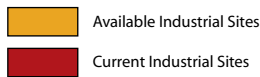
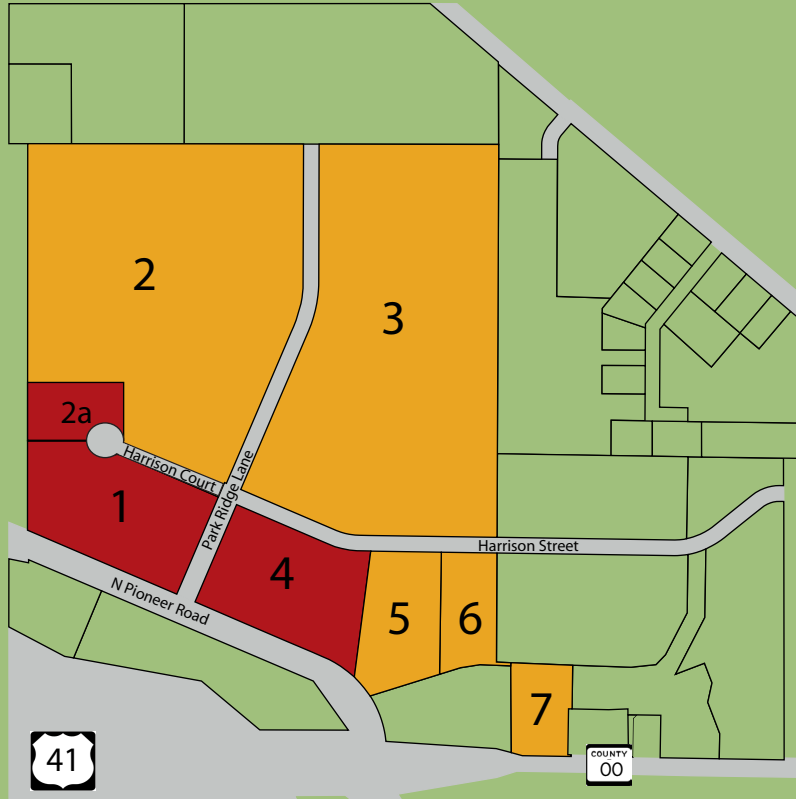




Northgate Business Park

North Fond du Lac, WI



1. Agnesian Clinic
2. **24.65 acres available**
- 2a. F. Ziegler Enterprises
3. **28.17 acres available**
4. Aurora Clinic
5. **3.58 acres available**
6. **2.16 acres available**
7. **2.318 acres commercial site available**

Northgate Business Park, a 128-acre commercial, industrial, and multi-family development is ideally situated in the Village of North Fond du Lac with easy access to Hwy 41. It includes approximately 58 acres of available industrial land with flexible lot sizes. Protective covenants; Zoning for commercial, industrial, and multi-family development and location in a TIF district.

Please contact FCEDC for more information:



116 N. Main Street
PO Box 1303
Fond du Lac, WI 54936-1303
(920) 929-2928

www.fcedc.com
info@fcedc.com

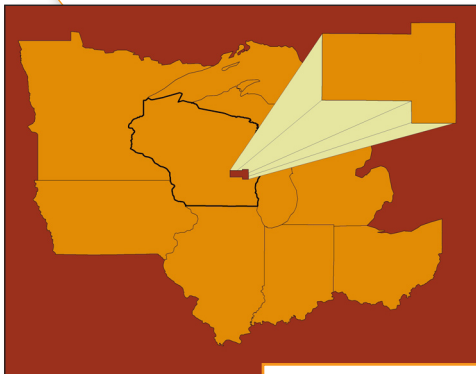


Northgate Business Park

North Fond du Lac, WI

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

Companies are choosing to relocate here. Once they do, those businesses discover the same climate for growth and expansion as the companies that have called this area home for decades.



About North Fond du Lac...

North Fond du Lac offers a small-town living environment with the convenience of larger city amenities. North Fond du Lac is located on the southwest corner of Lake Winnebago. The village is moving forward to a diversified future, the opportunity for new business has never been greater.

Site features:

Strategic location: Convenient access to Highway 41; 50 minutes to Milwaukee; 55 minutes to Madison and less than 2 hours to the greater Chicago area.

Affordable land prices starting at \$29,900 per acre.

Expandable sites available.

Telecommunications infrastructure: 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.

Utilities: Gas and electric supplied by Alliant Energy/WP&L. Water and sewer supplied by the Village of North Fond du Lac.

Please contact FCEDC for more information:

Fond du Lac County Economic Development Corporation
116 N. Main Street, PO Box 1303, Fond du Lac, WI 54936-1303
(920) 929-2928 www.fcedc.com info@fcedc.com