



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

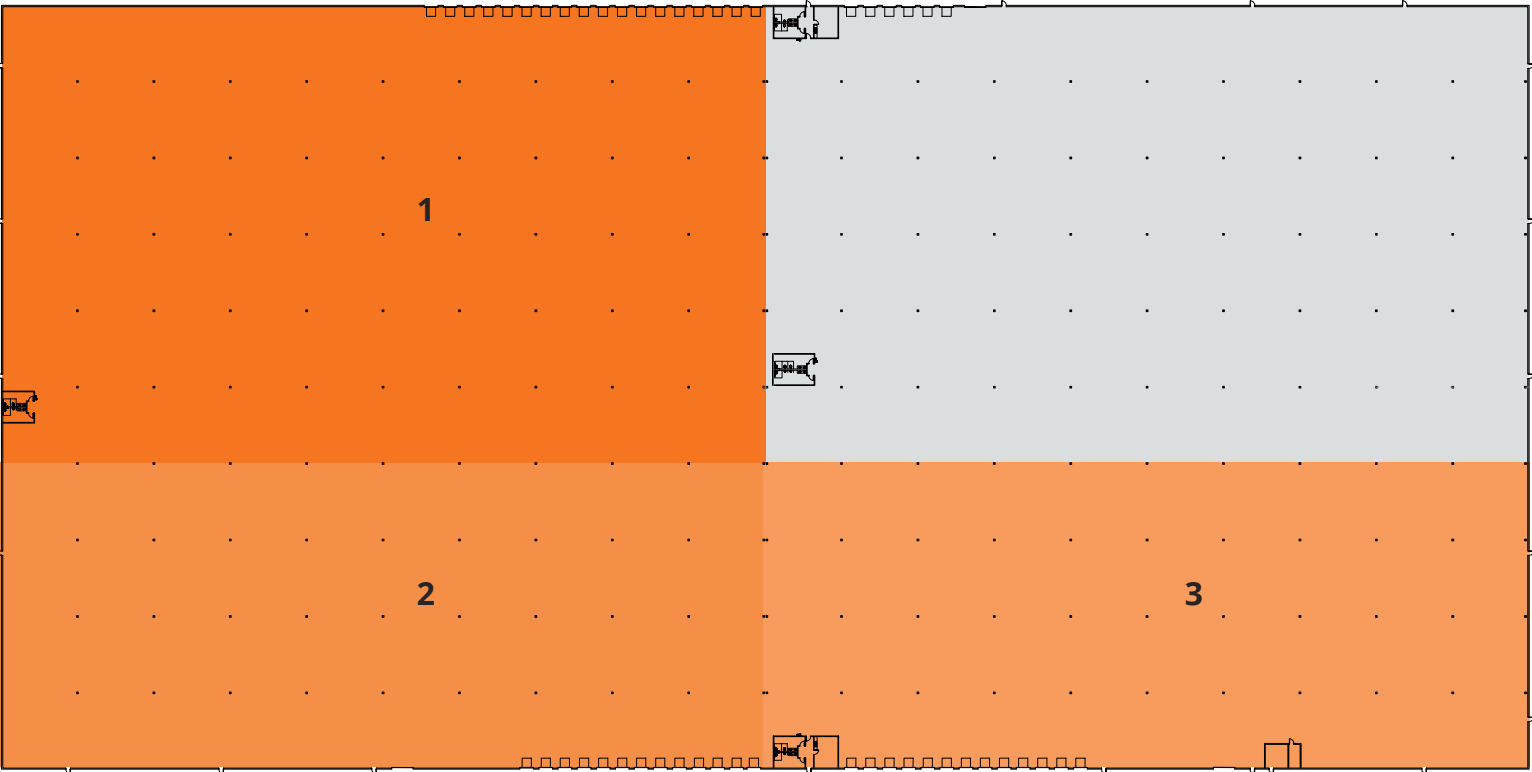
1901 GATEWAY BOULEVARD | БЕЛОIT, WI

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	<b>\$0.90/SF</b>



# FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE 1	32' 0"	18	150,152 SF
2	WAREHOUSE 2	32' 0"	13	100,155 SF
3	WAREHOUSE 3	32' 0"	13	99,815 SF
<b>TOTAL</b>				<b>350,122 SF</b>

