

CITY OF WEST BEND MANUFACTURING CENTER

CITY-OWNED • 10-100+ ACRE LOTS • HIGH-CAPACITY UTILITIES • SHOVEL-READY



FAST-TRACK PLAN APPROVALS

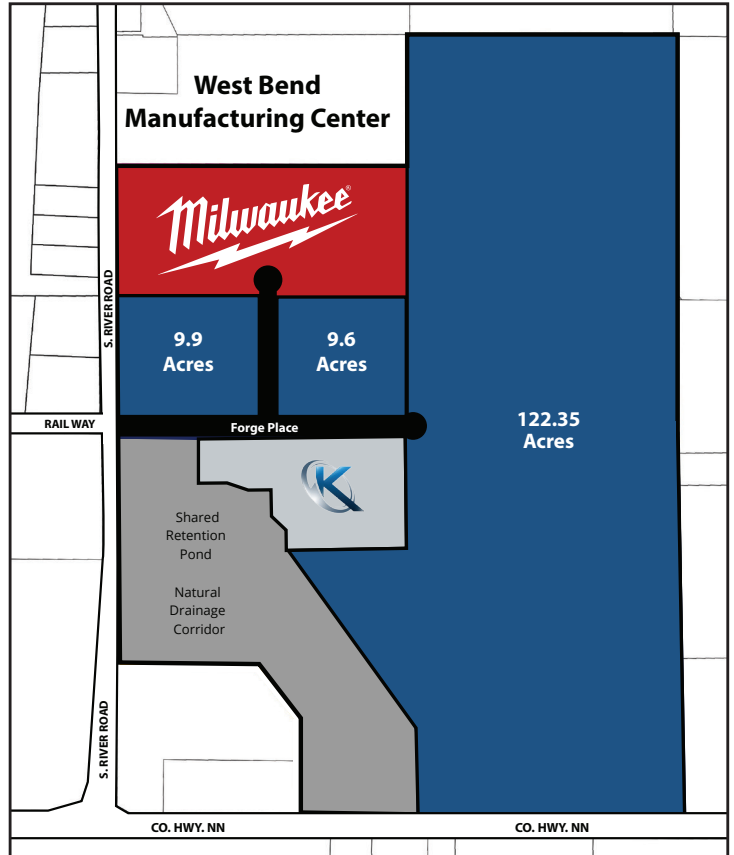
TALENTED WORKFORCE

\$55,000/ACRE

SOUTHEAST WISCONSIN'S PREMIER INDUSTRIAL PARK IS HERE.

The West Bend Manufacturing Center (TID #14) is located in the City of West Bend, Wisconsin, a thriving community of 32,000 residents. Owned by the City, this new industrial park offers 140+ acres of fully-customizable, shovel-ready land—ready to support your development.

- City-Owned and Operated, Broker-Friendly
- Development/TIF Incentives Available
- Flexible Land Development
- High-Capacity City Sewer and Water Utilities
- Electric and Gas Utilities (We Energies)
- Shared Retention Ponds



"Wisconsin has been our company's home for nearly 100 years, we're thrilled to continue our growth here in West Bend where we've been able to recruit some of the best talent in the country."

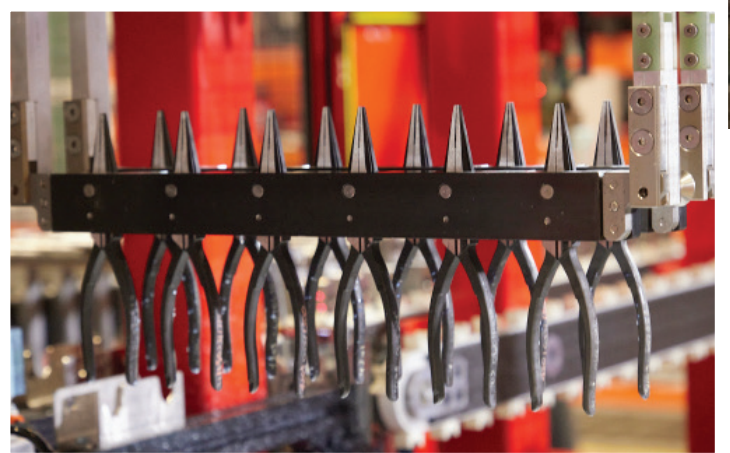
- Tim Albrecht, President of Hand Tools, Storage & PPE, Milwaukee Tool



THE WEST BEND ADVANTAGE

West Bend takes pride in its cultural and historical districts, 1,200+ acres of award-winning parks and trails, quality healthcare, exceptional housing, and top-tier K-12 and college-level educational opportunities. West Bend has a thriving downtown and several booming commercial areas.

Attracting and retaining employees is made easier in West Bend with customizable programs at UW-Milwaukee at Washington County, Moraine Park Technical College, and the West Bend School District. MPTC and Kreilkamp Trucking recently launched the Wisconsin Regional Truck Driving Academy, a unique program to develop skilled truck drivers with CDLs.



CASE STUDY: MILWAUKEE TOOL

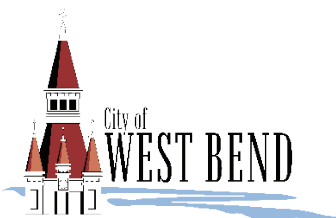
In August 2022, Milwaukee Tool celebrated the opening of its new 95,000-square-foot hand tool manufacturing facility—the first tenant in the new industrial park. Milwaukee Tool has invested \$55 million, created more than 150 jobs, and is preparing for substantial expansion.



LOCATION & ACCESSIBILITY

The West Bend Manufacturing Center is located just 30 minutes north of Milwaukee, and easily accessible to several major highways and airports:

- 3 miles to WI-45
- 4 miles to Hwy. 33
- 8 miles to I-41
- 15 miles to I-43
- 29 miles to I-94
- 1 mile to Canadian National Rail Yard
- 5 miles to West Bend Municipal Airport
- 42 miles to General Mitchell International Airport



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