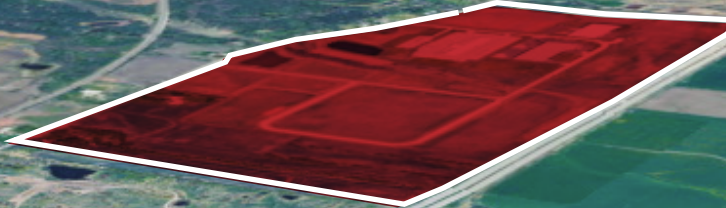


FOND DU LAC
COUNTY AIRPORT

LAKE WINNEBAGO



Fox Ridge Business Park

AVAILABLE NOW | FOR SALE

HICKORY ROAD & LARSEN DRIVE | FOND DU LAC, WI

Convenient access to Interstate 41 and Highway 151 in Fond du Lac. Located in a prime industrial trade area with new and established manufacturing and logistics companies.

NAIPfefferle



FOX RIDGE BUSINESS PARK HIGHLIGHTS



**VARIOUS LOT SIZES
RANGING FROM 2.3
ACRES AND UP**



**CONVENIENT
ACCESS TO I-41
& HIGHWAYS 175 & 151**



**MULTIPLE POINTS OF
ENTRY INTO PARK**



**INFRASTRUCTURE
COMPLETE SITE**



**PRIME
INDUSTRIAL TRADE
AREA**

FOX RIDGE BUSINESS PARK

PROPERTY DETAILS

Owner	City of Fond du Lac
Total Acreage	276 total acres
Lot Sizes	2.3 acres and up (flexible)
Price	\$32,000/acre \$50,000/acre for parcels fronting Interstate 41
Services	Main services for City water, City sanitary sewer, telephone, natural gas and electrical service will be in and available. Individual connections are the responsibility of the property owner. Street trees and street lights are also included. Retention ponds to be constructed by City.
Restrictions	City zoning and site plan review; protective covenants. City will require drainage easements per City-approved site plan for each lot.

UTILITIES

Water	16" Mains Flow of 3,500 GPM Supplier: City of Fond du Lac
Sanitary Sewer	10" Mains Supplier: City of Fond du Lac
Wastewater Treatment	Capacity of 9.8 million gallons per day Current usage of 6.0 million gallons per day Treatment plant owner: City of Fond du Lac Age of system: New
Natural Gas	2-4" line installed Supplier: Alliant Energy/WP&L
Electricity	3 Phase 12,000 volt capacity Supplier: Alliant Energy/WP&L
Telecommunications	Digital switch technology; fiber availability; ISDN availability; POPs of long distance carriers; redundant services available. Data provider: Supplied by AT&T Voice service providers: SBC, MCI, Charter Communications and others.

SITE PLAN

AVAILABLE LOTS:

