

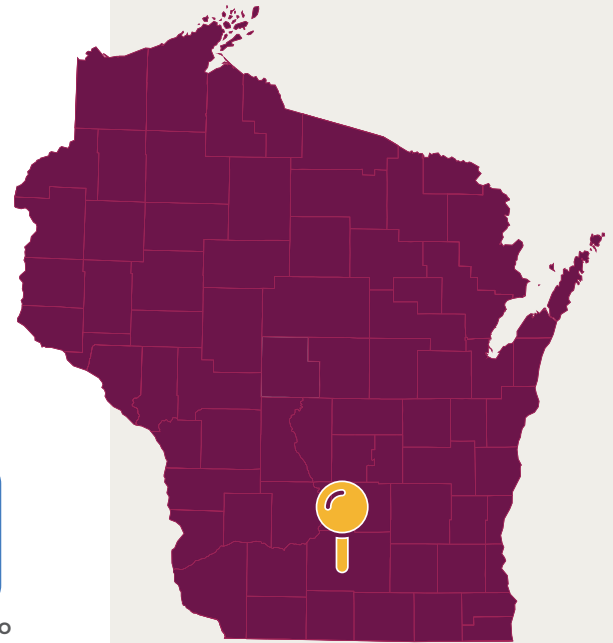
LIBERTY BUSINESS PARK



Scan or click to
view drone video

PROPERTY DETAILS

County	Dane
Acreage	130 total / 39 available
Latitude/Longitude	42.9795, -89.4946
Topography (map avail.)	No significant topography issues
Site Ownership	Oakbrook Integrated Real Estate Services
Zoning	Suburban Industrial
Utilities	<p>Electric</p> <ul style="list-style-type: none"> • Alliant Energy • 24.9kV underground loop feed around perimeter • Substation adjacent to site served by a 138 kV ATC transmission line and 69kV transmission line <p>Gas</p> <ul style="list-style-type: none"> • Madison Gas & Electric • 60 psi pressure <p>Water</p> <ul style="list-style-type: none"> • City of Verona • Peak plant capacity: 720,000 gallons • Pressure: 68 psi <p>Wastewater</p> <ul style="list-style-type: none"> • City of Verona & Madison Metropolitan • Peak capacity: 1,110 gpm or 1,600,000 gpd <p>Telecommunication</p> <ul style="list-style-type: none"> • TDS Fiber



Scan or visit
wedc.org/verona
to find out more!

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LOOK FORWARD ►



PROPERTY DETAILS

Transportation Highway & Interstate Airport	<ul style="list-style-type: none">• Fronts Hwy 151 (Verona bypass, limited access 4-lane); exit < 0.5 miles west of site• Hwy 151 connects to Hwy 12/18 in Madison (6 miles from site), which connects to I-90/39/94 to the east (15 miles from site)• ~30 minutes to Dane County Regional Airport (Madison)• ~2.5 hours to O'Hare via I-90 E• ~2 hours to Mitchell Airport Milwaukee via I-94 E• ~1 hour from Southern Wisconsin Regional Airport in Janesville (carries some freight) via Hwy 14 E
Site Advantages	<ul style="list-style-type: none">• No known impediments to immediate development• Zoning of surrounding properties compatible with industrial development• Not in flood zone (FEMA Flood Zone X – outside the 100- and 500-year flood zone)• 8 miles from University Research Park, and 4 miles from Epic Systems Headquarters. Nearby businesses include the Hyatt Place Hotel, Sugar River Pizza Company, Wisconsin Brewing Company, Kwik Trip, CrossFit Adept, North and South Seafood Smokehouse.



Due Diligence Studies and Reports

- ✓ ALTA Survey
- ✓ Geotechnical Study
- ✓ Master Site Plan
- ✓ Topography
- ✓ Wetlands
- ✓ Environmental Assessment
- ✓ Archaeological/Historical
- ✓ Endangered Species

WISCONSIN

CERTIFIED SITE

Reduce Risk – Increase Speed to Market

This site has been designated as “suitable for development”* by Deloitte and the Wisconsin Economic Development Corporation (WEDC). The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities, and other factors.

Deloitte.

* Site designation is based on information that has been submitted to Deloitte and WEDC, and that Deloitte and WEDC believe to be true. Deloitte and WEDC have no liability or responsibility for existing or future conditions of the sites.