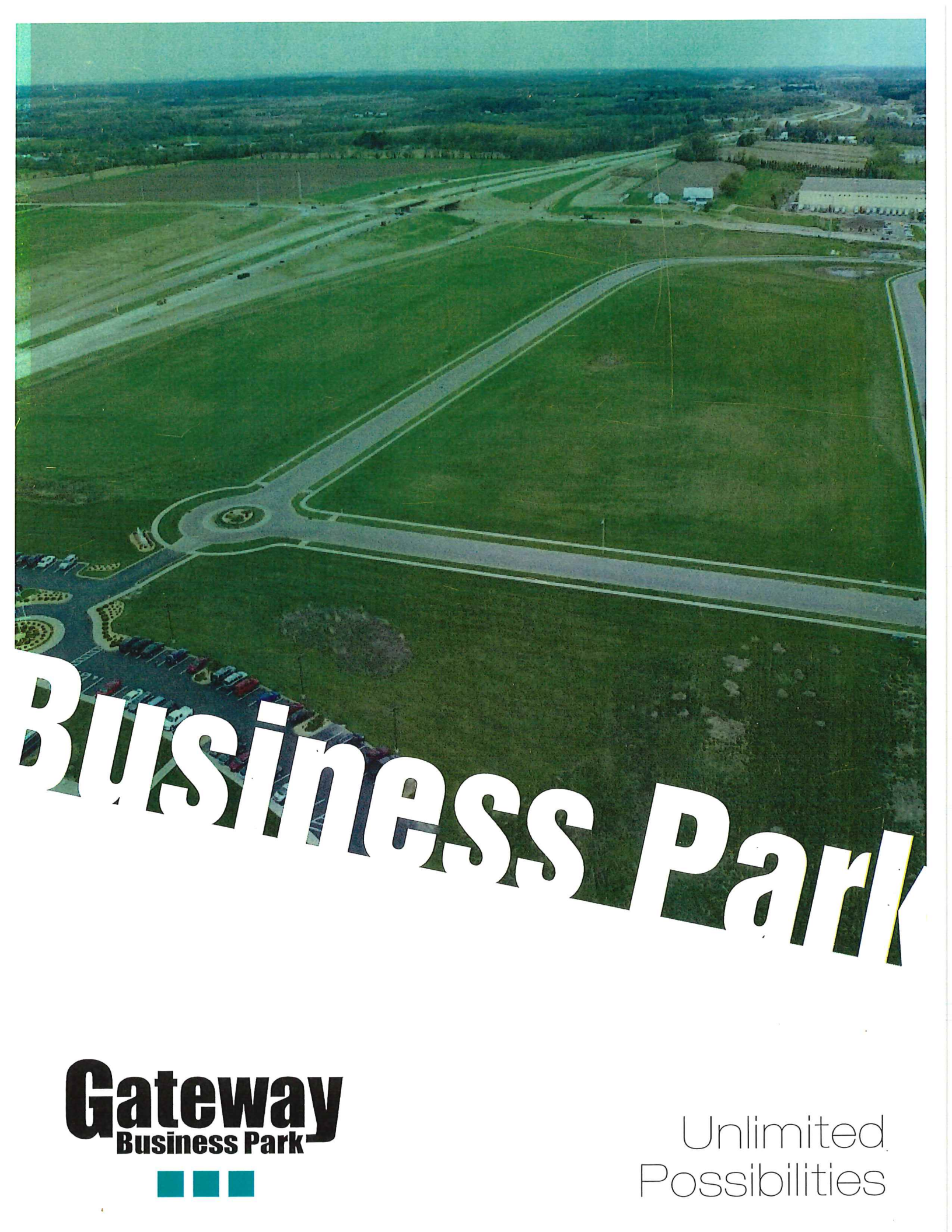


Map for Parcel Address: No Address Available WI Parcel ID: 206-2119-40601



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Information Deemed Reliable But Not Guaranteed.



Business Park

Gateway
Business Park
■ ■ ■

Unlimited
Possibilities

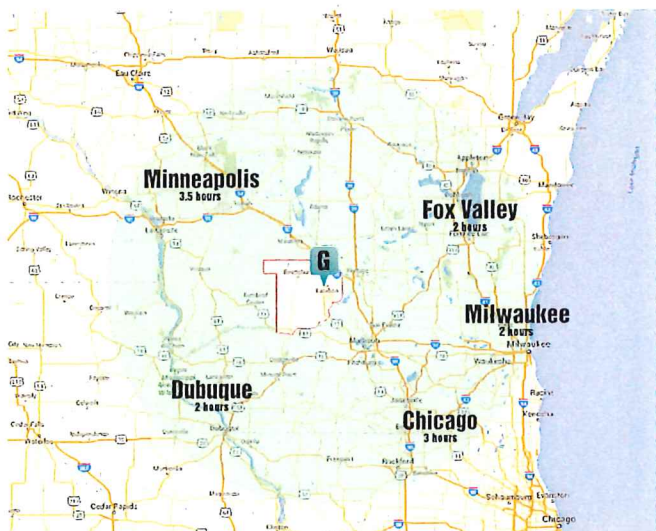
Unlimited
Possibilities

Gateway Business

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
- Part of Baraboo's TIF Area
- 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