2.3 acres in size and up

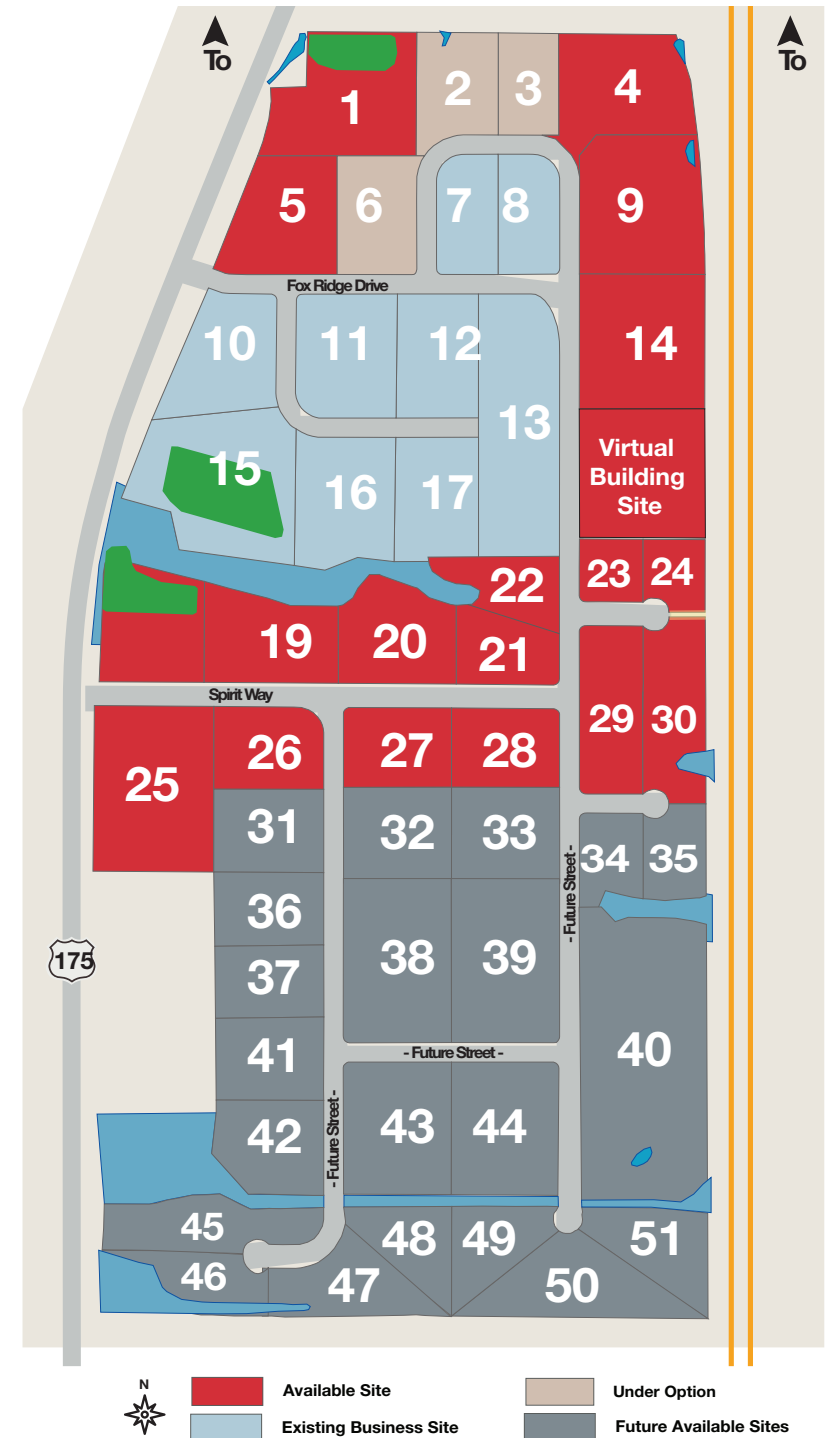
- | | |
|---------------|---------------|
| 1. 3.8 acres | 23. 2.5 acres |
| 4. 4.9 acres | 24. 2.7 acres |
| 5. 4.5 acres | 25. 7.5 acres |
| 9. 6.5 acres | 26. 3.5 acres |
| 14. 6.5 acres | 27. 3.3 acres |
| 19. 4.3 acres | 28. 3.3 acres |
| 20. 4.1 acres | 29. 2.3 acres |
| 21. 2.7 acres | 30. 2.4 acres |
| 22. 3.2 acres | |

FUTURE AVAILABLE LOTS:

