

Power Drive

Dickeyville, WI

Development Opportunity



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

Land for Development or Build to Suit Lease Opportunity

Site Advantages

- High visibility site adjacent to HWY 151 & 61
- 7 acres
- 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
- Industrial/warehouse development opportunities

Rendering of Potential Build to Suit Opportunity



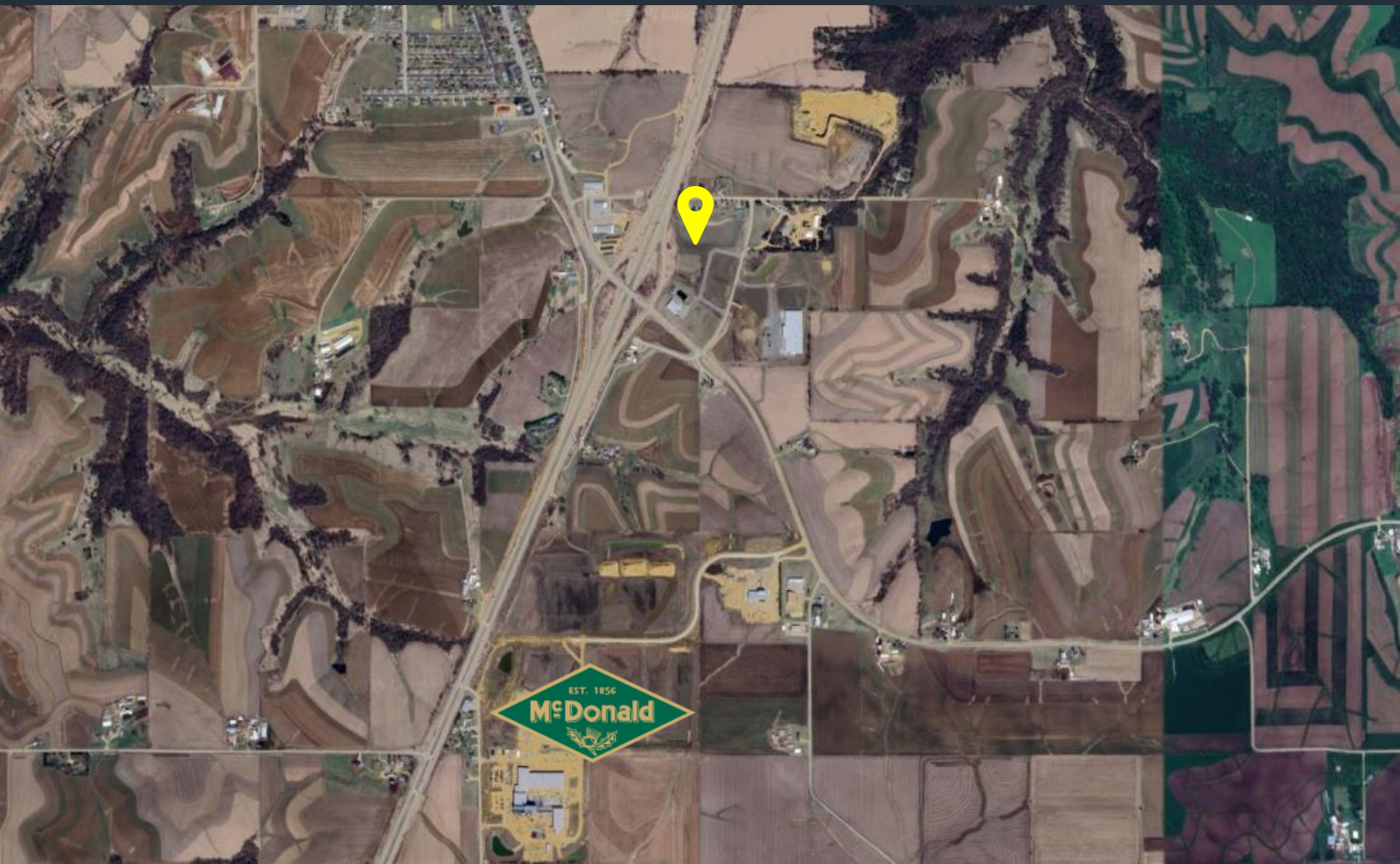
+/- 100,000 SF Proposed Demisable Industrial Warehouse

