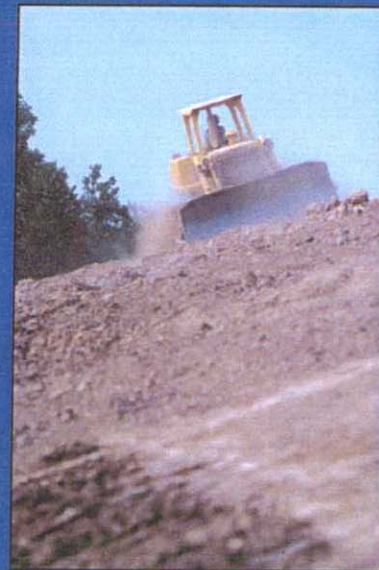




# 2001 Dane County Commercial and Business Parks



Compiled by  
Madison Gas and Electric Co.

## 2001 Dane County Commercial and Business Parks

The Dane County economy continues to grow. In 2000, a record-setting \$525 million was invested in nonresidential construction.

While the number of individual parcels appropriate for commercial and industrial development is diminishing, the number of commercial and business parks is expanding countywide. Madison is seen as the hub of the county's economic activity; however, surrounding communities with active business parks contribute significantly to the rising construction numbers.

The available acres prepared for business growth and expansion are indicators of our economic potential in Dane County. Through careful planning and preparation, Dane County is well-positioned for a strong economic future as evidenced by the following:

- There are currently 48 commercial and business parks in Dane County, with 44 having available sites. Eighteen (18) of these parks (nearly 38 percent) are located in the city of Madison. Since 1990, 14 communities outside the city of Madison added business parks. Today, there are 30 parks located in 17 of the surrounding communities compared to 24 parks in 1999-2000.

- Of the 7,452 total acres in business parks, about 1,830 (25 percent) are available for development; 43 percent of the available acres are in Madison.
- Nineteen (19) of the parks are municipally owned.
- Prices per acre and per square foot range from low for industrial use to high for office and retail use:  

Per acre:	\$15,000 - \$435,600
Per square foot:	\$0.34 - \$10.00
- Since 1995, more than \$2.3 billion has been invested in nonresidential construction in Dane County. A total of \$525 million was spent in 2000 alone, with the city of Madison accounting for 68 percent.\*\*

\* Total acreage refers to all of the business park property including designated open space and other land that may not be developable.

\*\* Source: Dane County Construction Activity Report, Madison Gas and Electric Company.

## 2001 Available Park Acres by Community

Municipality	Available Acres
Madison	793
DeForest	244
Middleton	144
Verona	137
Mazomanie	100
Sun Prairie	99
Waunakee	80
Madison (Town)	55
Fitchburg	44
Westport (Town)	40
Burke (Town)	38
Stoughton	30
Belleville	15
Cottage Grove	14
Deerfield	13
McFarland	13
Vienna (Town)	10
Monona	< 1
<b>Total</b>	<b>1,869</b>

## 2001 Dane County Commercial and Business Parks

Business Park	Location	Year Opened	Total Acres	Available Acres	Low Price Per		High Price Per		Contact	Phone Number
					Acre	Square Foot	Acre	Square Foot		
1. Airport Road Business Park	Middleton	1998	200+	100		\$3.00		\$3.75	Jeanne Whitish	(608) 836-0596
2. The American Center	Madison	1991	409	203		Office: \$4.25 Retail: \$6.00		Office: \$5.50 Retail: \$7.00	Richard Wilberg	(608) 242-4100, Ext. 30387
3. Arboretum Office Park	Waunakee	2000	40	40		\$1.00		\$3.50	Dick Pilsner	(608) 849-5343
4. Badger Business Park	McFarland	2000	16	13	Negotiable	Negotiable	Negotiable	Negotiable	Art Sandridge	(608) 241-1725
5. Belleville Business and Industrial Park	Belleville	1987	50	15	\$25,000	\$46	\$25,000	\$46	Kathy Bainbridge	(608) 424-3341
6. Broadway Industrial Area	Madison	1977	1,300	50	\$80,150	\$1.84	\$130,680	\$3.00	Peggy Yessa	(608) 267-8721
7. Bruce Street Industrial Park	Verona	1998	31	8.8		\$1.75 (developable land)		\$2.50 (developable land)	John T. Pinger and Blake George	(608) 223-9330
8. Burke/Highway 19 Commercial Plat	Burke (Town)	1993	68	13	\$152,460	\$4.50	\$283,140	\$6.50	Glenn J. Hovde	(608) 246-9600
9. City Center West	Madison	Fall 2001	45	45	For lease only, up to 190,000 square feet		For lease only, up to 190,000 square feet		Brett A. Riemen	(608) 241-2100
10. Corben Business Campus	Madison	2000	19	19	No land sales; lease of offices only.		NA		Marty Rifken	(608) 258-4640
11. Cottage Grove Business Park	Cottage Grove	1996	56	14	\$52,708	\$1.21	\$62,726	\$1.44	Andrew Homburg	(608) 244-9266
12. Dane County Interstate Center	Vienna (Town)	1991	600	10	\$54,450	\$1.50	\$163,300	\$3.75	Paul Brewer	(608) 663-6000

