



FOR LEASE | **350,122 SF**
1901 GATEWAY BOULEVARD | **BELOIT, WI**

ANTHONY CRIVELLO 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM
KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM
LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



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**



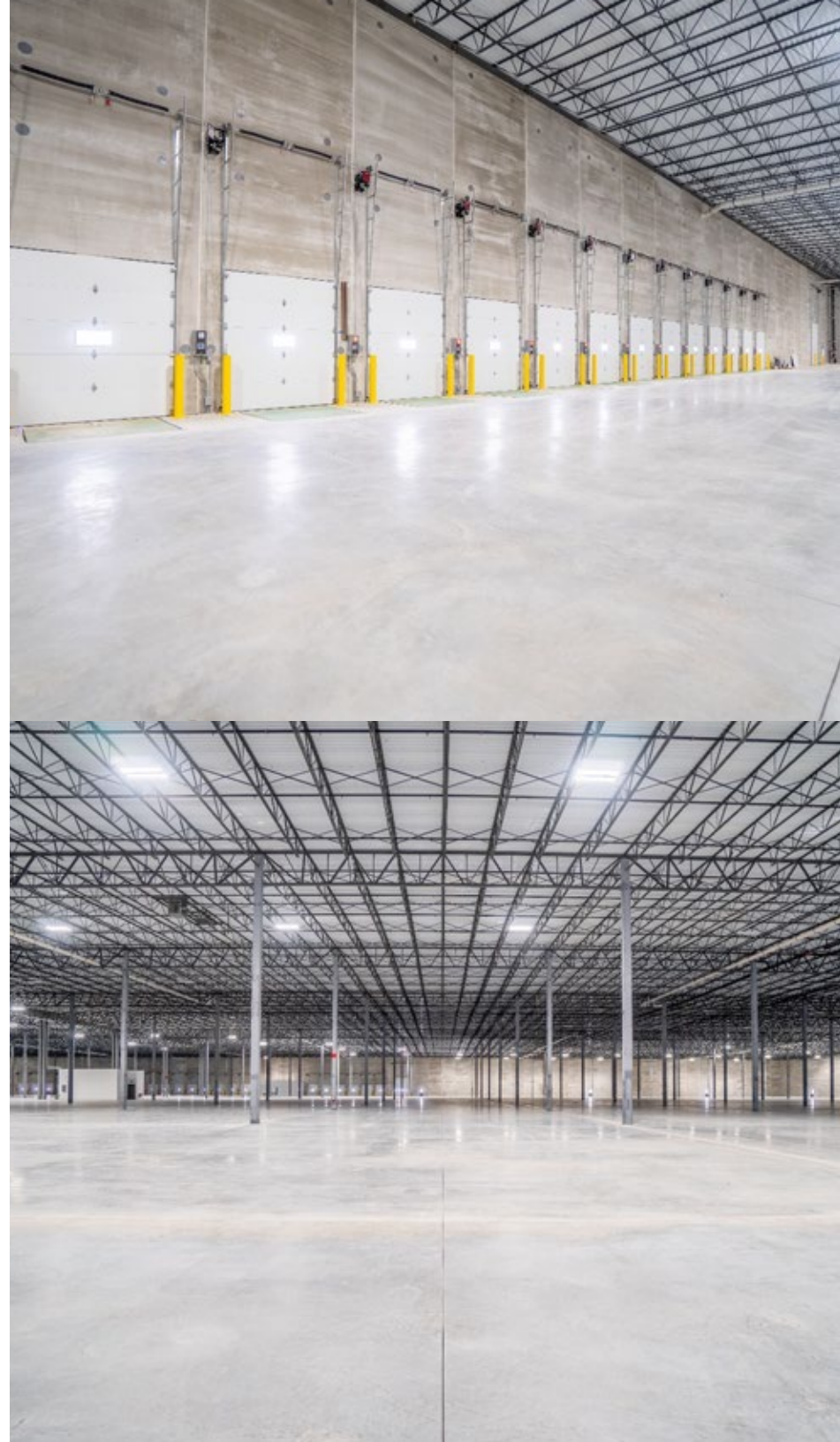
**ACCESS TO HIGH-
QUALITY LABOR**



PROPERTY DETAILS

1901 GATEWAY BOULEVARD | BELOIT, WI

| | |
|----------------------|---|
| AVAILABLE SPACE | 350,122 SF |
| MINIMUM DIVISIBLE | 100,000 SF |
| OFFICE SPACE | Build to Suit |
| DOCK DOORS | East Side of Building: (18) 9' x 10' West Side of Building: (26) 9' x 10' w/ Provisions for (10) Additional Dock Doors |
| DRIVE-IN DOORS | East Side of Building: (1) 14' x 16' w/ Provisions for (4) Additional 14' x 16' Doors Near Future Rail Spur West Side of Building: (2) 14' x 16' |
| 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 |



SITE PLAN

1901 GATEWAY BOULEVARD | BELOIT, WI



LOCATION MAP

1901 GATEWAY BOULEVARD | BELOIT, 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

