



First Site  
in Wisconsin

**IRS  
Designated  
Opportunity  
Zone Site**



**BUNBURY  
COMMERCIAL**

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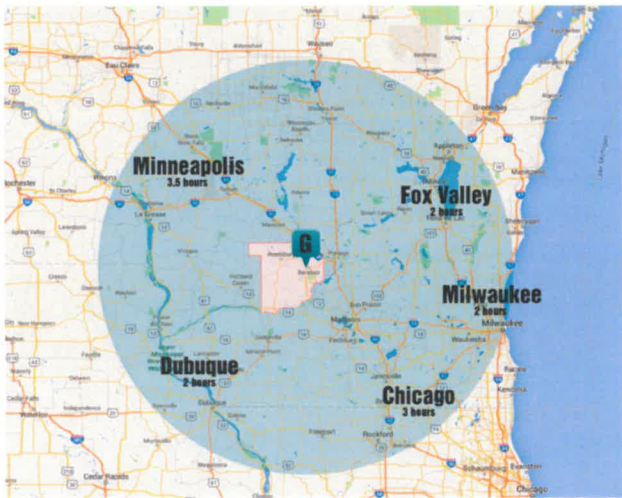
**Gateway  
Business Park**



**BARABOO**

Unlimited  
Possibilities

# Gateway Business



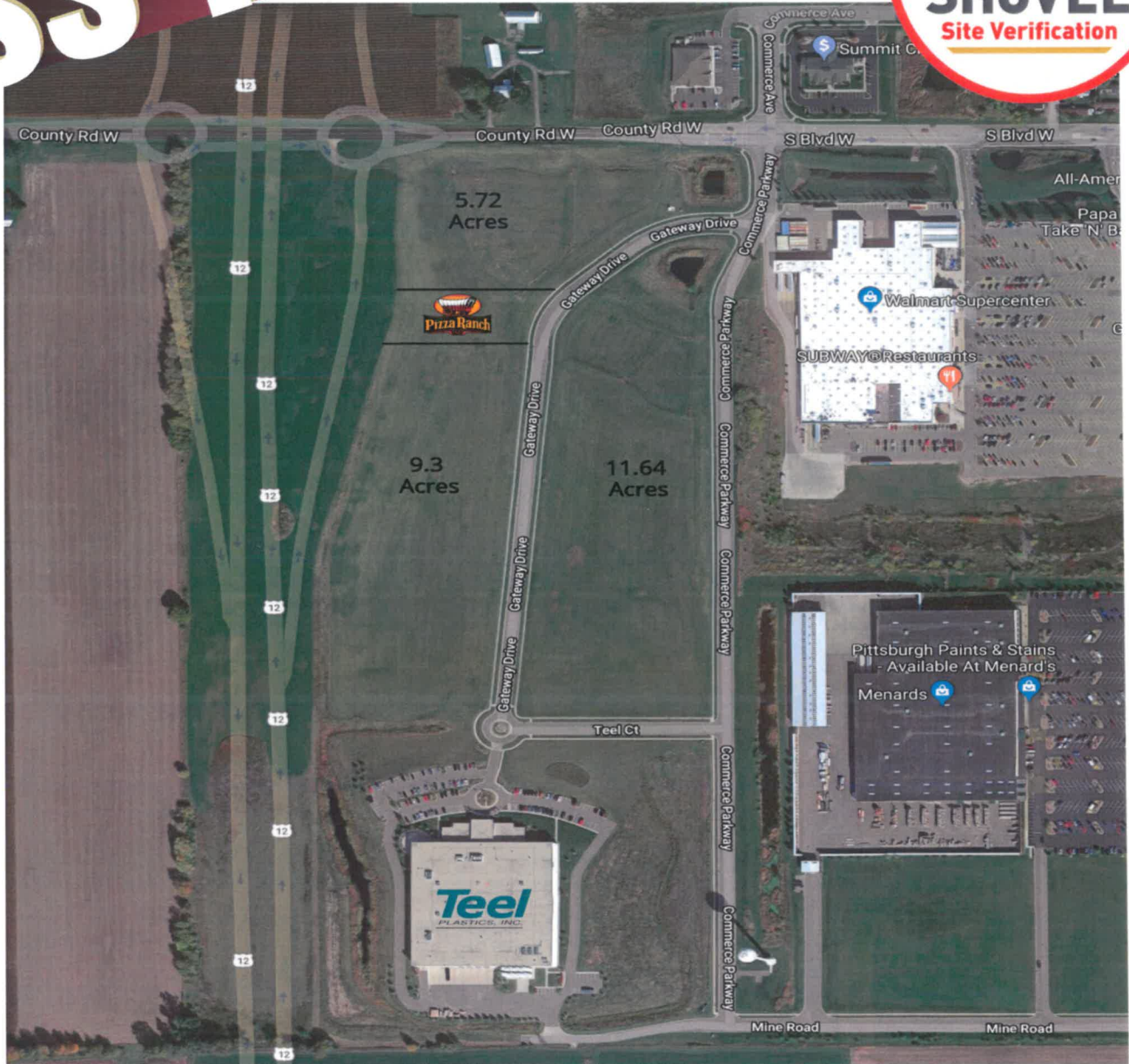
Gateway Business Park is logistically-friendly and offers easy connections to local cities and neighboring states like Illinois and Minnesota. It's bordered by interstate highways, serviced by rail and within 3 hours of an international airport. The anchor tenant of the business park is Teel Plastics, which employees over 260. Pizza Ranch has also located in the business park and will open in 2016.

## Gateway Business Park

Gateway Business Park offers a unique opportunity to leverage its existing infrastructure to select tenants.

- Located next to new 4-lane highway from Interstate 90/94 to Madison, scheduled to open in 2017
- Commercial / Retail Land for Sale
- Build-to-Suit – Can Define Lot Size
- Business – Friendly Community
- Great Visibility
- Zoning (I-4) Allows Commercial, Medical, Hospitality and Restaurant
- 4-Ramp Diamond Interchange
  - Immediately Adjacent to New Highway 12 and County Road W
  - Easy On / Off Accessibility
- Ideally located with completion of new 4-lane Highway 12
- Will be at the main entrance to the City of Baraboo
- Located at the new Highway 12 off ramp to Devil's Lake State Park and Circus World Museum
- High volume traffic to local retailers like Walmart & Menards

# Gateway Business Park

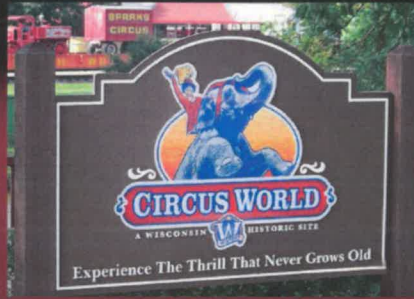


The Gateway Business Park is located at the first and main entrance in the city of Baraboo off of the new four-lane Hwy 12. Commercial land is available for building with water, sewer, gas 500MB bandwidth of fiber optics, sidewalk and streets grading and water retention. Zoning (1-4) allows for commercial, medical hospital, restaurants and other business options. There is a high traffic volume to WalMart, Menards, and other businesses. The business park will survey lots to meet buyer needs, will build to suit, provide financing and has lease-back option to assist in making potential business investments work. Prices starting at \$3.45/sf.

**Contact:** John Blindauer - 608-206-1993 or Jason Needham - 608-843-3711



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Sauk County is blessed with a multitude of recreation opportunities like golf, hiking, camping & boating and is home to the Circus World Museum, Devil's Lake State Park and Aldo Leopold Foundation, to name just a few.



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