

1901 Gateway Blvd  
1901 Gateway Blvd | Beloit, WI | US | Rock County  
Available SF: 500,000



|                    |              |
|--------------------|--------------|
| Building Type:     | Industrial   |
| Available SF:      | 500,000      |
| Total SF:          | 500,000      |
| Number of Stories: | 8            |
| Year Built:        | 2022         |
| Last Updated:      | Sep 29, 2025 |

Economic Development Contact

Larry Arft  
100 State Street  
Beloit, Wisconsin 53511  
(608) 364-6614 | arftl@ci.beloit.wi.us

Realtor/Owner Contact

Anthony Crivello  
| anthony@phoenixinvestors.com

Property and Area Description

Central Distribution Location | Convenient Access To I-39, I-90 Ramp, and I-43 Interchange | Economic Development Incentives Available | Access to High-Quality Labor | 150+ Trailer Parking Positions

Population

|                                                                                   |                           |                           |                           |
|-----------------------------------------------------------------------------------|---------------------------|---------------------------|---------------------------|
|  | 104,640<br>10 Mile Radius | 431,705<br>20 Mile Radius | 668,079<br>30 Mile Radius |
|-----------------------------------------------------------------------------------|---------------------------|---------------------------|---------------------------|

Source: ESRI®, 2025

Households

|                                                                                   |                          |                           |                           |
|-----------------------------------------------------------------------------------|--------------------------|---------------------------|---------------------------|
|  | 41,610<br>10 Mile Radius | 177,860<br>20 Mile Radius | 273,705<br>30 Mile Radius |
|-----------------------------------------------------------------------------------|--------------------------|---------------------------|---------------------------|

Source: ESRI®, 2025

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Ryan Wee  
Rail Contact Phone: 262-277-8725  
Rail Contact Email: rwwee@up.com

Property Images





