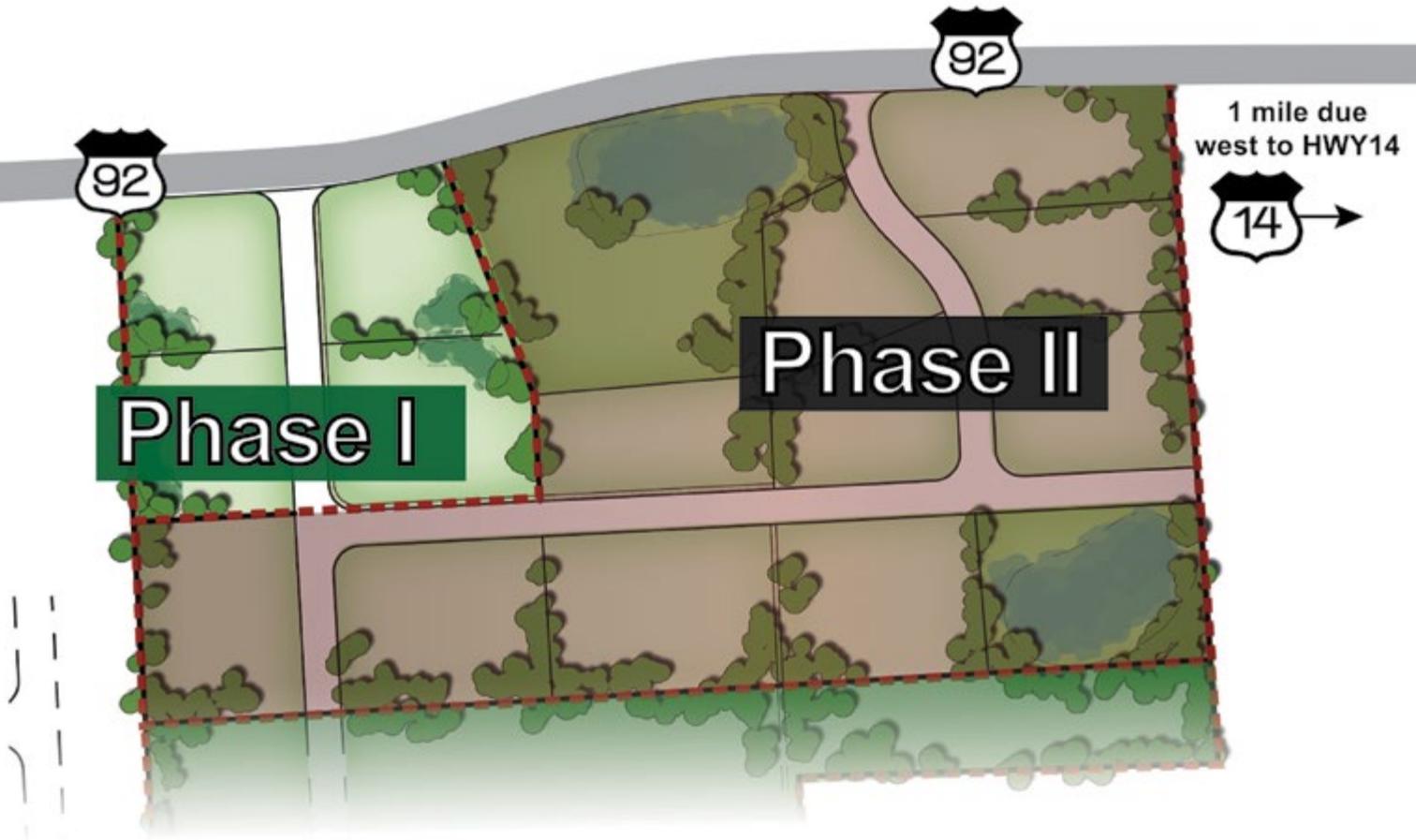




Brooklyn Business Complex



Details

- Phase I: 10 acres, shovel ready
- Phase 2: 40 acres, has approvals
- Phase 3: 50 acres including rail access, requires further approvals
- Lots available from 1 to 5 acres with expansion potential
- Located in Tax Increment District (TID) #2
- Lots bordering Highway 92 available
- Average daily traffic counts: 6,500-7,500 vpd
- Zoned B-P (Business Park), with allowed uses including but not limited to: Office, Biotech, light manufacturing, assembly and distribution