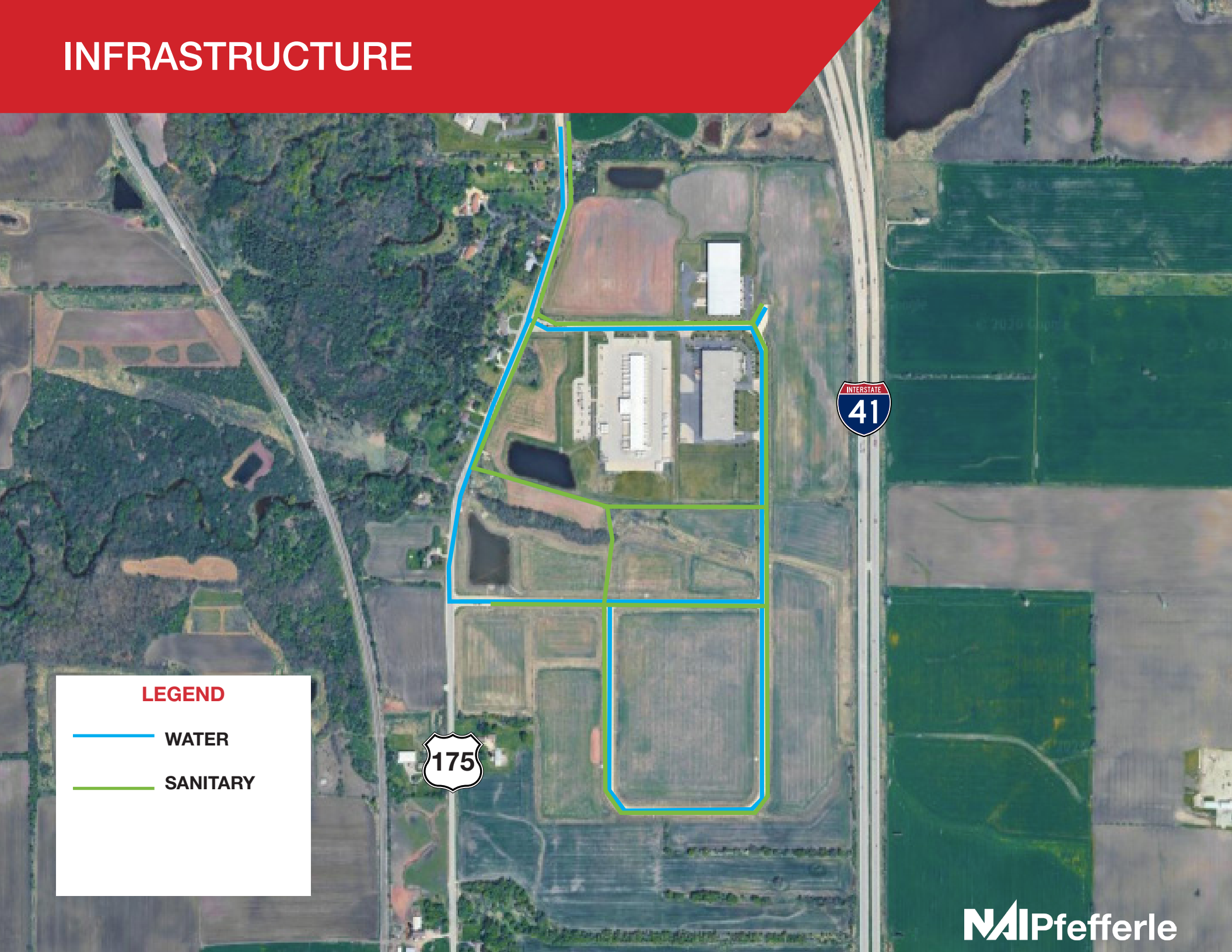
- | | |
|---------------|----------------|
| 31. 3.5 acres | 40. 5.0 acres |
| 32. 4.0 acres | 41. 3.4 acres |
| 33. 4.0 acres | 42. 4.0 acres |
| 34. 3.0 acres | 43. 11.5 acres |
| 35. 3.2 acres | 44. |
| 36. 3.1 acres | 45. |
| 37. 3.0 acres | 46. 3.7 acres |
| 38. 5.6 acres | 47. 3.2 acres |
| 39. 5.6 acres | 48. 7.0 acres |

EXISTING BUSINESS SITES:

- | | |
|--------------------------|-------------------------|
| 7. Atlas Molded Products | 13. Chicago Tube & Iron |
| 8. Atlas Molded Products | 15. Con-way Freight |
| 10. Con-way Freight | 16. Con-way Freight |
| 11. Con-way Freight | 17. Con-way Freight |
| 12. Con-way Freight | |



INFRASTRUCTURE



LEGEND

-  WATER
-  SANITARY

ACCESS

Located in the heart of Wisconsin, Fond du Lac County connects directly to Milwaukee, Madison, Sheboygan, Green Bay, and Chicago. The region drives a vital industrial, business, and retail base — ready to foster further growth through new opportunities. Fox Ridge Business Park offers immediate access to I-41 and both Highways 175 and 151 — placing your operation at a true regional crossroads.