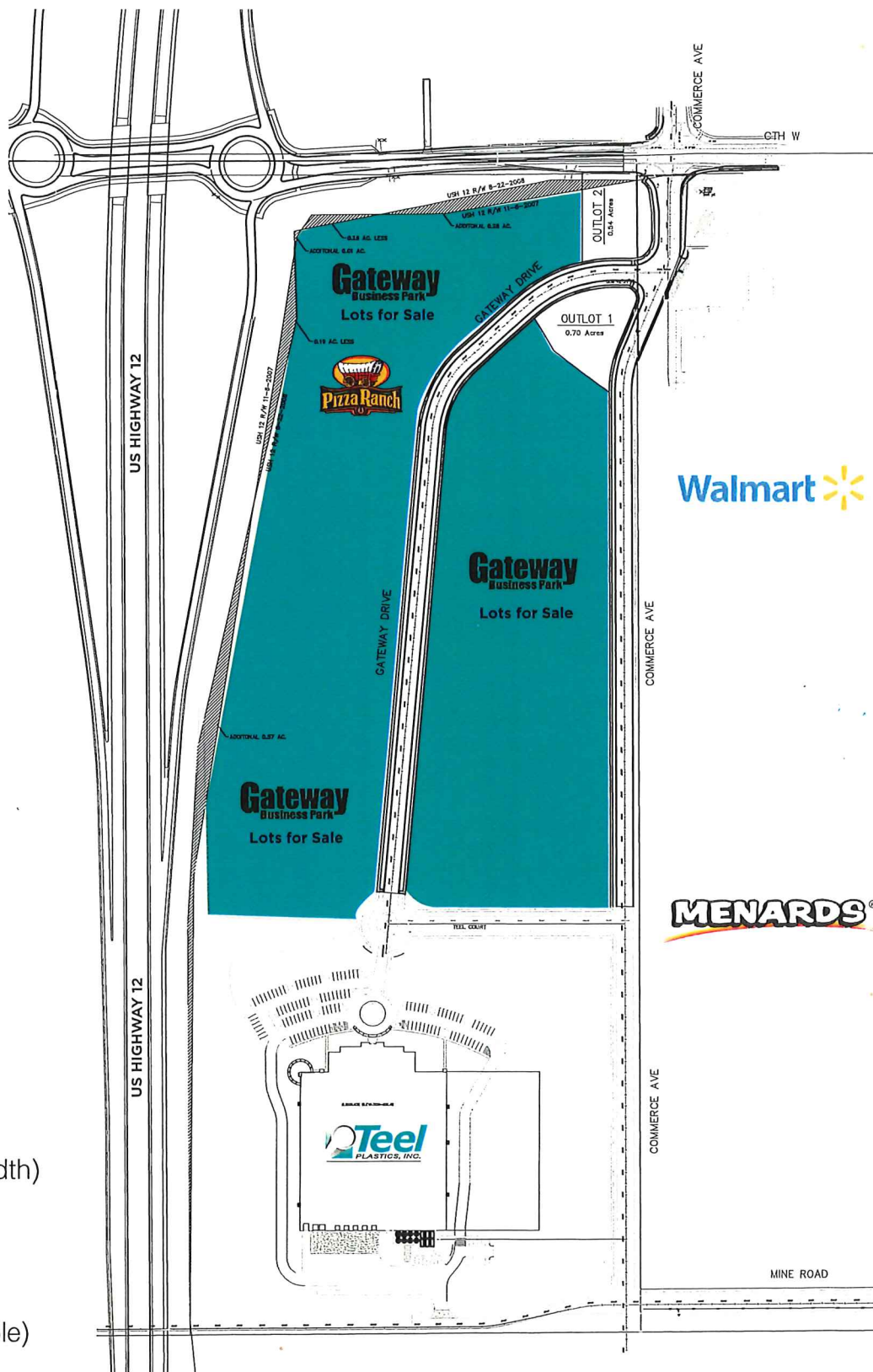
Gateway Business Park is logistically-friendly and offers easy connections to local cities and neighboring states like Illinois and Minnesota. It's bordered by interstate highways, serviced by rail and within 3 hours of an international airport. The anchor tenant of the business park is Teel Plastics,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

SS Park



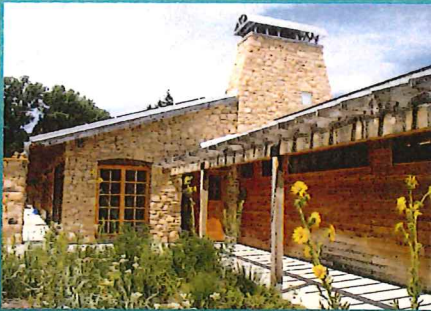
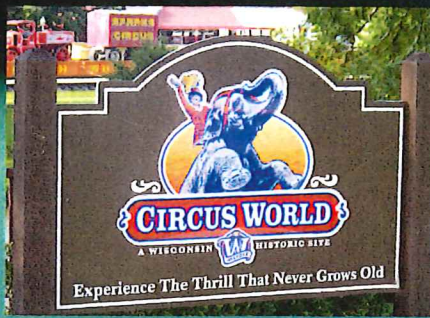
Gateway Business Park is:

- ◆ Ready-to-build
- ◆ Water
- ◆ Sewer
- ◆ Gas
- ◆ Fiber optics
(Smart Park – 500MB bandwidth)
- ◆ Sidewalks
- ◆ Roads
- ◆ Grading
- ◆ TIF District (TID funding available)



Walmart

MENARDS®



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.



Unlimited
Possibilities

Gateway
Business Park



For More Information Contact:
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608-355-4567
1060 Teel Ct, Baraboo WI 53913