

Power Drive

Dickeyville, WI

Land for Sale or
Development
Opportunity



[Click
For a 360° View
of Site Location](#)

Land for Sale or Build-to-Suit Lease Opportunity

Site Advantages

- High visibility site adjacent to HWY 151 & 61
- 7 acres or 2.87 acres
- Distribution friendly location with easy access to key shipping routes
- Highly traveled area (Wis DOT)
 - HWY 61: 7,500 vehicles daily
 - HWY 151: 16,200 vehicles daily
- Pad ready
- Site improved with utilities
- Potential TID funding to assist with development costs

Rendering of Potential Build-to-Suit Opportunity



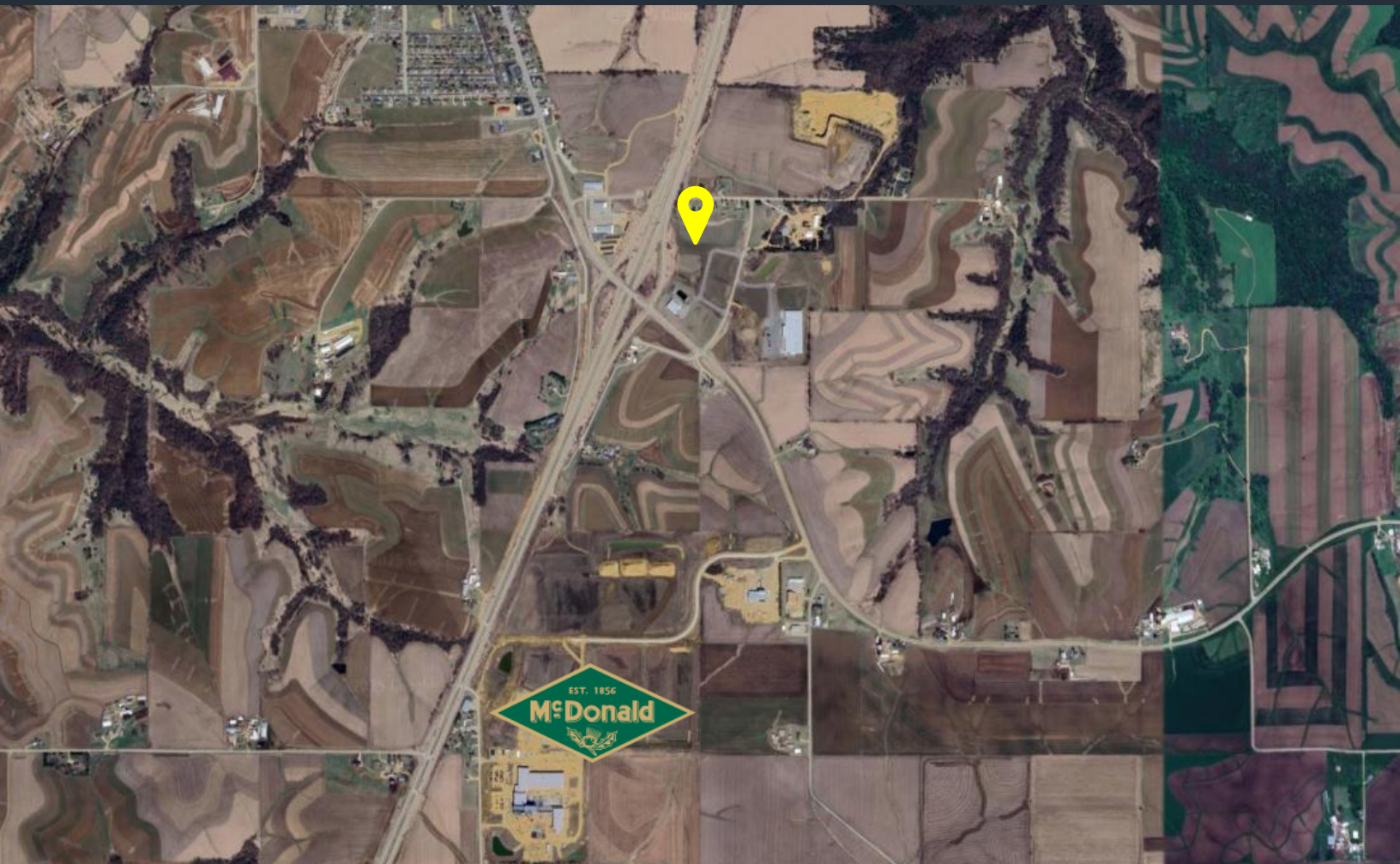
**+/- 100,000 SF Proposed Demisable
Industrial Warehouse**

+/- 31,470 SF Proposed Build to Suit

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Google Earth Aerial of Surrounding Area

Workforce

Dickeyville, WI is conveniently located 11 miles from the nearby dense population center and labor force of Dubuque, IA and Platteville, WI.

