

Food & Beverage Innovation Campus

Jefferson County, WI

Discover unparalleled growth opportunities at the Food and Beverage Innovation Campus, a 165-acre industrial park for food and beverage manufacturers. Nestled in the heart of Jefferson County, Wisconsin, a region celebrated for its vibrant food and beverage industry and robust agricultural heritage, the campus offers the ideal environment for innovation and expansion.

ANCHOR TENANT

Kikkoman Foods, Inc.
100 Acre development

TRANSPORTATION

WI-26: Borders campus

I-94: 8 miles

I-90: 16 miles

Union Pacific Railroad: Along eastern border of campus

Dane County Regional Airport (Madison): 34 miles

Gen Mitchell International Airport (Milwaukee): 60 miles

O'Hare International Airport (Chicago): 120 miles

ZONING

Medium Industrial District - allows "food production" activities as a permitted use by right

ELECTRIC - JEFFERSON UTILITIES

Distance to substation: 50' to ATC grid

Substation capacity: Redundant 60 MW

Distribution voltage: 25 KV/ Three Phase

Voltage of transmission line serving substation: 138,000 Volts

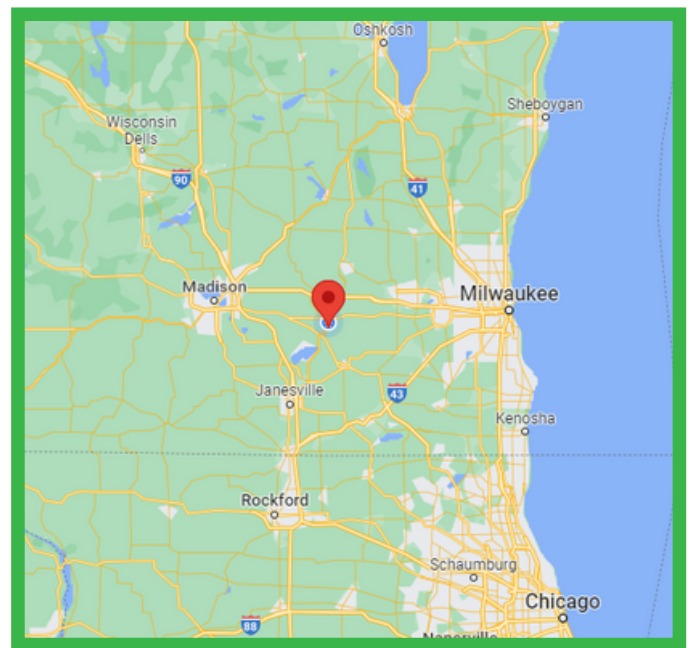
NATURAL GAS - WE ENERGIES

Main (inches): 2" - can be increased to 4"

Pressure (PSI): 50#

WATER - JEFFERSON UTILITIES

Water main (inches): 10"



WASTEWATER - JEFFERSON UTILITIES

Sewer main (inches): 8"

TELECOMMUNICATIONS - SPECTRUM/AT&T

48 strand fiber

JEFFERSON COUNTY WORKFORCE & INDUSTRY SNAPSHOT

TOP INDUSTRIES BY EMPLOYMENT

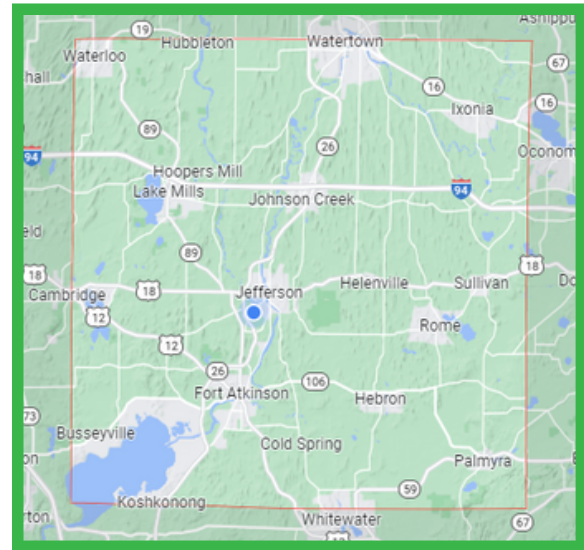
1. Manufacturing
2. Trade, Transportation & Utilities
3. Education & Health Services
4. Leisure & Hospitality
5. Professional & Business Services

JEFFERSON COUNTY LABOR FORCE

Total Labor Force: 46,021

Unemployment Rate: 2.7%

April 2024



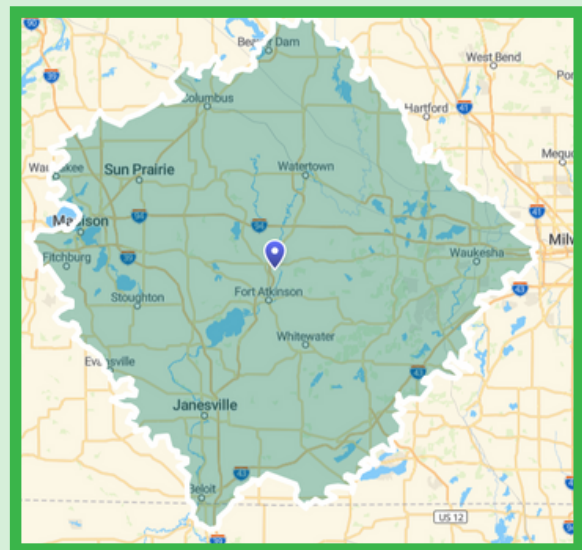
JEFFERSON COUNTY LABOR BASIN

45 minute drive time

Population: 1,334,165

Labor force: 702,762

Households: 562,354



FOR MORE INFORMATION:

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