## 2001 Dane County Commercial and Business Parks

Business Park	Location	Year Opened	Total Acres	Available Acres	Low Price Per		High Price Per		Contact	Phone Number
					Acre	Square Foot	Acre	Square Foot		
13. Deerfield Business Park	Deerfield	1978	140	13	\$15,000	\$.34	\$30,000	\$.68	David R. Dinkel	(608) 764-5451
14. DeForest Business Park	DeForest	1995	140	24	\$25,000	\$.57	\$30,000	\$.70	Paul Brewer	(608) 663-6000
15. East Metro Business Park	Burke (Town)	1998	40	25	\$108,900	\$2.50	\$108,900	\$2.50	Kevin and Kurtis Welton	(608) 833-5590
16. East Towne Commerce Park	Madison	1996	7	4	Negotiable		Negotiable		Mark Jorgensen	(608) 241-5790
17. Fitchburg Business Park	Fitchburg	1996	42	3	\$163,350	\$3.75	\$163,350	\$3.75	Dan Fleming	(608) 277-8887
18. Fitchburg Center	Fitchburg	1986	415	38	\$198,198	\$4.55	\$228,690	\$5.25	Bill Dalrymple	(608) 277-2606
19. Fitchburg Commerce Park	Fitchburg	1989	78	3	Negotiable		Negotiable		Doug Yanggen	(608) 238-1150
20. Greenway Center	Middleton	1989	250	43	Negotiable		Negotiable		Carol Biendseil	(608) 664-0777
21. High Crossing Environ	Madison	1993	190	50	Space for lease only		Space for lease only		Brett A. Riemen	(608) 241-2100
22. Madison Commerce Park	Madison	November 2001	31	26		\$3.00		\$3.00	Paul Lenhart	(608) 833-5993
23. The Madison Corporate Center	Madison	1993	20	6.5	\$392,040	\$9.00	\$392,040	\$9.00	Tom Phillips	(608) 241-7777
24. Mazomanie Industrial District	Mazomanie	1991	180	100	\$15,500	\$.36	\$15,500	\$.36	Jeff Mirate	(608) 795-2100 or (608) 795-2117
25. McAllen Business Park	Madison	1996	20	0	\$87,120	\$2.00	Negotiable		Mac and Kerry McAllen	(608) 246-3100

## 2001 Dane County Commercial and Business Parks

Business Park	Location	Year Opened	Total Acres	Available Acres	Low Price Per		High Price Per		Contact	Phone Number
					Acre	Square Foot	Acre	Square Foot		
26. McAllen T.E.C. Incubator Complex	Madison	Spring 2002	14	14					Mac and Kerry McAllen	(608) 246-3100
27. McAllen Truax Business Park	Madison	1999	14	4		\$3.00			Mac and Kerry McAllen	(608) 246-3100
28. McFarland Commerce Park	McFarland	1993	38	0	\$65,340	\$1.50	\$76,230	\$1.75	Pauline Boness	(608) 838-3154
29. Middleton Industrial Park	Middleton	1987	120	0	\$108,900	\$2.50	\$130,680	\$7.00	Dewey Bredeson	(608) 273-8818
30. North Towne Corporate Park	DeForest	1993	417	220		\$1.50		\$3.00	John Pinger and Blake George	(608) 223-9330
31. Northeast Industrial Park	Madison	Opens 2002	165	132					Joe Gromacki	(608) 267-8724
32. Novation Technology Campus	Madison (Town)	Opens 2002	55	55					Julie Schmidt	(608) 258-5588
33. Old Sauk Trails	Madison	1986	446	40	\$152,460	\$4.50	\$250,000	\$7.00	George Gialamas	(608) 836-8000
34. Park Towne	Madison	1972	177	6	\$359,370	\$8.25	\$435,600	\$10.00	Mike Ring, Mary Feldt, and Ed Kuhlmay	(608) 833-9044
35. Prairie Business Campus	Sun Prairie	2000	29	29	For lease only		For lease only		Brett A. Riemen	(608) 241-2100
36. River Place	Monona	1991	15	.25	\$217,800	\$5.00	\$348,480	\$8.00	Tim Maxon	(608) 223-2607
37. Silicon Prairie™ Business Park	Madison	Opens 2002	105	80	\$174,240	\$4.00	\$217,800	\$5.00	Kevin and Kurtis Welton	(608) 833-5590

