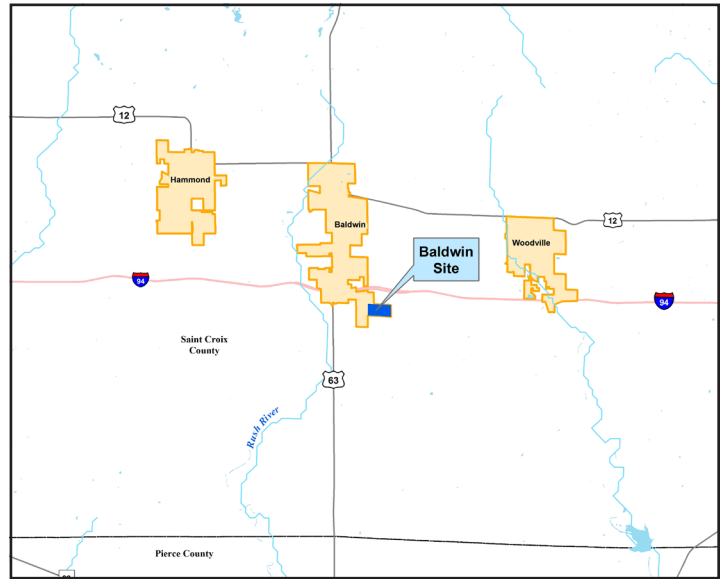




Baldwin Industrial Park



General Site Information

Location	Energy St./Alreich Ave/Oak Ridge Parkway
Owner	Village of Baldwin and 1st Bank of Baldwin.
Size	74.7 acres publicly owned by Village of Baldwin. 67.6 acres of private land also available but not certified.
Zoning	Industrial
Asking Price	\$35,000 per acre with TIF incentives on village owned property.
Highway Access	The park is on the southeast corner of I-94 and Hwy. 63. US 63 is west of the park. ~35 miles to I-35E.
Air Access	45 miles (~1 hour) to MSP International Airport via I-94.
Rail Served	Yes

Utility Information

Electric Power	13.5 kV line enters the industrial park off of Highway 63. A 69kV line is on the NE corner of the site. A 161kV line is ~2 miles west of the site. Rush River substation is ~2 miles north of the site (69kV line runs south from the substation to the NE corner of the site). Crystal Cave Substation is about 4 miles south of the site (served by a 161kV line)
Natural Gas	WE Energies. Adjacent to the site, stubbed in to the park and also a line to the east of the park. 4" PE Line; 34.7 mscfh; 60 psi - 47 psig during peaks
Water	Village of Baldwin. 12" looped water main in street throughout the park; unlimited water available. 75 psi, 3,000 GPM at hydrant.
Sewer	Village of Baldwin. 8" main in the street throughout the park. 600 GPM.
Storm Water	Village of Baldwin.
Telecom/Fiber	Baldwin Lightstream. Fiber in street throughout the park, 1 gb, aprox. 10 mbps.

Baldwin Industrial Park

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not Required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not Required</i>

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

Name: Tracy Carlson
Administrator/Clerk-Treasurer

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