

LAKE WINNEBAGO

FOND DU LAC
COUNTY AIRPORT



Southwest Industrial 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



SOUTHWEST INDUSTRIAL PARK HIGHLIGHTS



**ONLY 1 LOT
REMAINING**



**CONVENIENT
ACCESS TO I-41
& HIGHWAY 151**



**MULTIPLE POINTS
OF ENTRY INTO
PARK**



**INFRASTRUCTURE
COMPLETE SITE**



**PRIME
INDUSTRIAL
TRADE AREA**



**RAIL ACCESS
BY CANADIAN
NATIONAL**

SOUTHWEST INDUSTRIAL PARK

PROPERTY DETAILS

Owner	City of Fond du Lac
Total Acreage	202 Net Acres
Lot Sizes	4 acres +
Price	\$26,000/acre \$30,000/acre parcels with rail access
Services	Main services for City water, City sanitary sewer, telephone, natural gas and electrical service are in and available. Individual connections are the responsibility of the property owner. Street trees and street lights are also included. <i>*Any costs associated with rail access are not included and are left to the property owner and/or the railroad company.</i>
Restrictions	City zoning and site plan review; protective covenants. City will retain easements for future railroad use on several lots. City will require drainage easements per City-approved site plan for each lot.

UTILITIES

Water	12" mains; Flow of 1000 GPM Supplier: City of Fond du Lac
Sanitary Sewer	8" lines Supplier: City of Fond du Lac
Wastewater Treatment	Capacity of 11.1 million gallons per day; Current usage of 6.4 million gallons per day Treatment plant owner: City of Fond du Lac Age of system: 1975
Natural Gas	6" line installed Supplier: Alliant Utilitie
Electricity	12,000 volt capability Supplier: Alliant Utilities
Telecommunications	Digital switch technology; fiber availability; ISDN availability; POPs of long distance carriers; redundant services available. Data provider: SBC Ameritech. Voice service providers: SBC, MCI, Charter Communications and others.

SITE PLAN

AVAILABLE LOTS:

2a. 12.24 acres

EXISTING BUSINESS SITES:

- 1a. Warehouse Specialists
- 1b. Warehouse Specialists
- 1c. Warehouse Specialists
- 2. Marchant Schmidt
- 3. Marchant Schmidt
- 3a. Marchant Schmidt
- 4. Nemesis Metals
- 5. Waste Management
- 6. Champion Insulation
- 7. Muthig Industries
- 8. Badgerland Supply
- 8a. McNeilus Steel
- 9. McNeilus Steel
- 10. McNeilus Steel
- 11. McNeilus Steel
- 12. Integrity Saw & Tool, Inc.
- 13. Village Hearth
- 14. Knaus Cheese
- 15. PanelTEK
- 16. Unavailable
- 17. Tobin Manufacturing
- 18. EP Direct
- 19. EP Direct
- 20. RB Royal



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. Southwest Industrial Park offers immediate access to I-41 at the Hickory Street interchange, approximately ½ mile southeast of the I-41 / Hwy 151 interchange — placing your operation at a true regional crossroads.

Highway

Immediate access to US Interstate 41 at the Interstate 41/Hickory Street interchange. Approximately 1/2 mile southeast of Interstate 41/Highway 151 interchange.

Rail

The industrial park is adjacent to the Wisconsin Central Ltd. mainline.

Air

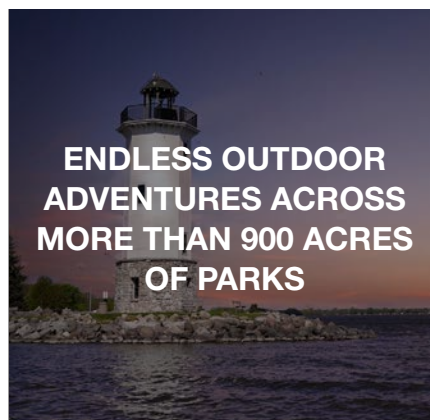
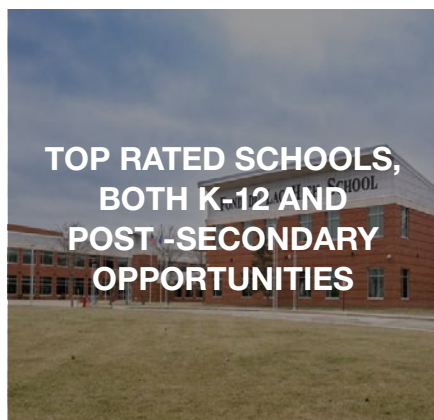
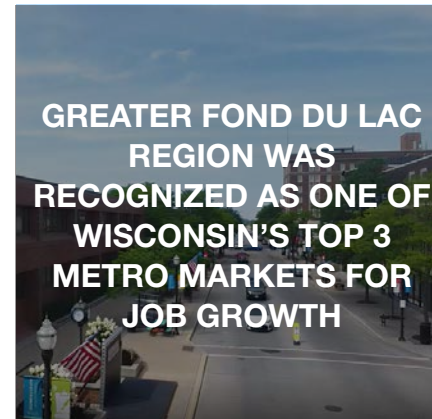
Fond du Lac County Airport (2 miles northwest)— General aviation airport; Charters and freight service available; Sites available for hangar construction

