

New development cropping up

By Daily News staff | Posted: Friday, April 1, 2016 4:00 pm

BELOIT — The City of Beloit is teaming up with Hendricks Commercial Properties once again in the hopes of bringing more industrial business to the Stateline Area.

The company has announced that it plans to build a 105,000-square-foot structure on the northeast corner of Willowbrook Road and State Line Road in Beloit.

Chase Brieman, of CBRE Group Inc., who was hired to market the property for lease, said the site will provide prospective tenants with a “modern, efficient and attractive” warehouse space.

“The southern Wisconsin and northern Illinois region, especially Rock County, has seen a major rebound in industrial activity, and this development will cater to that growing demand for modern industrial space in the Stateline region,” Brieman said in a release.

The building could accommodate occupants from 52,500 square feet, and there is expansion capacity of up to 420,000 square feet. The 30-acre site also has the acreage for a second building.

The project will be taken on by Corporate Contractors, Inc., a company owned by Diane Hendricks, and is scheduled to begin this spring and wrap up by the fall.

The “state-of-the-art” cross-dock industrial building, located near the I-39/90 corridor, will feature 10 dock doors with provisions for additional docks, two drive-in doors, 140-foot truck courts and more, according to the news release.

The building also will have energy efficient features, including insulated precast concrete walls and LED lighting.

The land currently is owned and being provided by the City of Beloit to spur development in the area.



New development coming

The above rendering shows an industrial speculative building that is planned to be built on the northeast corner of Willowbrook Road and Stateline Road in Beloit. The City of Beloit will be providing the 30 acres land to Hendricks Commercial Properties, who plans to build a 105,000-square-foot manufacturing/warehouse space to draw businesses to the area. The building is expected to be finished by the fall.

Andrew Janke, the economic development director for the City of Beloit, said the city is excited to be part of the project.

“There is a strong need and demand in the market for more high quality industrial space and this construction will be a welcome addition to our inventory and will enhance our overall competitiveness,” he said.

Two other speculative buildings also will be erected in Rock County, according to a separate news release from county development manager James Otterstein.

One will be at 4298 Capital Circle II on Janesville’s East Side. It will have an initial 100,000 square foot capacity with expansion capability to reach 200,000. Gilbank Construction will build the facility, which is a project by Badger Property Investments principals Tom Lasse and Terry McGuire.

The other is at 100 Innovation Drive in Janesville’s state Highway 11 Business Park. The building will have an initial size of 150,000 square feet with expansion capability up to 300,000 square feet. The property is being developed by Greywolf Partners, Inc.