

Ironworks project on schedule

By Shaun Zinck szinck@beloitdailynews.com | Posted: Thursday, September 4, 2014 4:00 pm

Work on building Center Spine Road at the Ironworks Complex in downtown Beloit continues, and crews are starting to lay down gravel at the site.

Rob Gerbitz, president and COO of Hendricks Commercial Properties, said crews also are working on welding part of the metal overhang feature that will be part of the street.

Center Spine Road split part of the Ironworks Building and will create a parking lot for businesses on the north and south side of the street. New store fronts also will be put in to create easier access for businesses located in the building.

“We will be sandblasting everything next week, and the whole spine will be painted with siding going up for the front doors of the buildings as well,” he said.

“We haven’t had any real hiccups in terms of problems so far. The project is right on schedule.”

Gerbitz said most of the flood prevention work has been completed as well. Last year, Hendricks and the Wisconsin Department of Natural Resources entered into an agreement to allow the company to continue with its rehabilitation of the building. State law prevented Hendricks from investing any more money because the Ironworks building is in the floodplain.

The agreement required Hendricks to raise the bottom floor a foot and a half instead of the normally required three-and-a-half feet.

Gerbitz said a few existing companies within the Ironworks complex are continuing to expand. So much so that Hendricks Commercial Property moved their office to allow Comply365 to take over its old space.

“We are on the third floor above AccuLynx,” he said.

The Stateline YMCA is continuing with its fundraising in order to move into the Ironworks building, Gerbitz said. He declined to get into specifics about the fundraising, but said the YMCA is continuing to push to move into the Ironworks.



Working hard

Crews are working on completing the Center Spine Road at the Ironworks Building complex. The road will serve as parking space and storefronts for businesses located in the building.

“Right now we are prepping the space on a basic level right now,” he said. “Their fundraising is going really well.”

Email messages left for Doug Britt, executive director for the Stateline YMCA, were not returned.

The Phoenix Building, another Hendricks project, is also moving along. All the commercial space on the first floor has been leased out to four companies.

Rick Wells Ltd. was the first company to lease space in the building. Gerbitz declined to name the other three, but said two of the businesses are restaurants. He anticipated releasing the names in about a month.

He said about 20 of the 27 apartments in the top three floors of the building have been rented out already.

“People really responded well to them,” he said.