Wittman Regional Airport— Oshkosh, 20 minutes north, via Interstate 41; Commercial airport



FOND DU LAC

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AMENITIES



26

RETAIL LOCATIONS



8

RESTAURANTS



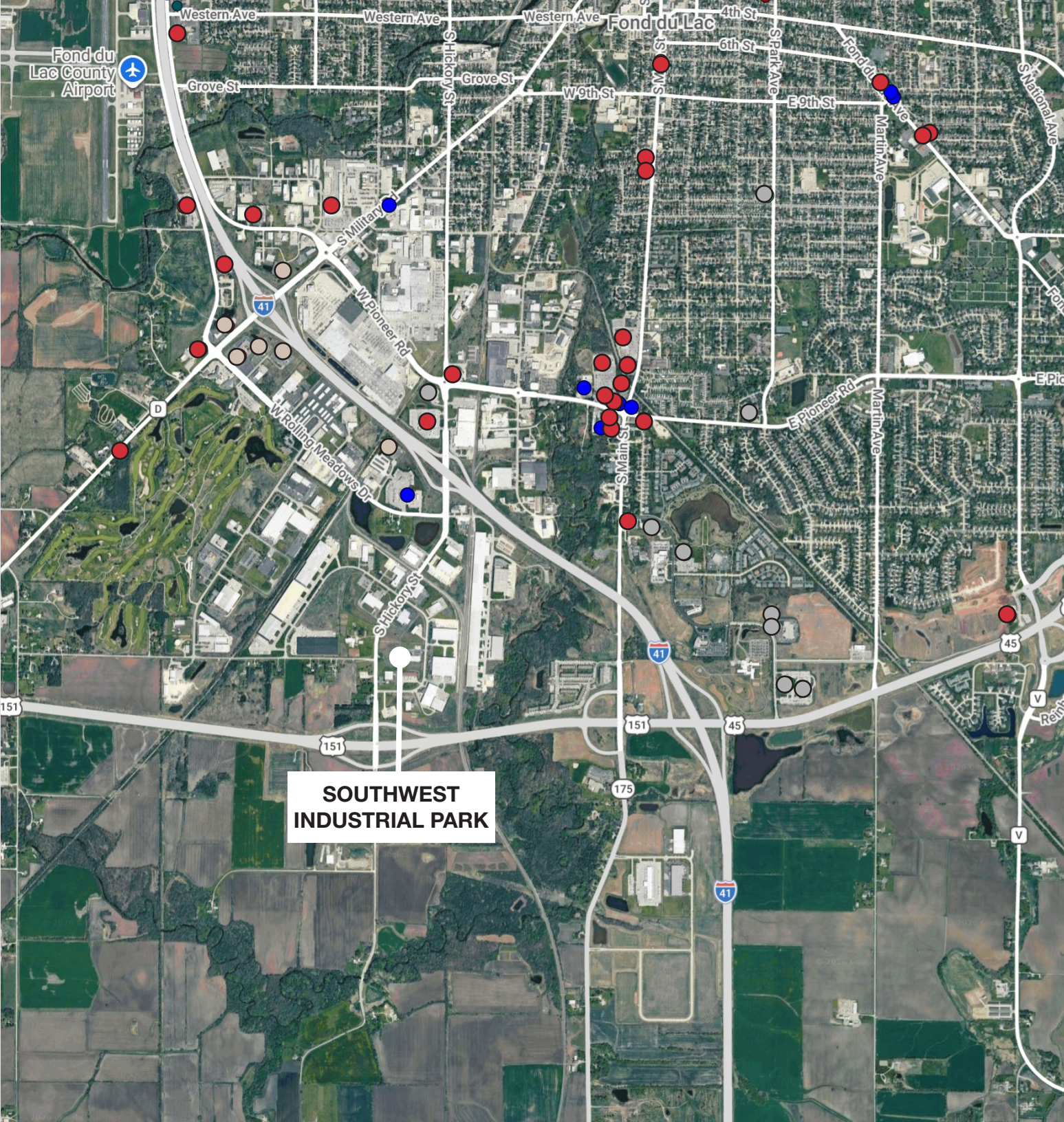
6

HOTELS



9