Highway

Access to US Interstate 41 and Highways 175 and 151.

Rail

N/A

Air

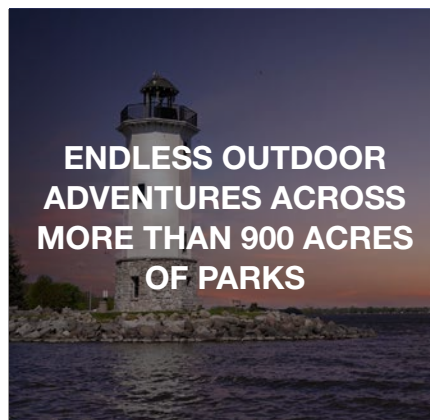
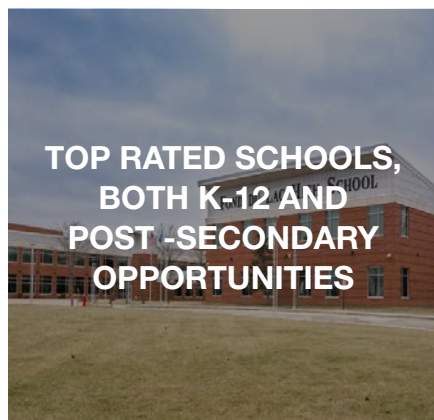
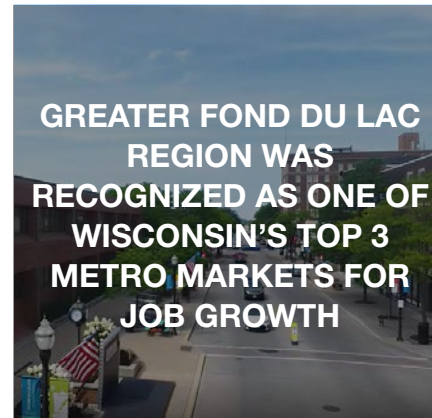
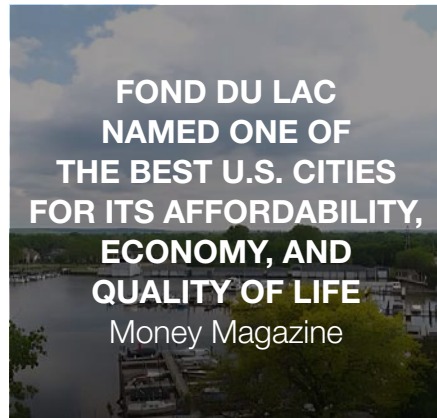
Fond du Lac County Airport— General aviation airport and access to runways; Charters and freight service available; Sites available for hangar construction

Wittman Regional Airport— Oshkosh, 25 minutes north, via Interstate 41; Commercial airport



FOND DU LAC

Located in the heart of Wisconsin, Fond du Lac County is linked directly to Milwaukee, Madison, Sheboygan, Green Bay and Chicago. The region drives a vital industrial, business and retail base ready to foster further growth through new opportunities.