Brooklyn Business Complex
The Village of Brooklyn
PO Box 189, 210 Commercial Street,
Brooklyn, WI 53521

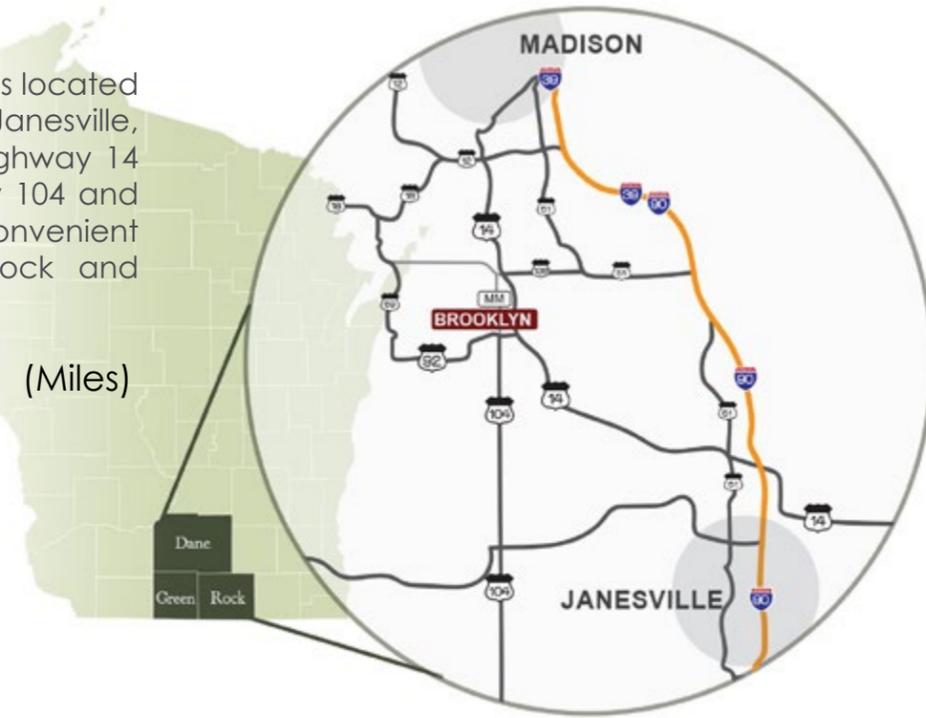
www.brooklynwi.gov
www.brooklynbusinesscomplex.com
www.facebook.com/BrooklynBusinessComplex
www.twitter.com/BrooklynBizCmpx

Location

The Brooklyn Business Complex is located midway between Madison and Janesville, 1 mile due west from State Highway 14 on State Highway 92. Highway 104 and County MM also provide convenient regional access to Dane, Rock and Green Counties.

Distance to Major Markets (Miles)

Madison	13
Janesville	21
Milwaukee	82
Dubuque	83
Chicago	113



Circle shows approximately 30 mins drive time

Economic Development Assistance and Incentives

Brooklyn provides a low-cost business environment with full service amenities, business assistance and incentives. The new Brooklyn Business Complex, located on the east boundary of the Village, is designed to provide new and affordable sites for businesses looking to locate and expand in Wisconsin's south central region. Financing is available locally as well as additional community funding sources, such as:

- Wisconsin Economic Development Corporation (WEDC)
- Wisconsin Women Business Initiative Corporation (WWBIC)
- Wisconsin Business Development Finance Corporation (WBD)
- Wisconsin Housing and Economic Development Authority (WHEDA)
- Wisconsin Economic Development Association (WEDA)

The Village and its Economic Development team are available for individual counseling. For more information, contact the Village President via email at president@brooklynwi.gov.

