



FOR LEASE
1901 GATEWAY BOULEVARD

500,000 SF
BELOIT, WI



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**CENTRAL
DISTRIBUTION
LOCATION**



**CONVENIENT
ACCESS TO I-39, I-90
RAMP, AND I-43
INTERCHANGE**



**ECONOMIC
DEVELOPMENT
INCENTIVES
AVAILABLE**



**150+ TRAILER
PARKING
POSITIONS**



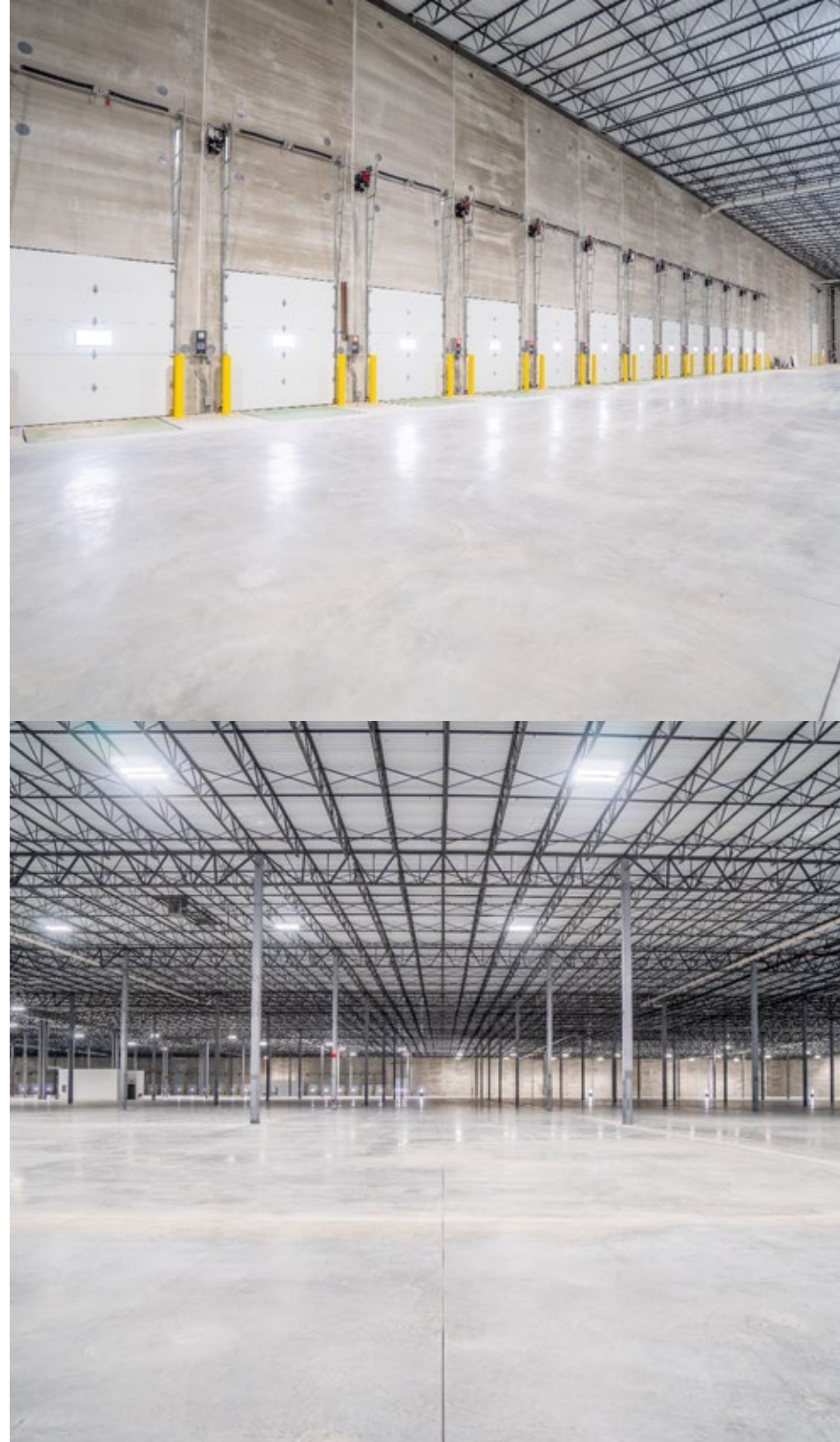
**ACCESS TO HIGH-
QUALITY LABOR**



PROPERTY DETAILS

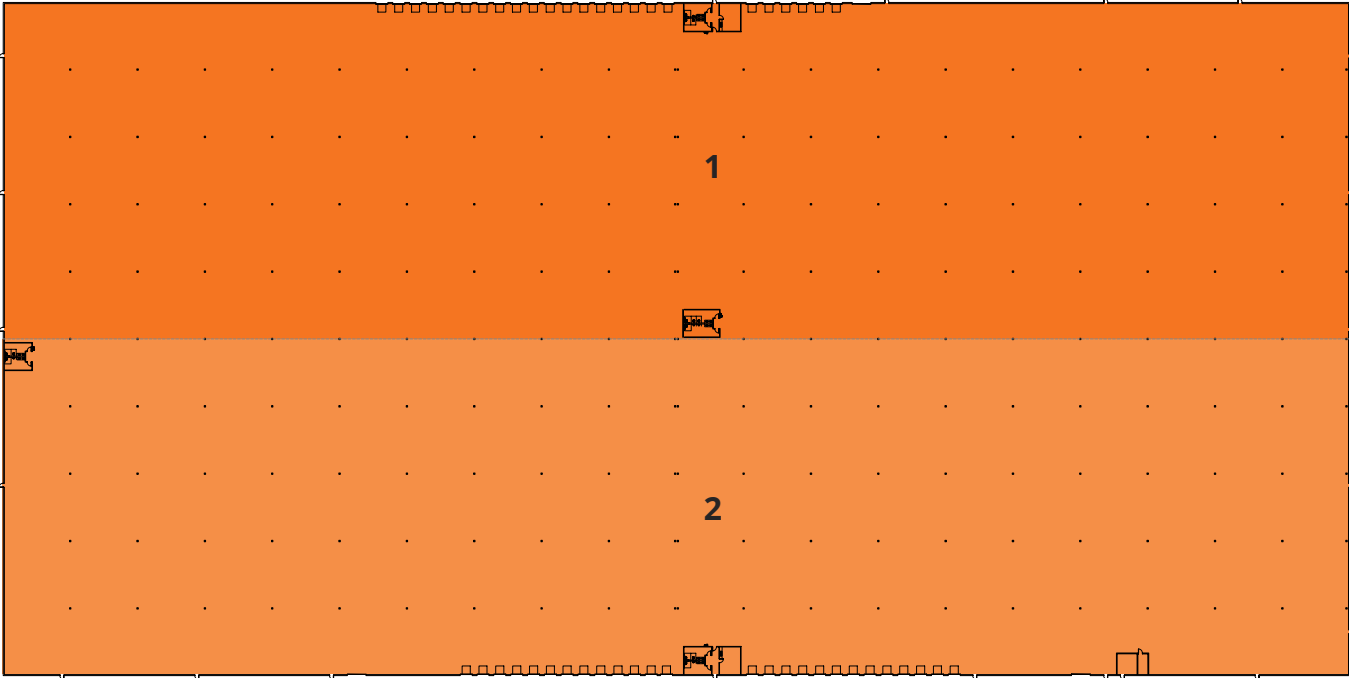
1901 GATEWAY BOULEVARD | БЕЛОIT, WI

AVAILABLE SPACE	500,000 SF
MINIMUM DIVISIBLE	250,000 SF
OFFICE SPACE	Build to Suit
DOCK DOORS	East Side of Building: (24) 9' x 10' West Side of Building: (26) 9' x 10' w/ Provisions for (10) Additional Dock Doors
DRIVE-IN DOORS	East Side of Building: (1) 14' x 16' w/ Provisions for (4) Additional 14' x 16' Doors Near Future Rail Spur West Side of Building: (2) 14' x 16'
CLEAR HEIGHT	32'
COLUMN WIDTH & DEPTH	50' x 50'
ROOF	TPO
WALLS	Precast Concrete
FLOORS	8" Concrete
RESTROOMS	3 Men's 3 Women's
YEAR BUILT	2022
FIRE SUPPRESSION	ESFR
LIGHTING	High-Efficiency LED
POWER	3-Phase
PARKING	150+ Trailer Positions 298 Passenger Car Spaces
RAIL	Spur Possible via Union Pacific
LAND AREA	56.27 Acres
ZONING	M2: General Manufacturing
OPEX ESTIMATE	\$1.25/SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE 1	32' 0"	24	250,000 SF
2	WAREHOUSE 2	32' 0"	26	250,000 SF
TOTAL				500,000 SF