AMENITIES



26

RETAIL LOCATIONS



8

RESTAURANTS

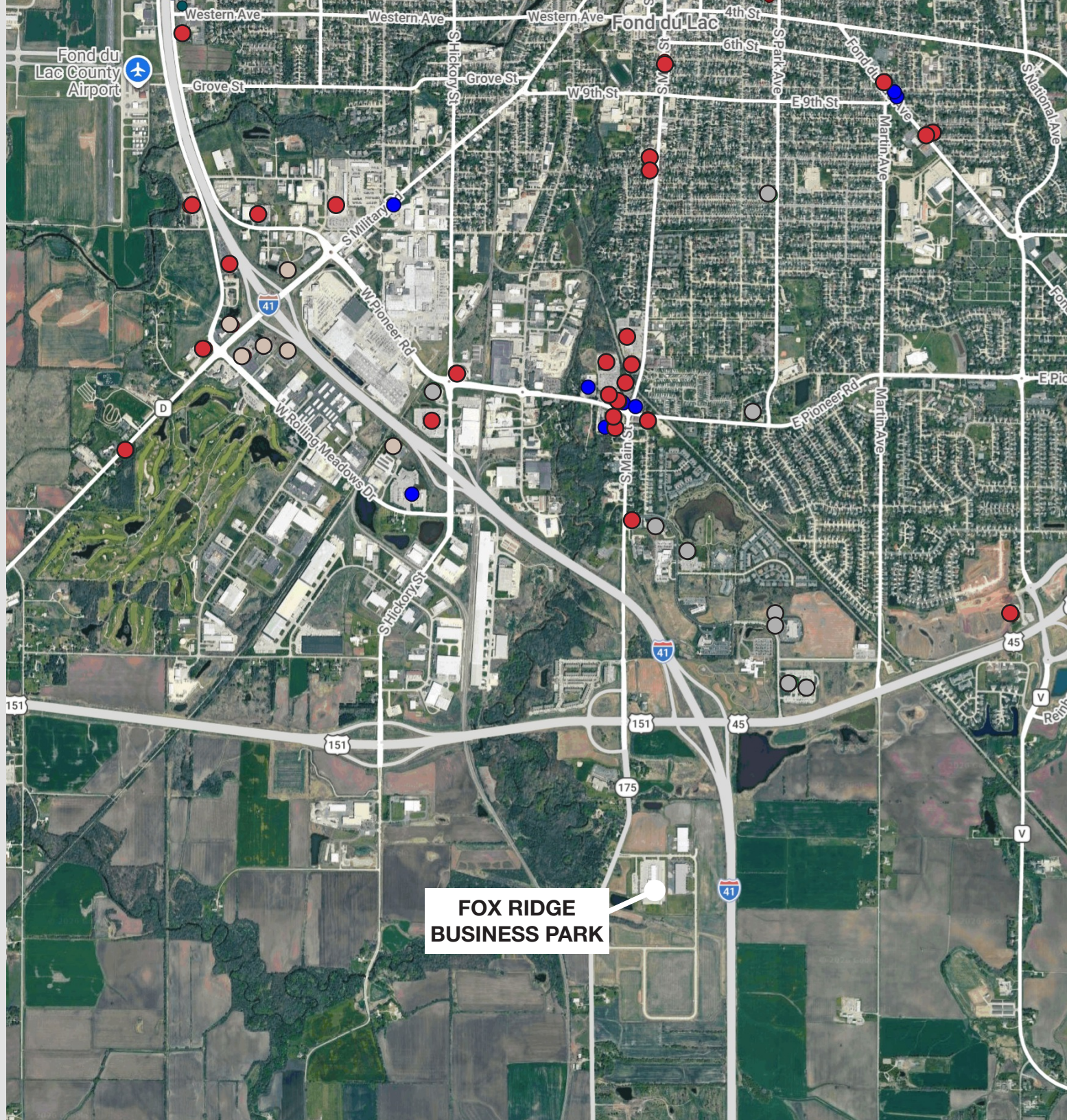


HOTELS



9

MEDICAL/DENTAL



BUILDING THE FUTURE WORKFORCE

Surrounded by universities and technical colleges, Fox Ridge Business Park will benefit from the pipeline of talented graduates.

Wisconsin's Apprenticeship & Workforce Pathways through the Wisconsin Technical College System offers 500+ programs with pathways in Advanced Manufacturing, Healthcare, IT, Business, and Skilled Trades — connecting tenants directly to a trained, job-ready workforce pipeline.