## 2001 Dane County Commercial and Business Parks

Business Park	Location	Year Opened	Total Acres	Available Acres	Low Price Per		High Price Per		Contact	Phone Number
					Acre	Square Foot	Acre	Square Foot		
38. South Towne Industrial Park	Monona	1980	90	0	\$120,000	\$2.75	\$175,000	\$4.00	John Brigham	(608) 242-5566
39. Stoughton Business Park North	Stoughton	1993	60	30			\$23,500		John D. Neal	(608) 873-6677
40. Sun Prairie Business Park	Sun Prairie	1985	300	70	\$27,700	\$.63	\$57,300	\$1.31	John Bogle	(608) 837-8371
41. Truax Air Park, East and West	Madison	1978	300	25	\$76,230	\$1.75	\$130,680	\$3.00	Chuck Peterson	(608) 246-3388
42. University Research Park	Madison	1984	255	14	\$130,680	\$3.00	\$217,800	\$5.00	Tom Mulhern	(608) 263-3008
43. Verona Commercial Park	Verona	1987	25	3	\$130,680	\$3.00	\$185,130	\$4.25	Chuck Heath	(608) 274-1188
44. Verona Technology Park	Verona	2001	145	125	Negotiable				John Livesey	(608) 274-2929
45. Waunakee Business Park	Waunakee	2000	40	40		\$1.00		\$3.50	Jim Hartung	(262) 938-4408
46. West Metro Business Park	Middleton	1991	22	1.3		\$5.25 (lease)		\$9.00 (lease)	Kevin Welton	(608) 833-5590
47. Westport Business Park	Westport (Town)	1998	40	40	\$50,000		\$50,000		Glenn J. Hovde	(608) 246-9600
48. World Dairy Center/World Dairy Campus	Madison	1993	193	75	\$130,680	\$3.00	\$130,680	\$3.00	John Walsh	(608) 255-5166

## Dane County Commercial and Business Parks - 2001 Publication

Business Parks by Location	Map No.
<b>Belleville</b>	
Belleville Business and Industrial Park .....	5
<b>Burke (Town)</b>	
Burke/Highway 19 Commercial Plat .....	8
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<b>Cottage Grove</b>	
Cottage Grove Business Park .....	11
<b>Deerfield</b>	
Deerfield Business Park .....	13
<b>DeForest</b>	
DeForest Business Park .....	14
North Towne Corporate Park .....	30
<b>Fitchburg</b>	
Fitchburg Business Park .....	17
Fitchburg Center .....	18
Fitchburg Commerce Park .....	19
<b>Madison</b>	
The American Center .....	2
Broadway Industrial Area .....	6
City Center West .....	9
Corben Business Campus .....	10
East Towne Commerce Park .....	16
High Crossing Environ .....	21
Madison Commerce Park .....	22
The Madison Corporate Center .....	23
McAllen Business Park .....	25
McAllen T.E.C. Incubator Complex .....	26
McAllen Truax Business Park .....	27
Northeast Industrial Park .....	31
Old Sauk Trails .....	33
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Silicon Prairie™ Business Park .....	37
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Business Parks by Location	Map No.
<b>Madison (Town)</b>	
Novation Technology Campus .....	32
<b>Mazomanie</b>	
Mazomanie Industrial District .....	24
<b>McFarland</b>	
Badger Business Park .....	4
McFarland Commerce Park .....	28
<b>Middleton</b>	
Airport Road Business Park .....	1
Greenway Center .....	20
Middleton Industrial Park .....	29
West Metro Business Park .....	46
<b>Monona</b>	
River Place .....	36
South Towne Industrial Park .....	38
<b>Stoughton</b>	
Stoughton Business Park North .....	39
<b>Sun Prairie</b>	
Prairie Business Campus .....	35
Sun Prairie Business Park .....	40
<b>Verona</b>	
Bruce Street Industrial Park .....	7
Verona Commercial Park .....	43
Verona Technology Park .....	44
<b>Vienna (Town)</b>	
Dane County Interstate Center .....	12
<b>Waunakee</b>	
Arboretum Office Park .....	3
Waunakee Business Park .....	45
<b>Westport (Town)</b>	
Westport Business Park .....	47



The *2001 Dane County Commercial and Business Parks* inventory provides detailed park information including location, year opened, total acres, available acres, price, and a contact name and phone number. An accompanying map identifies each of the parks. Additional information on current tenants, availability of municipal financing, absorption rates, zoning, and other special features is available by contacting Jim Mohrbacher, Madison Gas and Electric Company, at (608) 252-7116.