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# 333 Portland Road Waterloo, Wisconsin

**\*\* Available 17-Acre Bare Ground Industrial Site \*\***

## THE OPPORTUNITY.

This 17.33 acre site, next to the Waterloo Fire Department, has direct access to State Highway 19. It is 9 miles from I-94. State Highways 19 and 89 are Waterloo's main highway corridors. The community is also served by Wisconsin & Southern Railroad. Ample water, and electric capacity are in place at this location. Municipally owned Waterloo Utilities has a substation located across the north boundary of the site.

Located in Jefferson County, 20 minutes east of Madison, the Waterloo area has a small-town appeal accompanied by quick access to all of the amenities of Wisconsin's capital city. The City of Waterloo has a population of 3,300 and the neighboring Village of Marshall has 3,500 residents.

Strategically located between Madison, Milwaukee and the Fox Valley – Waterloo offers:

- Aggressive incentives and fast project approvals: a results-based municipal partnership.
- Access to the Dane County Labor Market at a substantially lower cost.
- Small town charm at an affordable price.
- Great schools - both public & private.
- Abundant outdoor recreational opportunities.

The City of Waterloo offers a quality of life ideal for families, with beautiful municipal parks and nearby county and state recreational areas, including the 4,000-acre Waterloo Wildlife Area, the 40-acre Garman Preserve, and a 50-acre Firemen's Park featuring a fully restored 1911 C.W. Parker Carousel and the oldest active baseball field in Wisconsin.

The home of Trek Bicycle, Sheehy Trucking Company, Van Holten Pickles, Jim's Cheese, McKay Nursery, Sussek Machine Company and others -- Waterloo's municipal-business partnerships are the cornerstone of this welcoming community. Located just across the Dane County border, in Jefferson County, Waterloo provides cost effective access to the Dane County labor market at a substantially lower cost than building in Dane County.

General surroundings fit for industrial activity with State Highway access.

Community served by Wisconsin & Southern Railroad.

Aggressive TIF financing available.

No significant topography issues.

Industrial zoning.

Fire station proximity equals positive insurance classification rating.

No known environmental, archeological/historical or endangered species impediments to immediate industrial development.

Direct cash incentives designed to benefit your financial situation on Day 1.

For more information about this site, please contact Mo Hansen at 920-478-3025.



# OFFERING MORE, DELIVERING MORE.

- 1. Incentives & Cash Benefits (negotiable estimate).** Direct cash incentives for qualifying projects.
- 2. No Cost Land Acquisition.** Land acquisition expense of \$0 (zero). This 17 acre site becomes available at no cost in exchange for site development. The site is zoned for industry and ready for build-new construction.
- 3. Access To The Dane County Labor Market Without The Dane County Price Tag.** Twenty minutes from Madison -- Wisconsin's economic engine – our community offers fast, low-cost project approvals with an in-house combined state/local plan review - saving time and lowering construction expense.
- 4. Utility Rates Lowering Your Cost Of Operation.**

Electric Service. Municipally owned Waterloo Utilities is your partner in lowering your cost of doing business. We offer 4-years of electric rates at our wholesale rate under provisions of the New Load Pricing Tariff to qualifying projects.

Waterloo Utilities Superintendent Barry Sorenson and Energy Services Specialist Cory Neeley can help you save energy during the design phase and once you are operating.

New Construction Design Assistance. Waterloo Utilities offers additional financial assistance to overcome barriers that would otherwise prevent the installation of efficiency measures. Technical assistance is available for prescriptive incentives from WPPI Energy, Focus on Energy and other efficiency incentive programs.

Ready Utilities. Great rates and ample capacity exists to serve this project through Waterloo Utilities. Natural gas serviced provided by WE Energies.

**5. A Public/Private Record Of Success:** The home of Trek Bicycle, ASCEND Retail Management Solutions, Van Holten Pickles, Jim's Cheese, McKay Nursery, Sussek Machine Company and many others -- Waterloo's municipal-business partnerships are the cornerstone of our welcoming community.

Don't take our word for it. Speak directly with Waterloo's business leaders.

Trek Bicycle	Mark Joslyn	VP Human Resources	(920) 478-2191 x 12631	<a href="mailto:Mark_Joslyn@trekbikes.com">Mark_Joslyn@trekbikes.com</a>
Sheehy Enterprises	John Sheehy	President	(800) 678-2104	<a href="mailto:John@Sheehymail.com">John@Sheehymail.com</a>
ASCEND	Mark Hoggatt	Software Manager	(877) 875-8663	<a href="mailto:Mark_Hoggatt@ascendrms.com">Mark_Hoggatt@ascendrms.com</a>
Van Holten Pickles	Steve Byrnes	General Manager	(800) 255-0619	<a href="mailto:sbyrnes@vanholtenpickles.com">sbyrnes@vanholtenpickles.com</a>
McKay Nursery	Kurt Popp	President	(920) 478-2121	<a href="mailto:kpopp@mckaynursery.com">kpopp@mckaynursery.com</a>
Sussek Machine Co	Chris Feller	President	(920) 478-2126	<a href="mailto:chrisf@sussek.com">chrisf@sussek.com</a>

## TAKE THE NEXT STEP.

For more information about this City of Waterloo site, contact Mo Hansen with the City of Waterloo at 920-478-3025, or [mhansen@waterloowi.us](mailto:mhansen@waterloowi.us)