+/- 31,470 SF Proposed Build to Suit

Power Drive

Dickeyville, WI

Development Opportunity



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

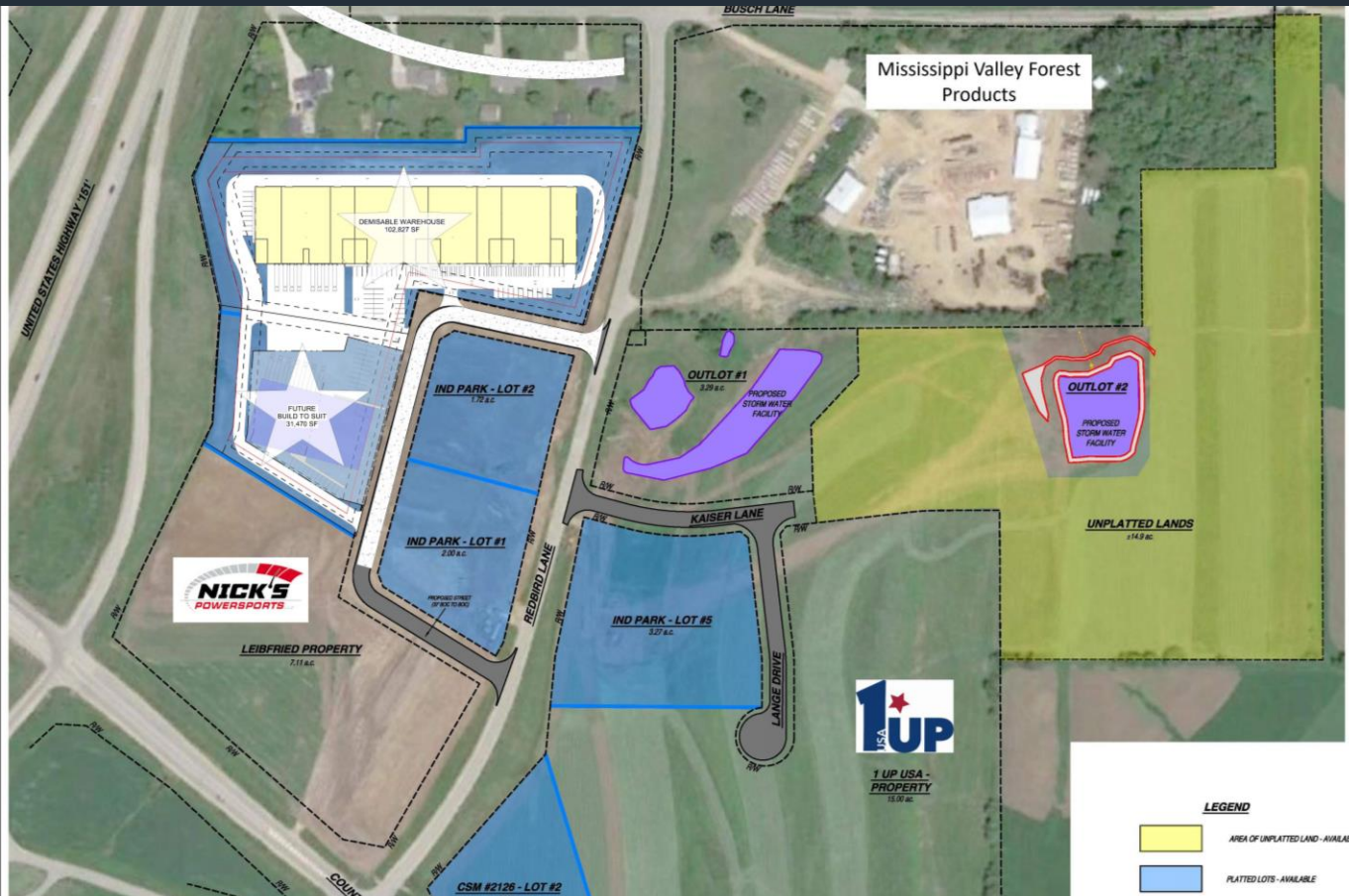
GRONEN
SOLVE. DEVELOP. BUILD.

