



FOR LEASE

1901 GATEWAY BOULEVARD

**200,000 SF
BELOIT, WI**

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PROPERTY HIGHLIGHTS



**CENTRAL
DISTRIBUTION
LOCATION**



**CONVENIENT
ACCESS TO I-39, I-90
RAMP, AND I-43
INTERCHANGE**



**ECONOMIC
DEVELOPMENT
INCENTIVES
AVAILABLE**



**150+ TRAILER
PARKING
POSITIONS**



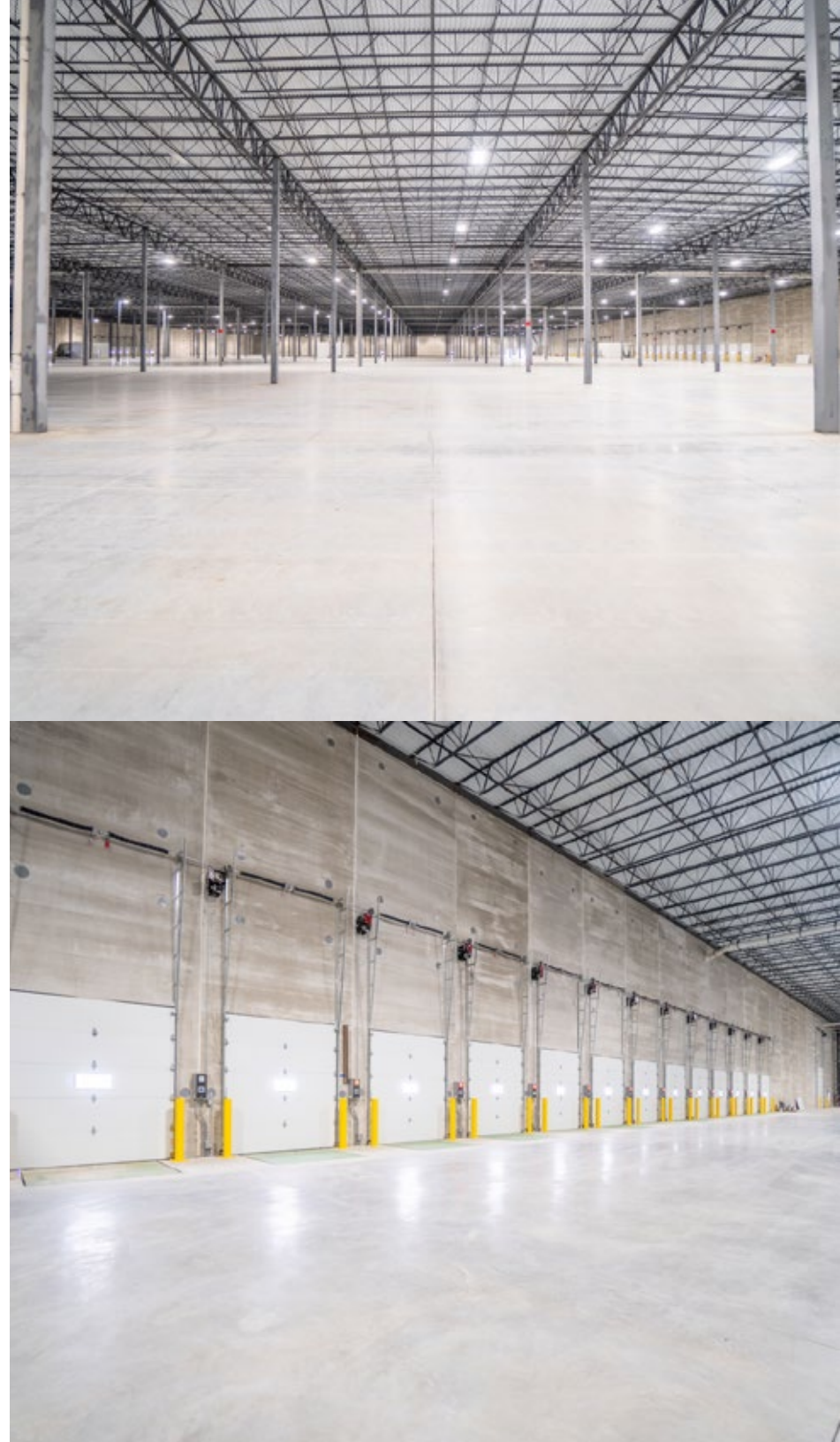
**ACCESS TO HIGH-
QUALITY LABOR**



PROPERTY DETAILS

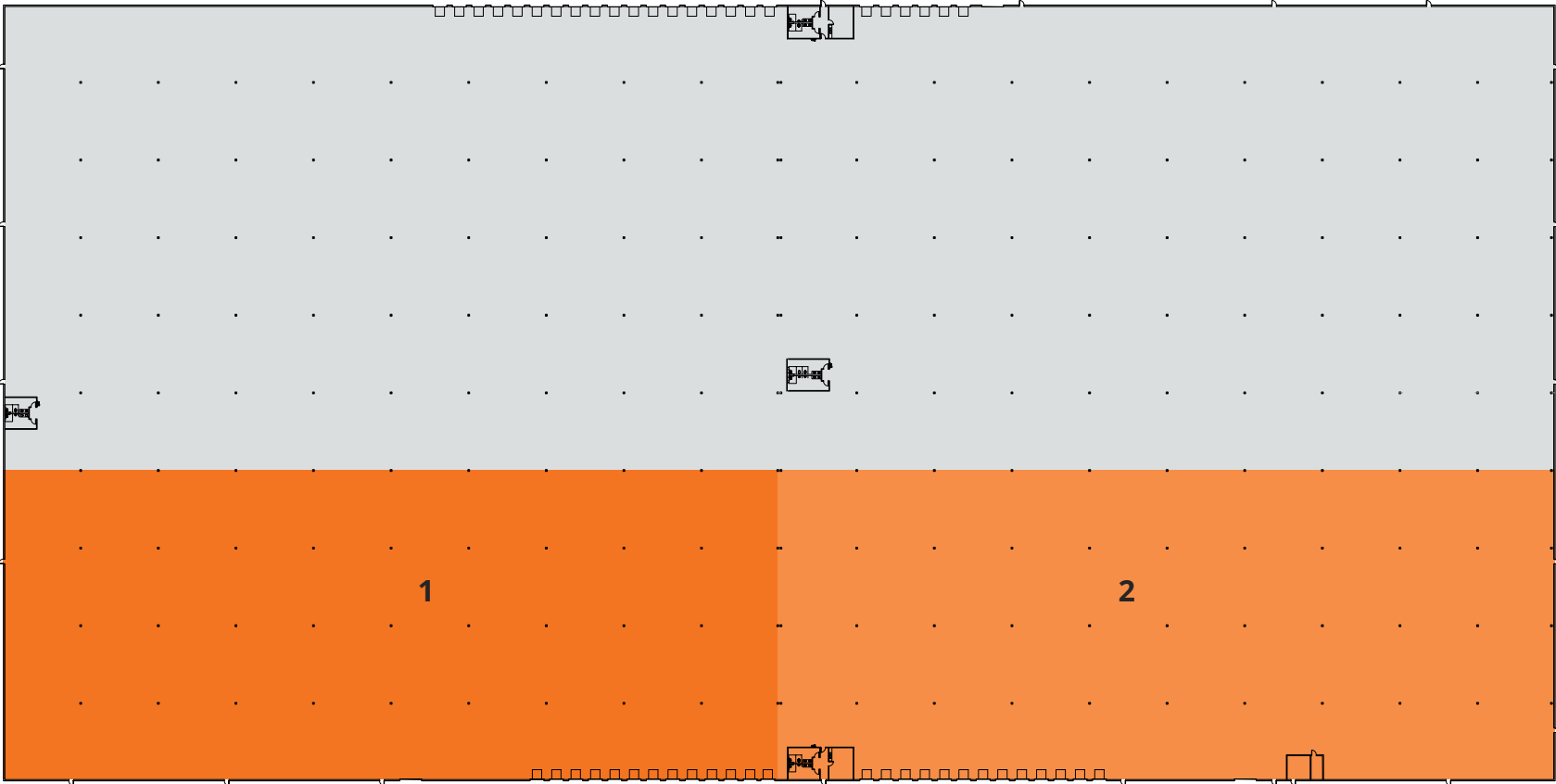
1901 GATEWAY BOULEVARD | BELOIT, WI

AVAILABLE SPACE	200,000 SF
MINIMUM DIVISIBLE	99,845 SF
OFFICE SPACE	Build to Suit
DOCK DOORS	West Side of Building: (26) 9' x 10' w/ Provisions for (10) Additional Dock Doors
DRIVE-IN DOORS	East Side of Building: Provisions for (4) Additional 14' x 16' Doors Near Future Rail Spur West Side of Building: (2) 14' x16'
CLEAR HEIGHT	32'
COLUMN WIDTH & DEPTH	50' x 50'
ROOF	TPO
WALLS	Precast Concrete
FLOORS	8" Concrete
RESTROOMS	3 Men's 3 Women's
YEAR BUILT	2022
FIRE SUPPRESSION	ESFR
LIGHTING	High-Efficiency LED
POWER	3-Phase
PARKING	150+ Trailer Positions 298 Passenger Car Spaces
RAIL	Spur Possible via Union Pacific
LAND AREA	56.27 Acres
ZONING	M2: General Manufacturing
OPEX ESTIMATE	\$0.90/SF