12,540+ students
Wisconsin's 3rd Largest
Public University



50,000+ students
#9 in Wisconsin by
College Factual



696+ students
Best Colleges List by the
Princeton Review



15,000+ students
Top 20% of Wisconsin Community
Colleges Completion Rates



1,319+ students
#110 Regional Universities
Midwest by US News



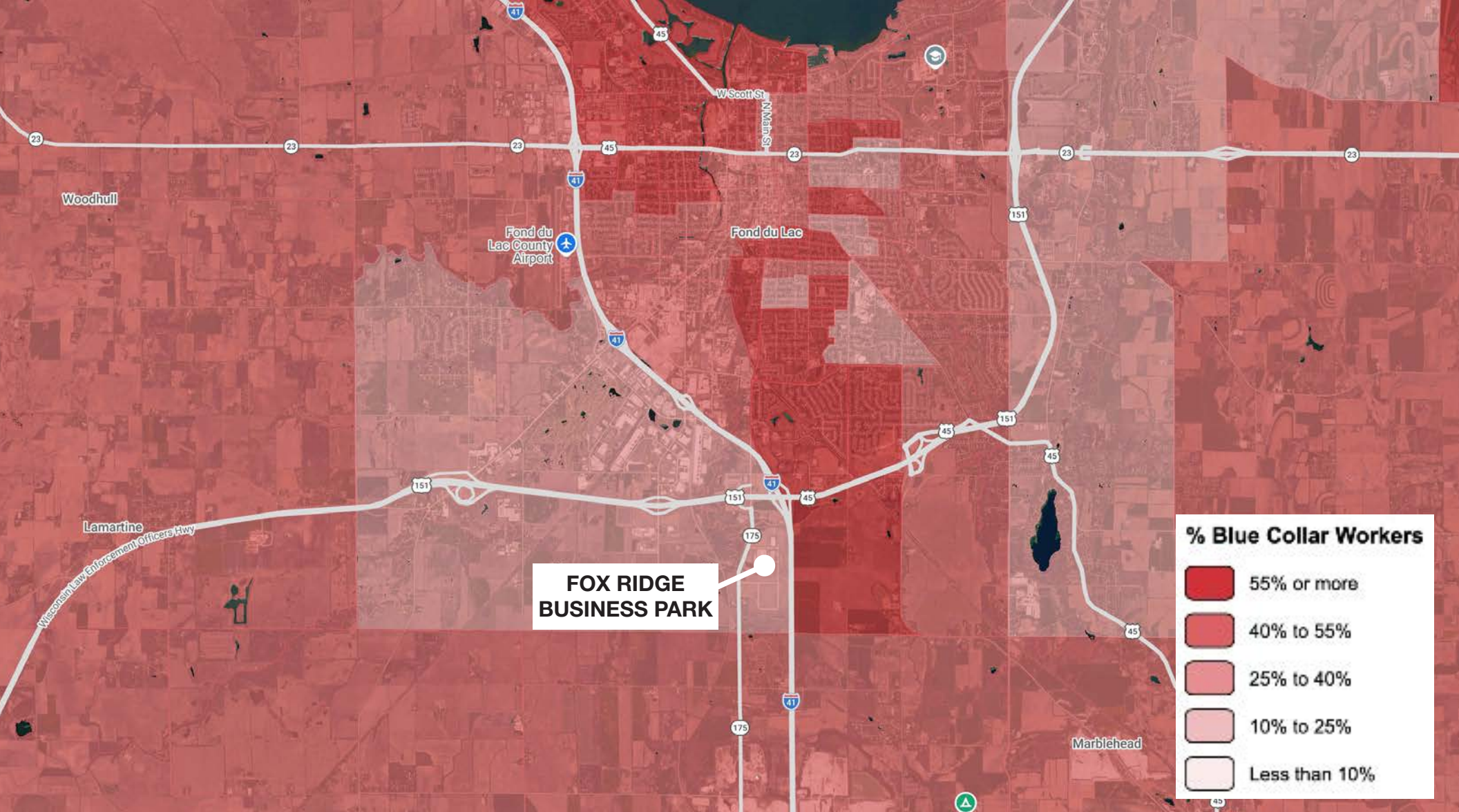
2,401+ students
Top 10 University in Wisconsin
by Niche (2025)