Demographics & Community Profile

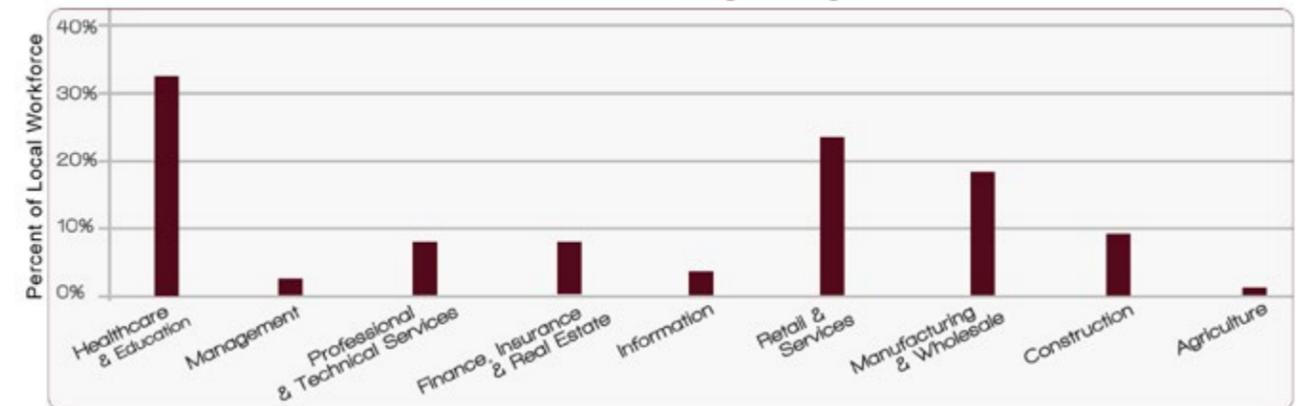
2013 Population	1,433
Median Household Income	\$66,827
Family Households w/Children	44%
Median Age (Years)	33.1

Growth & Development

As the fastest growing community in Dane County in 2011, Brooklyn has a young and growing workforce and is conveniently located near additional residential and commercial growth areas such as Oregon and Fitchburg. Only minutes from Highway 14 with access to Madison and Janesville, Brooklyn is well positioned to serve the entire southern Wisconsin market.

Population Growth 2000-2010	53%
Trade Area Population Projections '10-'15	7%

Local Workforce by Industry



Workforce & Training

Brooklyn has a young and educated local workforce and a strong skilled trade industry presence based on Brooklyn's convenient access to a regional marketplace. Industries with a major presence in Brooklyn include construction, skilled trades, contracting, agricultural, manufacturing and health care.

Educational Opportunities

Primary Education	Oregon School District
Elementary (K-4)	Brooklyn: 0 miles
Middle/High School	Oregon: 5 miles
Technical College	Madison College: 18 miles
	Blackhawk Tech: 22 miles
University of WI	Madison: 13 miles
	Janesville: 22 miles



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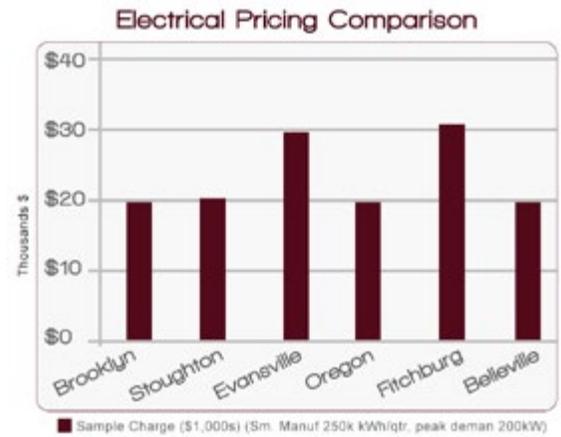


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Utilities & Infrastructure

Brooklyn offers competitive electrical rates and reliable utility service with high quality municipal infrastructure and ample capacity to accommodate new users.

Utilities to site include sewer and water. Brooklyn's well capacity provides 800 gallons per minute and the wastewater treatment plant has significant excess capacity. A natural gas line serves the site and three phase power is available through Alliant Energy.