[VIEW A MATTERPORT WALK-THROUGH](#)



SITE PLAN

1901 GATEWAY BOULEVARD | BELOIT, WI



LOCATION MAP

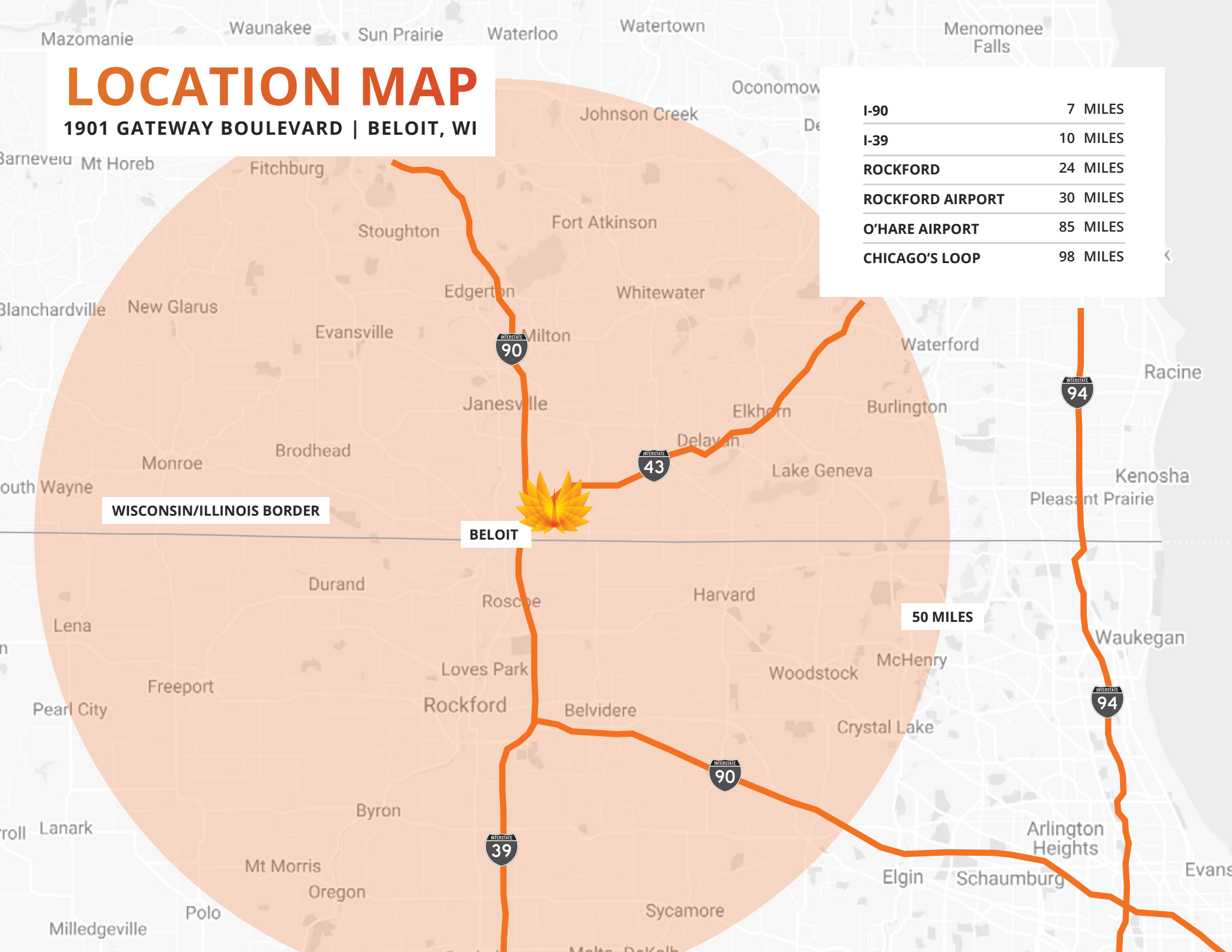
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I-90	7 MILES
I-39	10 MILES
ROCKFORD	24 MILES
ROCKFORD AIRPORT	30 MILES
O'HARE AIRPORT	85 MILES
CHICAGO'S LOOP	98 MILES

WISCONSIN/ILLINOIS BORDER

BELOIT

50 MILES





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