



City of Manitowoc, WI – I-43 Technology and Enterprise Campus



Legend

- Property Available
- Property Sold

Site Description

I-43 Technology and Enterprise Campus (ITEC) is a high visibility and amenity park especially suited for light manufacturing.

Located on Manitowoc's southwest side, ITEC is home to companies like Jageman Stamping, GKN Sinter Metals, Parker-Hannifin, Baileigh Industrial, Kaysun Corporation, and Northern Labs. It is adjacent to Interstate-43, US 151 and State Highway 42.

Sites are ideally suited for light industrial uses such as office, manufacturing, warehousing, distribution, related administration offices, other like uses. Parcels can be configured to meet specific project needs.

Site Specifications

Site Information

Total Acres:	371
Available:	242
Number of Acres Sold:	129
Expansion Plans:	Yes
Largest Contiguous Acreage Available:	80.65
Existing Businesses:	9
Zoning Light Industrial:	Yes
Covenants:	Yes
Topography:	Flat
Floodplain:	No
Soil borings:	No
Curb:	Yes
Paved Streets:	Yes
Gutter:	Yes
Fire insurance:	4
Streetlight:	Yes

Transportation

Nearest major highways:	I-43
Distance to nearest highways:	Adjacent
Lanes:	4
Nearest comm. airport:	Austin Straubel
Distance to airport:	35 miles
Rail provider:	CN
Rail siding on site:	Yes
Nearest port facility:	8 miles

Utilities

Electricity supplier:	MPU
3-phase electric:	Yes
Gas supplier:	WPS
Municipal water:	Yes
Water source:	Lake Michigan
Water main size:	12"
Water lateral size:	8"
Peak capacity at plant:	11 mgd
Sanitary sewer main size:	8"
Sanitary sewer lateral size:	4"
Peak capacity at plant:	15.5 mgd
Stormwater:	Yes

Telecommunications

Fiber optics:	Yes
Digital switching:	Yes

Incentives

Development Zone Tax Credits
Industrial Revolving Loan Fund
Industrial Revenue Bonds
TIF - Cash back rebate on land purchase price
Technology Zone Tax Credits

Terms

Asking Price:	\$20,000/acre
Terms Available:	Yes
Ownership:	Municipal

Community Contact

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