FLOOR PLAN

1901 GATEWAY BOULEVARD | BELOIT, WI



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE 2	32' 0"	13	100,155 SF
2	WAREHOUSE 3	32' 0"	13	99,845 SF
TOTAL				200,000 SF

VIEW A MATTERPORT WALK-THROUGH



SITE PLAN

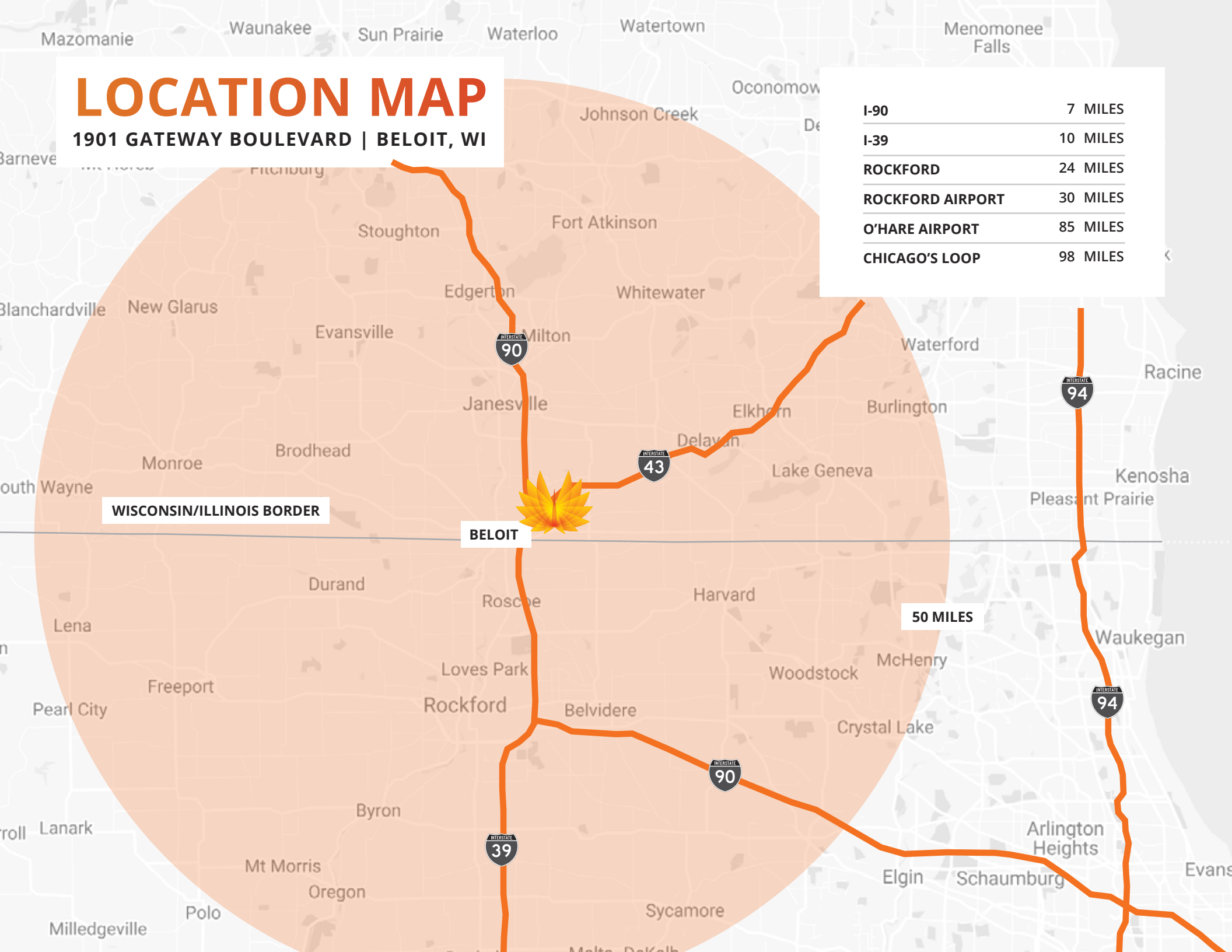
1901 GATEWAY BOULEVARD | BELOIT, WI



LOCATION MAP

1901 GATEWAY BOULEVARD | БЕLOIT, WI

I-90	7 MILES
I-39	10 MILES
ROCKFORD	24 MILES
ROCKFORD AIRPORT	30 MILES
O'HARE AIRPORT	85 MILES
CHICAGO'S LOOP	98 MILES



WISCONSIN/ILLINOIS BORDER

BELOIT

50 MILES



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