New Industrial Park featuring:



Mississippi Valley
Forest Products

GRONEN
SOLVE. DEVELOP. BUILD.

Nancy Kann

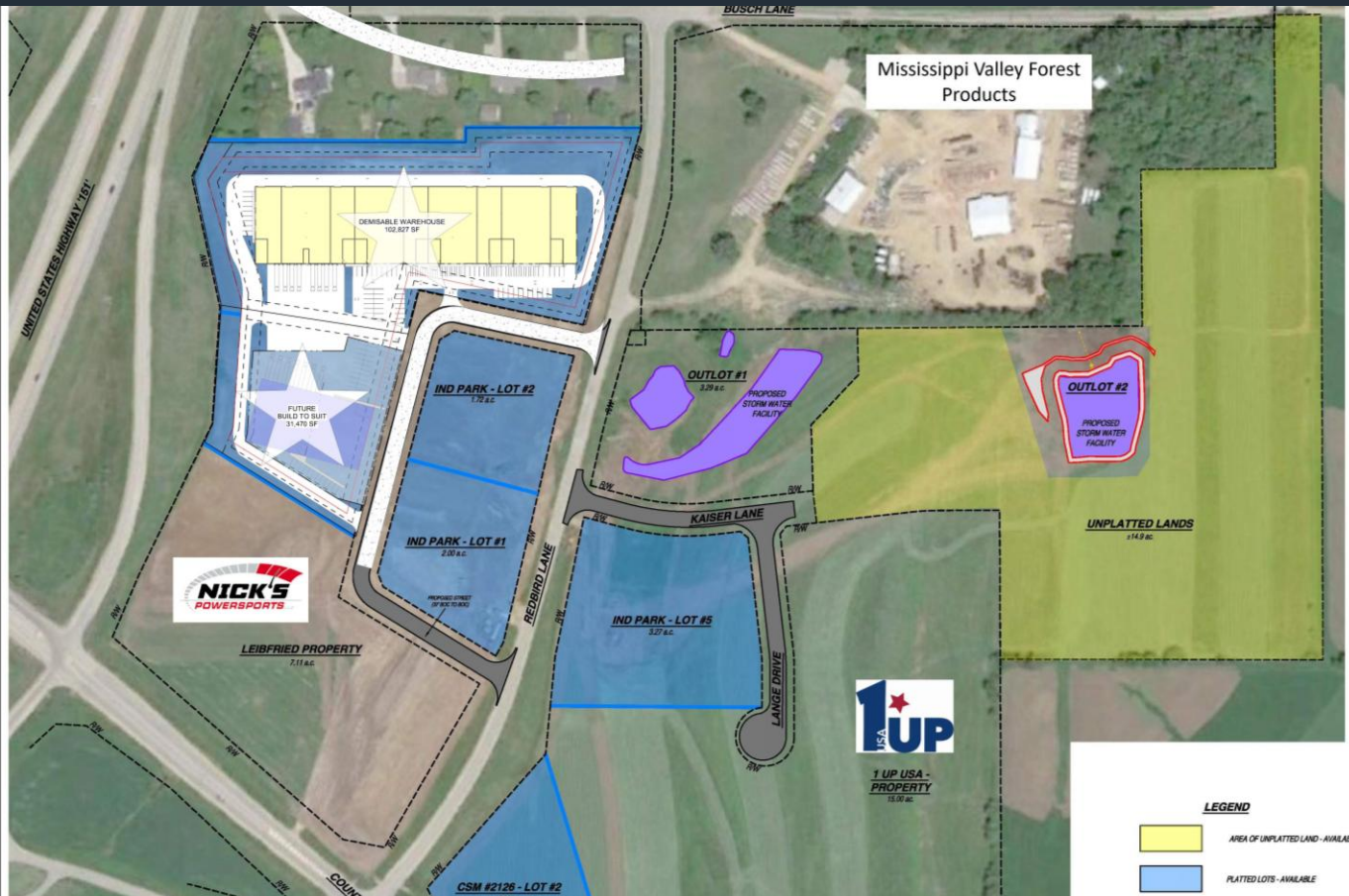
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Digital Renderings of Potential Build-to-Suit Opportunity



