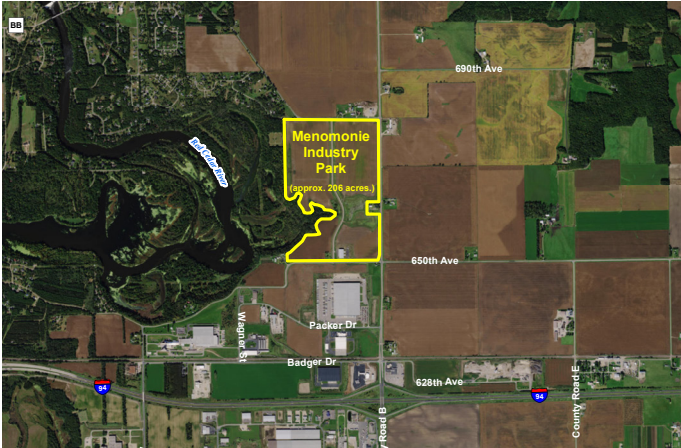




Menomonie Industrial Park



General Site Information

Location	59th Street fronting along County Rd. B, <0.8 miles north of I-94 full diamond interchange
Owner	City of Menomonie. Lowell Prange, 800 Wilson Avenue, Menomonie, WI 54751; 715.232.2187
Size	Site 1: 73 acres; Site 2: 59 acres, 132 developable acres divided between two sites. May be sold separately or as one parcel.
Zoning	I-1 – Restricted Industrial District includes most industrial/manufacturing uses
Asking Price	\$45,000 per acre; incentive through TIF possible.
Highway Access	~1 mile to I-94, 2 miles to US Highway 12 (4-lane) and 2 miles to State Highway 29 (4-lane)
Air Access	72 miles to MSP International Airport; 22 miles to Chippewa Valley Regional Airport
Rail Served	No rail access

Utility Information

Electric Power	Xcel Energy. 12.5 kV distribution lines from Red Cedar serve the park. Site adjacent to 4 transmission lines: a 161kV line running east/west along the southern site boundary (then south to the substation) and two 69kV lines running into the substation from the north and east east.
Natural Gas	Xcel Energy. Regulating station at SE corner of site, served by a 6" steel 300 psi main running down County Rd. B. 6" steel 150 psi line runs from station along southern boundary of the site to feed another regulating station at the 3M plant (3M station cannot support secondary feed). 4" plastic 60 psi line runs along northern site boundary.
Water	City of Menomonie. 20" main serves the sites along 59th St. (between sites 1 and 2). 3,465 GPM capacity at 20 psi (fireflow). 70 psi static pressure
Sewer	City of Menomonie. 10" gravity sewer line adjacent to site.
Storm Water	City of Menomonie. 24" storm sewer line takes drainage to regional retention pond located in the park
Telecom/Fiber	24-7 West Wisconsin Telecom and Charter Spectrum Communications. 24-7 West Wisconsin Telecom: ~1200', Charter Spectrum Communications: ~2500'. 24-7 West Wisconsin Telecom: Tier 1- 1 GIG E, Charter Spectrum Communications: Tier 1- 1 GIG E. 24-7 West Wisconsin Telecom: 1 Gig up/down, Charter Spectrum Communications: 1 Gig up/down

Menomonie Industrial Park

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	None
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 FEMA	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<input checked="" type="checkbox"/>

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 Contacts:

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