MEDICAL/DENTAL



BUILDING THE FUTURE WORKFORCE

Surrounded by universities and technical colleges, Southwest Industrial 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



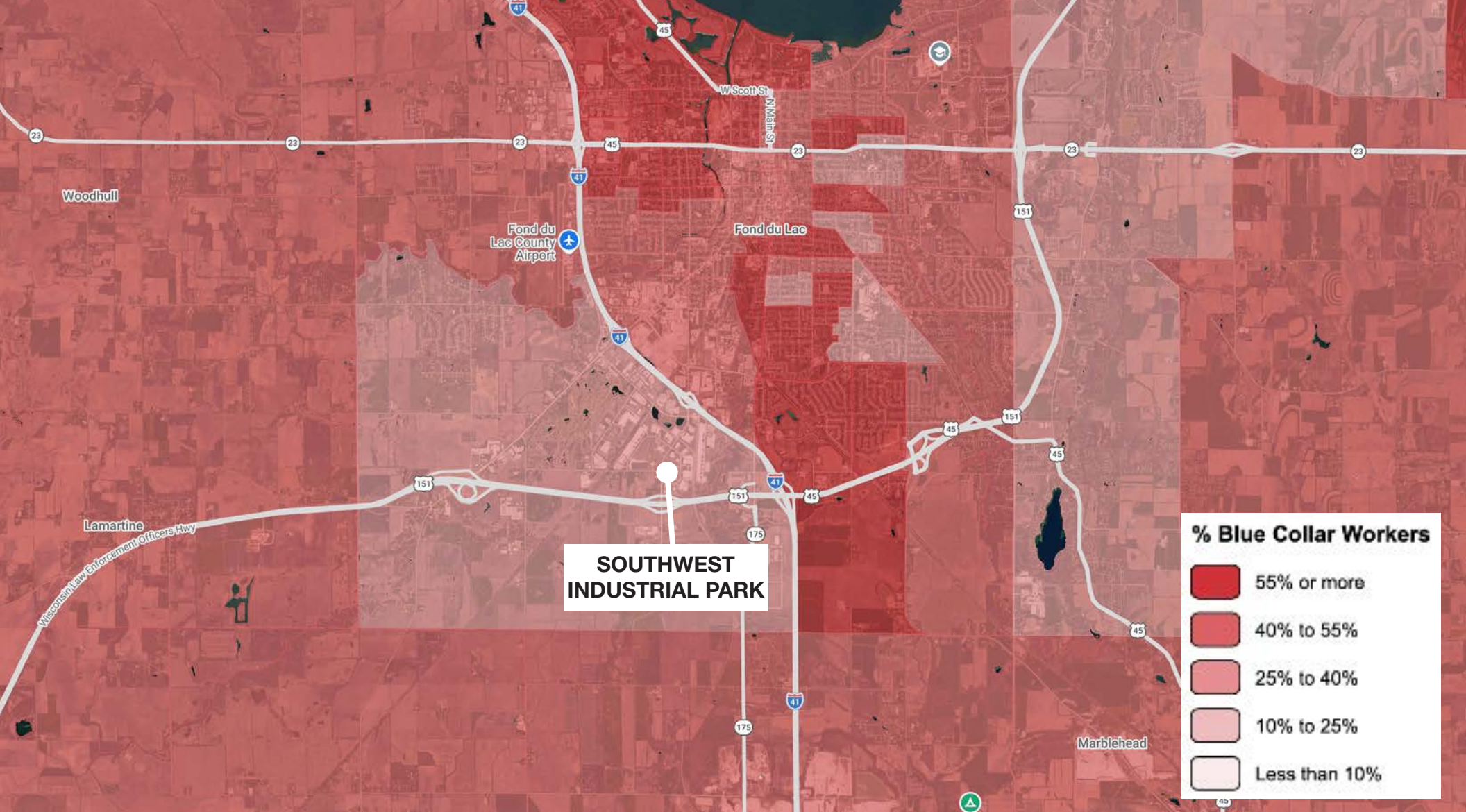
2,401+ students
Top 10 University in Wisconsin
by Niche (2025)