2,511+ students
#54 Top Performers on Social
Mobility by US News



9,000+ students
#2 Two-Year College in Wisconsin
by WalletHub



INDUSTRY-READY TALENT

WITHIN A 30 MINUTE DRIVE

151,358
POPULATION

47.4%
PERCENT OF BLUE
COLLAR WORKERS

\$79,520
MEDIAN
HOUSEHOLD INCOME

39,575
HIGH SCHOOL
EDUCATED

18,215
COLLEGE
EDUCATED

PRIMED FOR GROWTH

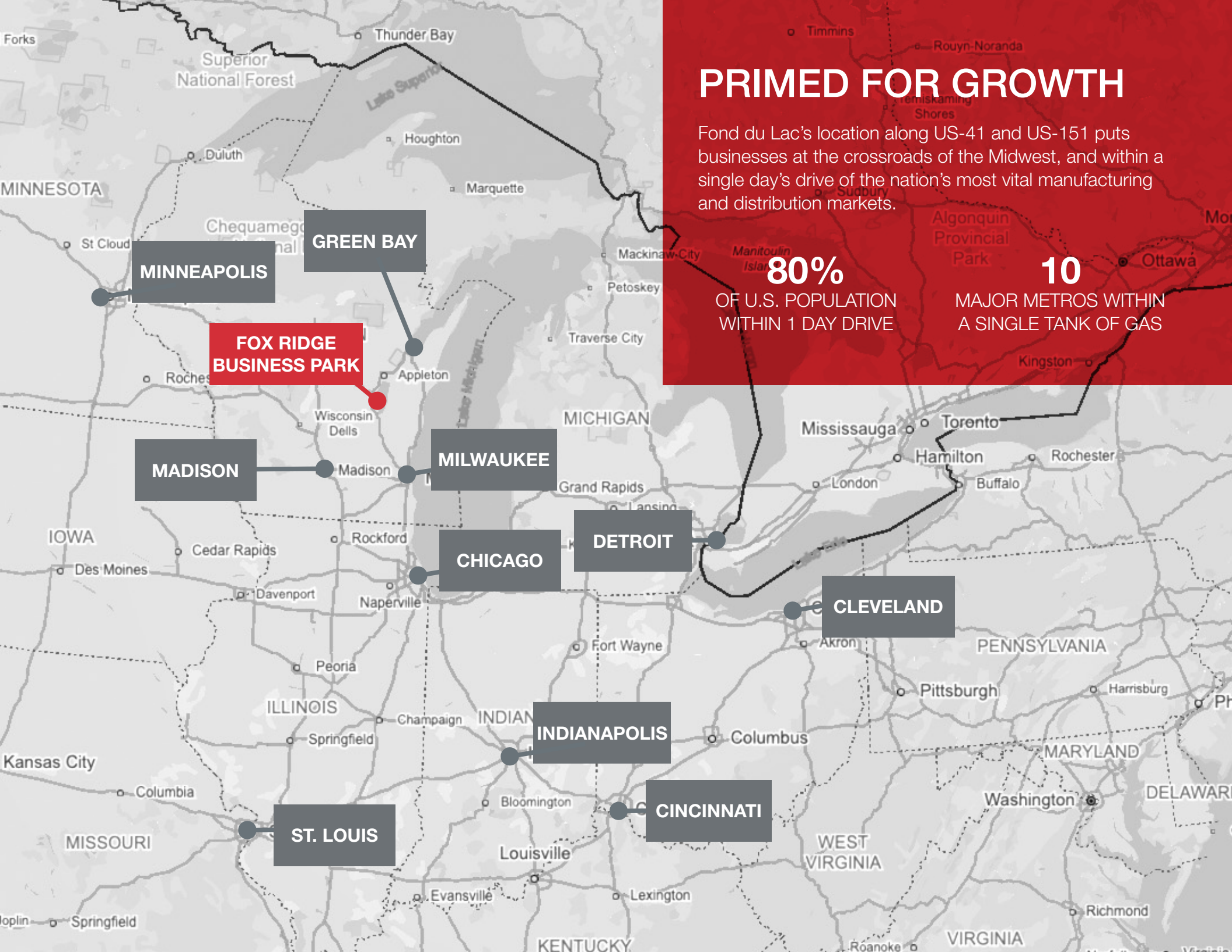
Fond du Lac's location along US-41 and US-151 puts businesses at the crossroads of the Midwest, and within a single day's drive of the nation's most vital manufacturing and distribution markets.

80%

OF U.S. POPULATION
WITHIN 1 DAY DRIVE

10

MAJOR METROS WITHIN
A SINGLE TANK OF GAS





For additional information please contact:

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C: 262.914.5220

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NAI Pfefferle