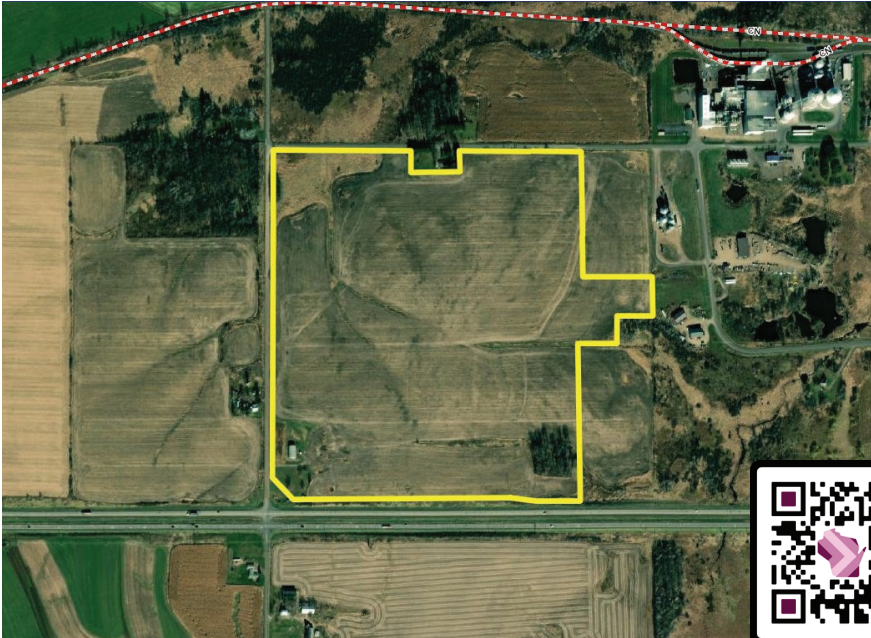
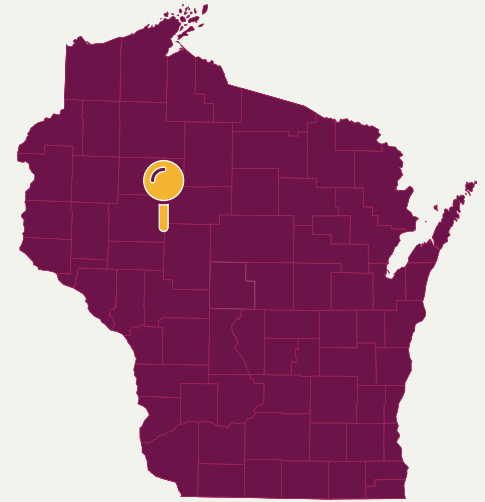


BUSINESS PARK WEST STANLEY



SCAN ME



PROPERTY DETAILS

County	Chippewa
Acreage	110 total/107 developable
Latitude/Longitude	44.9561, -90.9683
Topography (map avail.)	No significant topography issues
Site Ownership	City of Stanley
Zoning	Industrial
Utilities	<p>Electric</p> <ul style="list-style-type: none"> • 7.2 KV and 12.47 KV lines on site • 115 KV line 100 ft. • Substation is approximately 1 mi. <p>Gas</p> <p>Wisconsin Gas: 4 in. line; 4,000 MCF/mo. upgradable</p> <p>Water</p> <p>City of Stanley: 12 in. main 500 ft. east</p> <p>Wastewater</p> <p>City of Stanley: 8 in. main 500 ft. east</p>

CONTACT

Charlie Walker
President/CEO
Chippewa Economic
Development Corporation
715.723.7150
cwalker@chippewa-wi.com



PROPERTY DETAILS

Transportation

Highway & Interstate

- Along State Hwy 29 (four-lane divided)
- 46 miles from I-94

Airport

- Chippewa Valley Regional Airport (8,100-foot runway) 30 miles
- MSP Airport 107 miles

Rail Served

Not presently; however, rail line exists 0.2 mile north operated by Canadian National Railway Company (CN)

Site Advantages

- Located just east of Eau Claire, centrally located between the Minneapolis-St. Paul, Green Bay, and Chicago markets
- No known impediments to immediate development
- Zoning of surrounding properties compatible with industrial development
- Future trans-load facility ability on CN rail at the Northside Elevator Site (across the road from park)
- Not in flood zone (FEMA Flood Zone X – outside the 100- and 500-year flood zone)



Due Diligence Studies and Reports

- ✓ ALTA Survey
- ✓ Geotechnical Study
- ✓ Master Site Plan
- ✓ Topography
- ✓ Wetlands
- ✓ Environmental Assessment
- ✓ Archaeological/Historical
- ✓ Endangered Species

WISCONSIN

CERTIFIED SITE

Reduce Risk – Increase Speed to Market

This site has been designated as “suitable for development”^{**} by SSG and the Wisconsin Economic Development Corporation (WEDC). The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities, and other factors.



^{*} Site designation is based on information that has been submitted to SSG and WEDC, and that SSG and WEDC believe to be true. SSG and WEDC have no liability or responsibility for existing or future conditions of the sites.