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%	10
OF U.S. POPULATION WITHIN 1 DAY DRIVE	MAJOR METROS WITHIN A SINGLE TANK OF GAS



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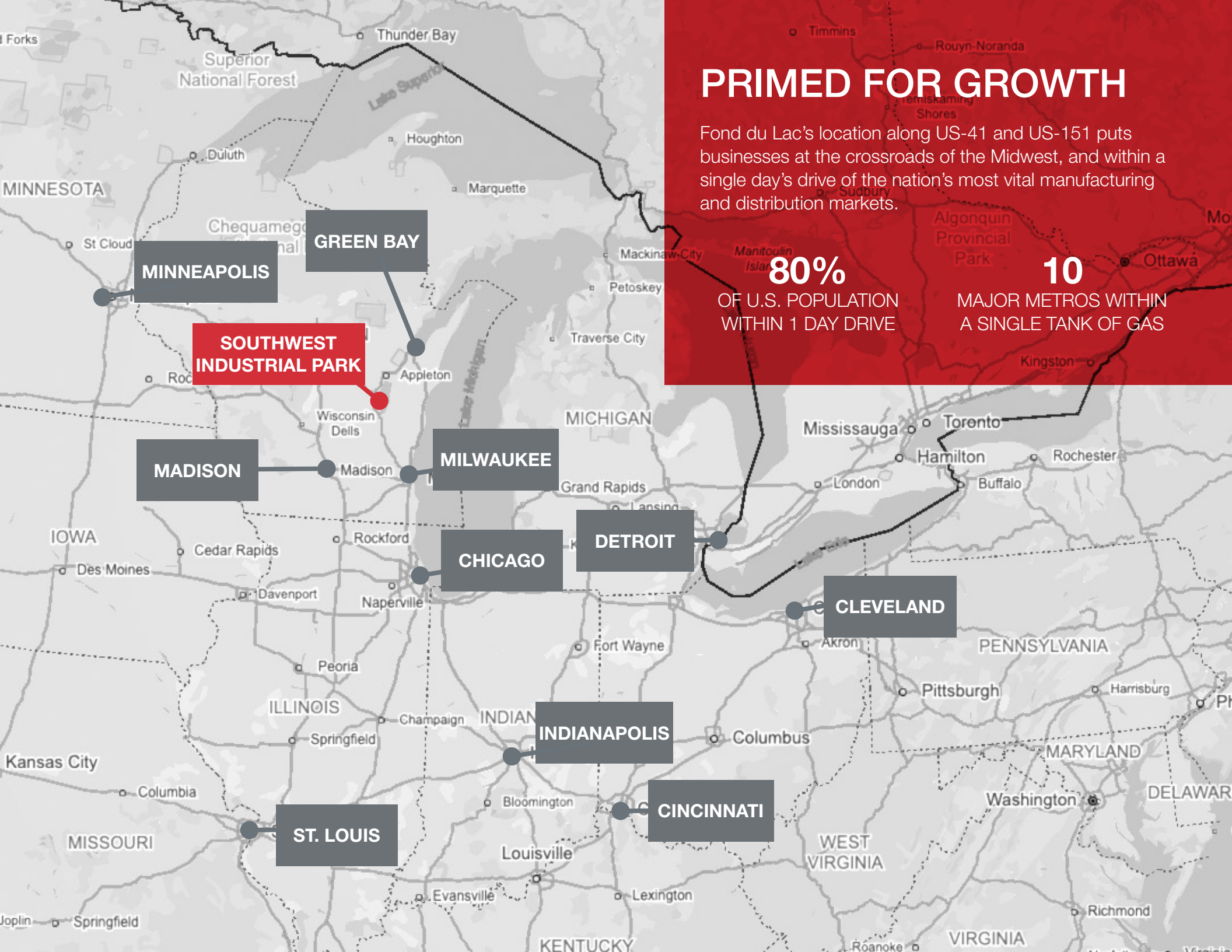
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An aerial photograph of a suburban area with a red-shaded property. The property is located in the lower-left quadrant of the image, featuring a large, irregularly shaped lot with a winding road and several buildings. The surrounding area includes residential streets, green spaces, and commercial buildings. A major highway runs diagonally across the center of the image.

For additional information please contact:

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