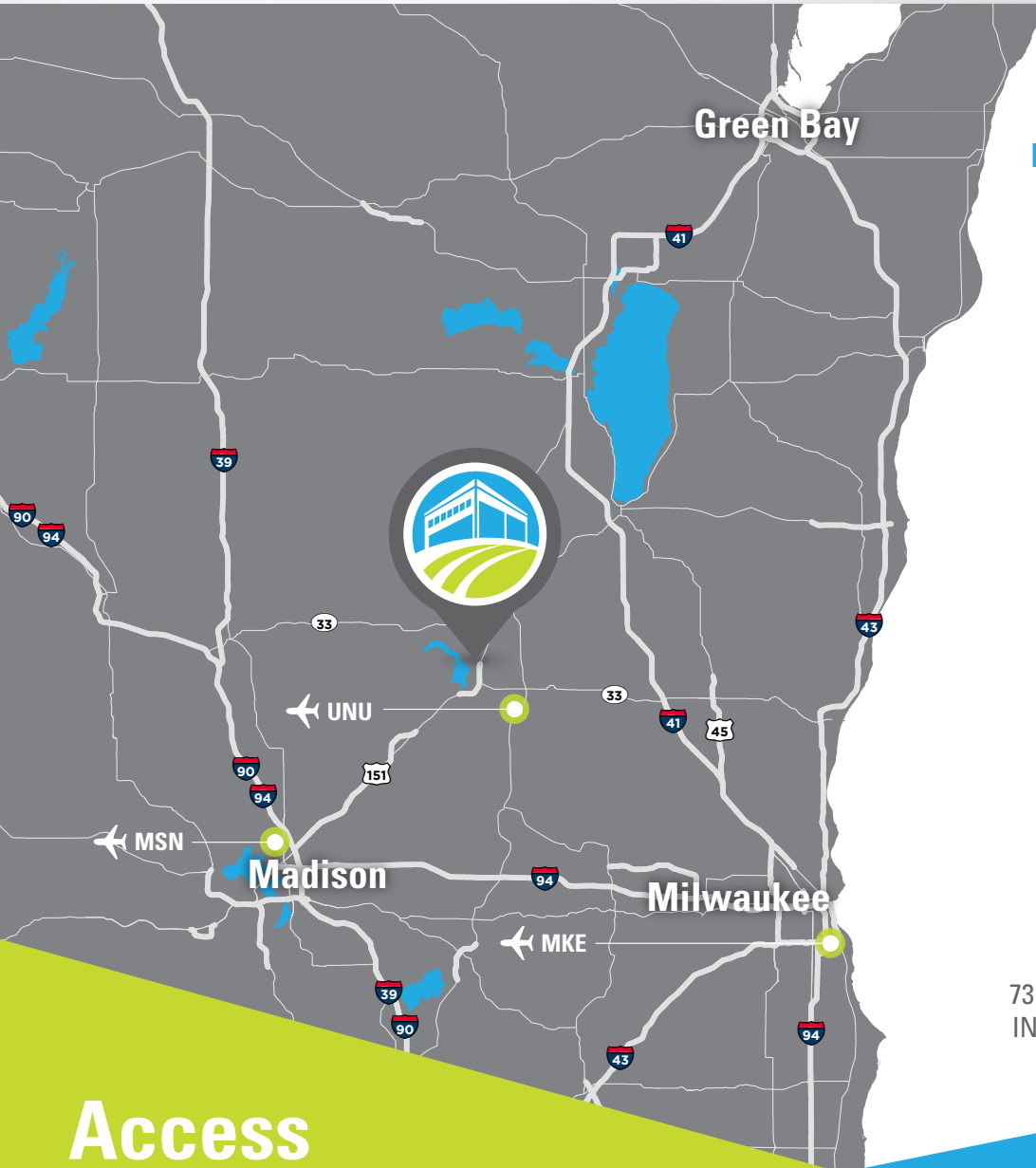
HIGH-QUALITY WORKFORCE

Conceptual Site Plans

As one of Wisconsin's largest available industrial sites, Beaver Dam Commerce Park offers scalable opportunities for users of all sizes.

Beaver Dam Commerce Park

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DRIVE-TIMES TO MAJOR METROPOLITAN AREAS

35 MINUTES
TO MADISON

75 MINUTES
TO MILWAUKEE

90 MINUTES
TO GREEN BAY

DISTANCE TO NEARBY AIRPORTS

9 MILES TO DODGE
COUNTY AIRPORT (UNU)

42 MILES TO DANE COUNTY
REGIONAL AIRPORT (MSN)

73 MILES TO GENERAL MITCHELL
INTERNATIONAL AIRPORT (MKE)

Access To Markets

Located between three major metropolitan areas, Beaver Dam Commerce Park users can leverage immediate access to premier markets.

(Map labels: Green Bay, Madison, Milwaukee, UNU, MSN, MKE; Interstate markers 39, 90, 94, 41, 43, 45; Highway markers 33, 151)

Beaver Dam Commerce Park

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ACCESS AN AVAILABLE WORKFORCE OF 223,727 PEOPLE WITHIN A 45-MINUTE DRIVE-TIME RADIUS

OVER 59,500 WORKERS WITH WAREHOUSING, DISTRIBUTION, MANUFACTURING OR PROCESSING RELATED EXPERIENCE

The Workforce

Offering exceptional access to Wisconsin's vast and skilled workforce with an available labor pool of 223,727 within a 45-minute drive of the site.

Beaver Dam
Commerce Park

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Ideal location for food processing, cold storage, printing, distribution and manufacturing users.

CITY	MILES
Chicago	156
Cincinnati	455
Cleveland	499
Des Moines	343
Detroit	445
Indianapolis	343
Kansas City	534
Louisville	458
Memphis	669
Milwaukee	68
Minneapolis	273
Nashville	615
Omaha	476
Pittsburgh	615
St. Louis	386

Proximity
& Accessibility

Users can reach over 50% of the U.S. population within one day's truck delivery and 75% within two days.

Beaver Dam Commerce Park

Contact Us

To learn more about available opportunities, please contact:

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