

MAZOMANIE BUSINESS PARK



Mazomanie's Business Park offers very affordable land to businesses looking to relocate, expand and grow in a community that embraces industry. The location of our business park provides ready access to major transportation routes and rail siding and offers the following features:

- Located 20 minutes west of Madison on U.S. Highway 14
- 16 acres of fully improved land available
- \$1.15 per square foot
- Additional unimproved property available
- Located in an active TIF district
- Zoned for industrial use
- Build/lease options available
- Within Village limits

Transportation Summary:

Nearest Interstate: Interstate 90/94 – 31 miles

Nearest Four-Lane Hwy: 17 miles

Nearest Commercial Airport: Dane Co. Regional Airport – 29 miles
Rail Served: Yes

Utilities Summary:

Electrical – 37.3 megawatt capability; capable of expansion to 100 megawatts

Water – Two reservoirs with capacities of 350,000 and 96,000 gallons respectively

Sewer – Current capacity of 693 million gallons per day with present usage of 258 million gallons; capable of expansion to 2x current capacity

Natural Gas – Served by Madison Gas & Electric

Telecommunications – Served by CenturyTel and Charter Cable

Current Business Park Tenants:

Cardinal Solar Glass– tempering & finishing of solar glass panels

Plastic Ingenuity– custom thermoforming (packaging) solutions for industry

Roundy's General Merchandise– dry goods distribution center for supermarkets

Wick Buildings– manufacturer of metal buildings, steel buildings & pole barns

Contact:

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