Utility

Electrical & Natural Gas
Water & Sewer
Telecommunications

Providers

Alliant Energy
Village of Brooklyn
Frontier, Charter

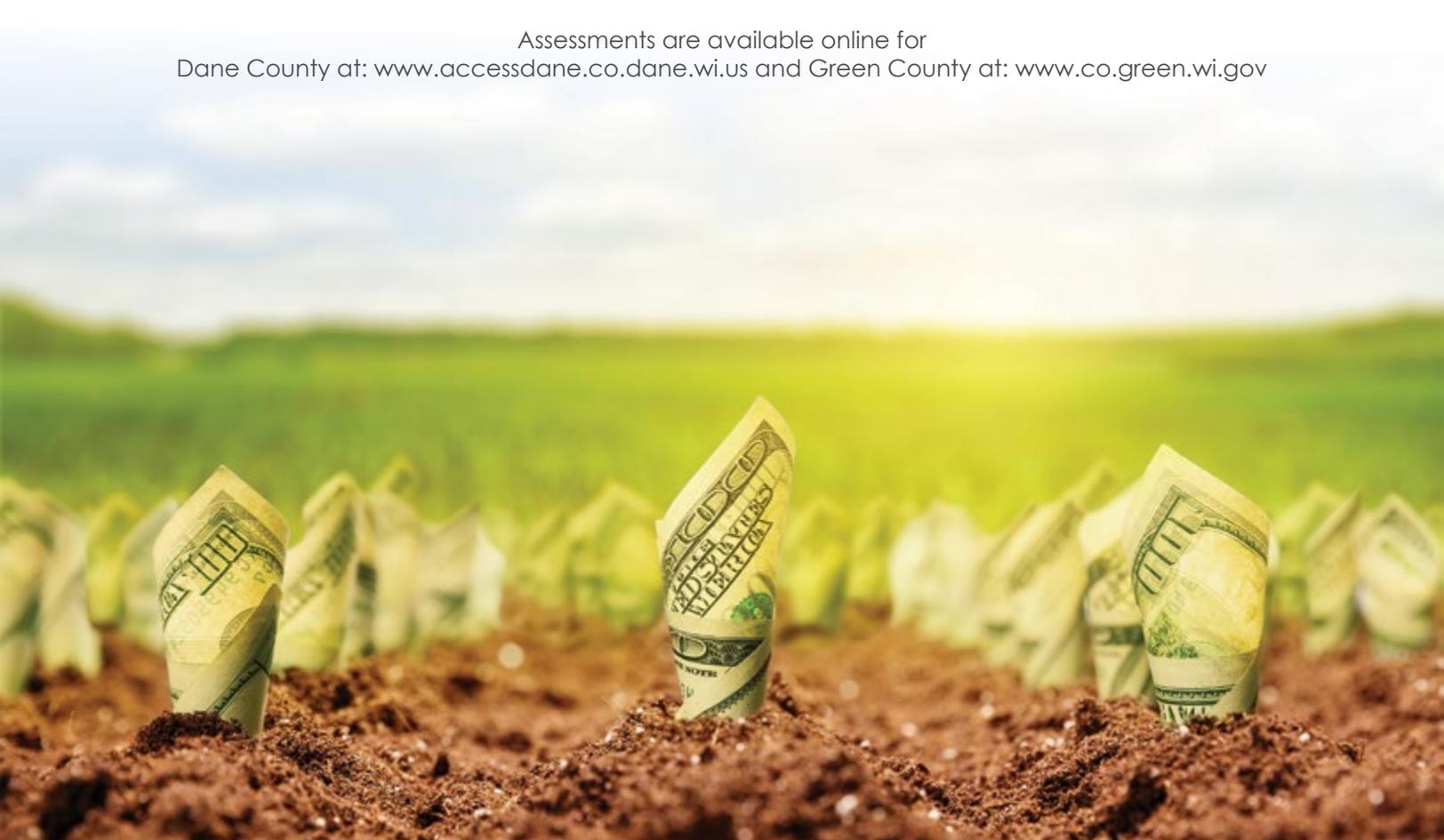
Municipal Taxes and Assessment Data

2012 Effective Property Tax Rates for Dane County

\$25.33 per \$1,000 of value

Assessments are available online for

Dane County at: www.accessdane.co.dane.wi.us and Green County at: www.co.green.wi.gov



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