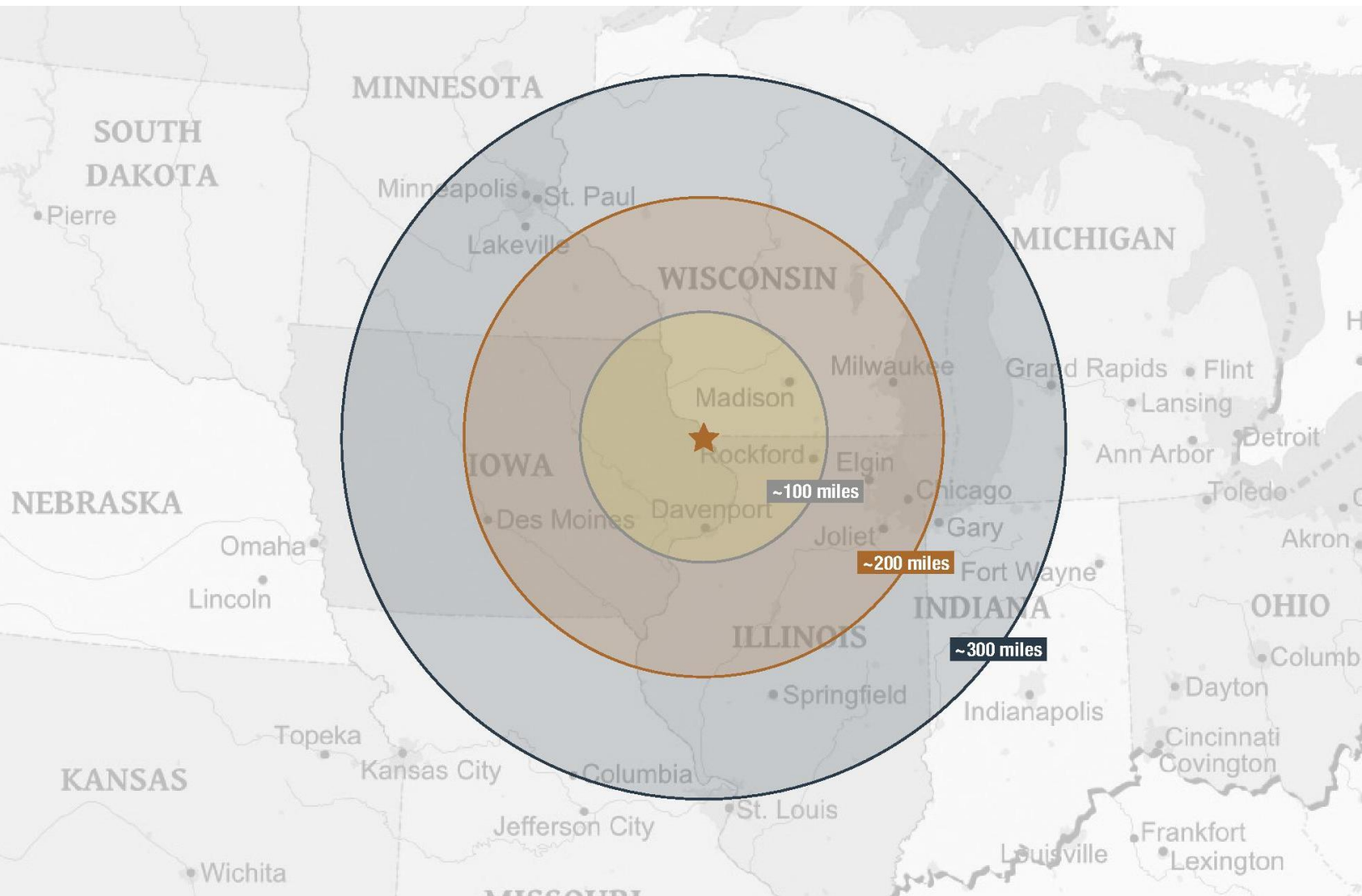
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Highways

Nearest Interstate: I-90/94, Distance: 80 miles

Next Nearest Interstate: I-80, Distance: 90 miles

U.S. Highways: 18, 20, 61 and 151

State Highways: 11, 18, 35, 52, 80 and 81

Driving Distance

Dubuque, IA: 15 min.

Platteville, WI: 14 min.

Madison, WI: 1 hour 15 min.

Milwaukee, WI: 3 hours

Chicago, IL: 3 hours, 15 min.