Nancy Kann
563.580.7257
nancyk@gronen.com

Power Drive

Dickeyville, WI

Development Opportunity



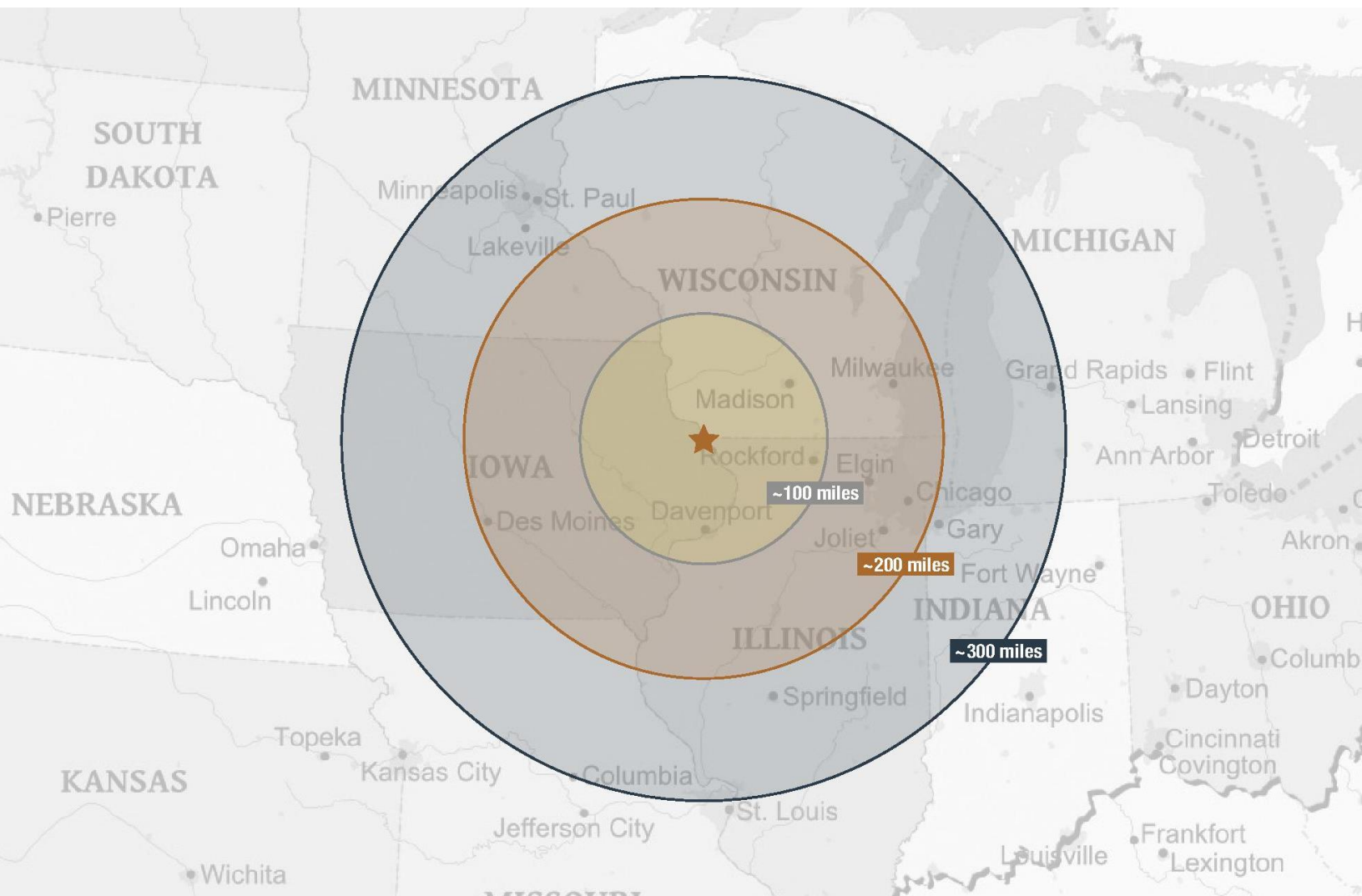
Digital Renderings of Potential Build to Suit Opportunity



Power Drive

Dickeyville, WI

Development Opportunity



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.