[VIEW A MATTERPORT WALK-THROUGH](#)





# SITE PLAN

1901 GATEWAY BOULEVARD | BELOIT, WI





# LOCATION MAP

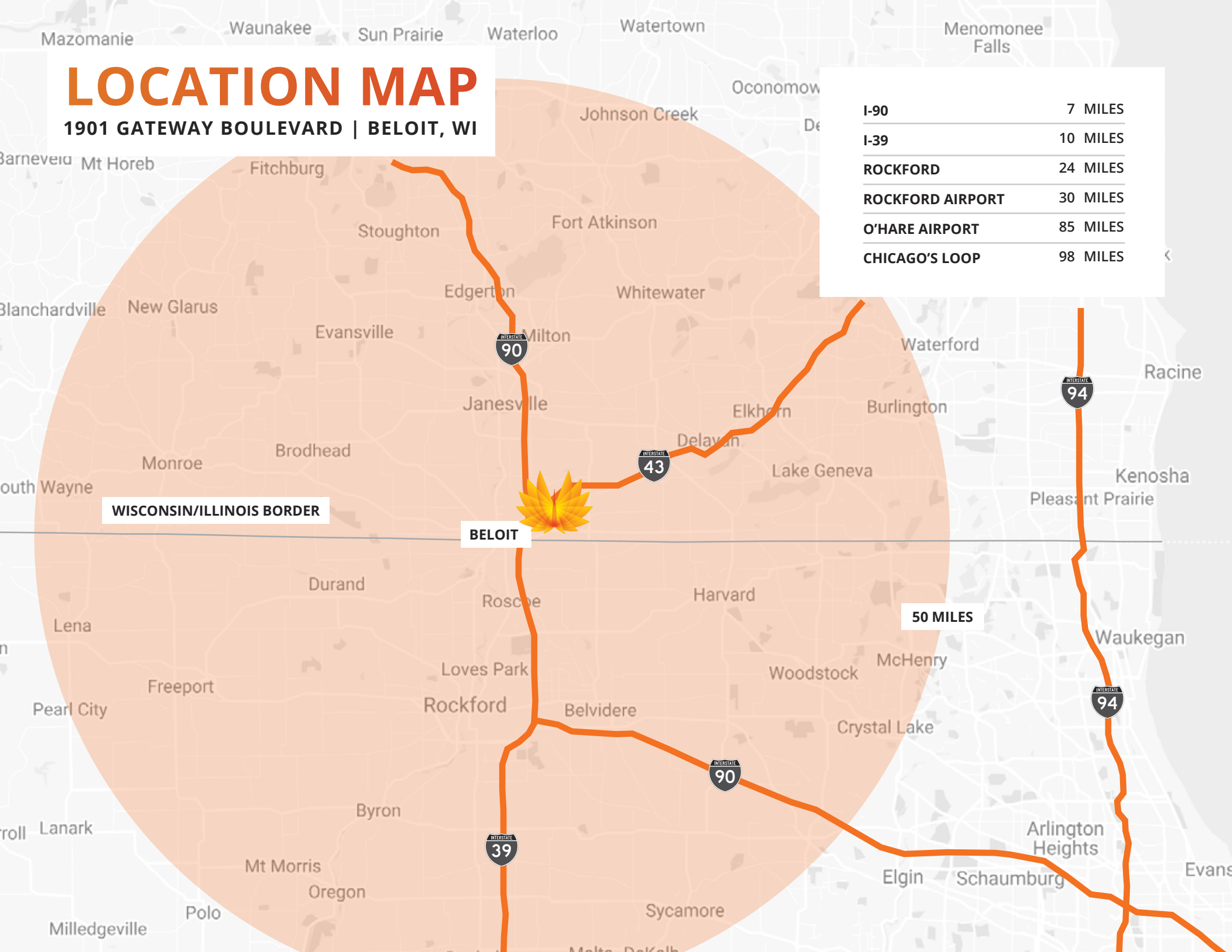
1901 GATEWAY BOULEVARD | BELOIT, WI

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





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