LAKEVIEW BUSINESS PARK OF WEST SALEM, WI

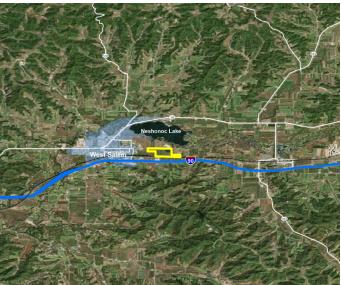
CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT









GENERAL SITE INFORMATION				
Location	910 Industrial Drive, West Salem, WI 54669			
Owner	La Crosse County			
Size	80 acres			
Zoning	Industrial			
Asking Price	\$28,000 - \$38, 000 / acre, depending on size.			
Highway Access	Adjacent to I-90 interchange at Neshonoc Road; 35 miles to I94 east via I90, 10 miles west to US 53			
Air Access	12 miles to La Crosse Regional Airport, 155 miles to Minneapolis St. Paul International Airport			
Rail Access	Canadian Pacific Railroad, Class 1 Service			

UTILITY INFORMATION				
Electric Power	Xcel Energy. 23.9 kV, 3-phase underground distribution facilities located in business park. Capable of			
	serving 3-phase 277/480 volt or 120/208 volt service. 69kV transmission line runs along southern border.			
Natural Gas	WE Energies. 4" gas main adjacent to site, 60 PSI.			
Water	Village of West Salem. 10" water main / 12" main leading to park from water tower, 85 PSI, 1250 GPM.			
Sewer	Village of West Salem. 10" sewer line; 500 GPM peak capacity.			
Storm Water	Village of West Salem. System designed for 100-year rain event.			
Telecom / Fiber	Lumen and Lemonweir Valley. Fiber service with multi-GB available.			

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)					
Title Commitment	\boxtimes	Archeological and Historic Use Assessments	\boxtimes		
Aerial Site Views and Maps	\boxtimes	Park Covenants and Restrictions	\boxtimes		
Park Master Plan	\boxtimes	Transportation Access Maps	\boxtimes		
Utility Service Maps	\boxtimes	Geotechnical Study / Soil Survey	\boxtimes		
Site Dimensions and Configuration	\boxtimes	FEMA Flood Plain Designation with map	\boxtimes		
Wetlands Delineation and Map	\boxtimes	Air Attainment Status	\boxtimes		
Phase 1 Environmental Assessment	\boxtimes	Endangered Species Assessment	\boxtimes		
GENERAL COMMUNITY INFORMATION					
Community Profile and Demographics	\boxtimes	Letters of Support	\boxtimes		
State and Local Incentives Overview	\boxtimes	Business and Industrial Support Services and Amenities Profile			

Economic Development Contact:

Name: Seth Hudson, E.D.F.P. Director, Economic &

Strategic Development

Address: Cedar Corporation

604 Wilson Avenue Menomonie, WI 54751 Email:

Seth.Hudson@cedarcorp.com

P: 715.235.9081

Xcel Energy Contact:

Name: Kali Judd

Manager, Corporate Economic Development Address: Xcel Energy 414 Nicollet Mall Minneapolis, MN 55401 Email:

Kali.M.Judd@xcelenergy.com

P: 515.661.3486

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