

LAKE WISSOTA BUSINESS PARK

Chippewa Falls, Wisconsin

Lake Wissota Business Park (LWBP) is served by a network of state and U.S. highways: U.S. Highway 53 and State Highways 27, 29, 40, 64, 124, 178. Air service is provided by the Chippewa Valley Regional Airport, and three railroads—Union Pacific, Progressive Rail and Canadian National—serve Chippewa County. Located 70 miles east of the Minneapolis/St. Paul MSA and 250 miles northwest of the Milwaukee MSA, it is centrally located, serving the Tier 2 Communities of Eau Claire, La Crosse, Wausau, and Superior, Wisconsin. Our workforce takes advantage of major Wisconsin Universities [Barron County, Eau Claire, River Falls, and Stout] and colleges including Lakeland College, Chippewa Valley Technical College and Northwood Technical College.



LAT: 44°57' 10.0296" LONG: -91° 21' 40.3668"



Xcel Energy[®]



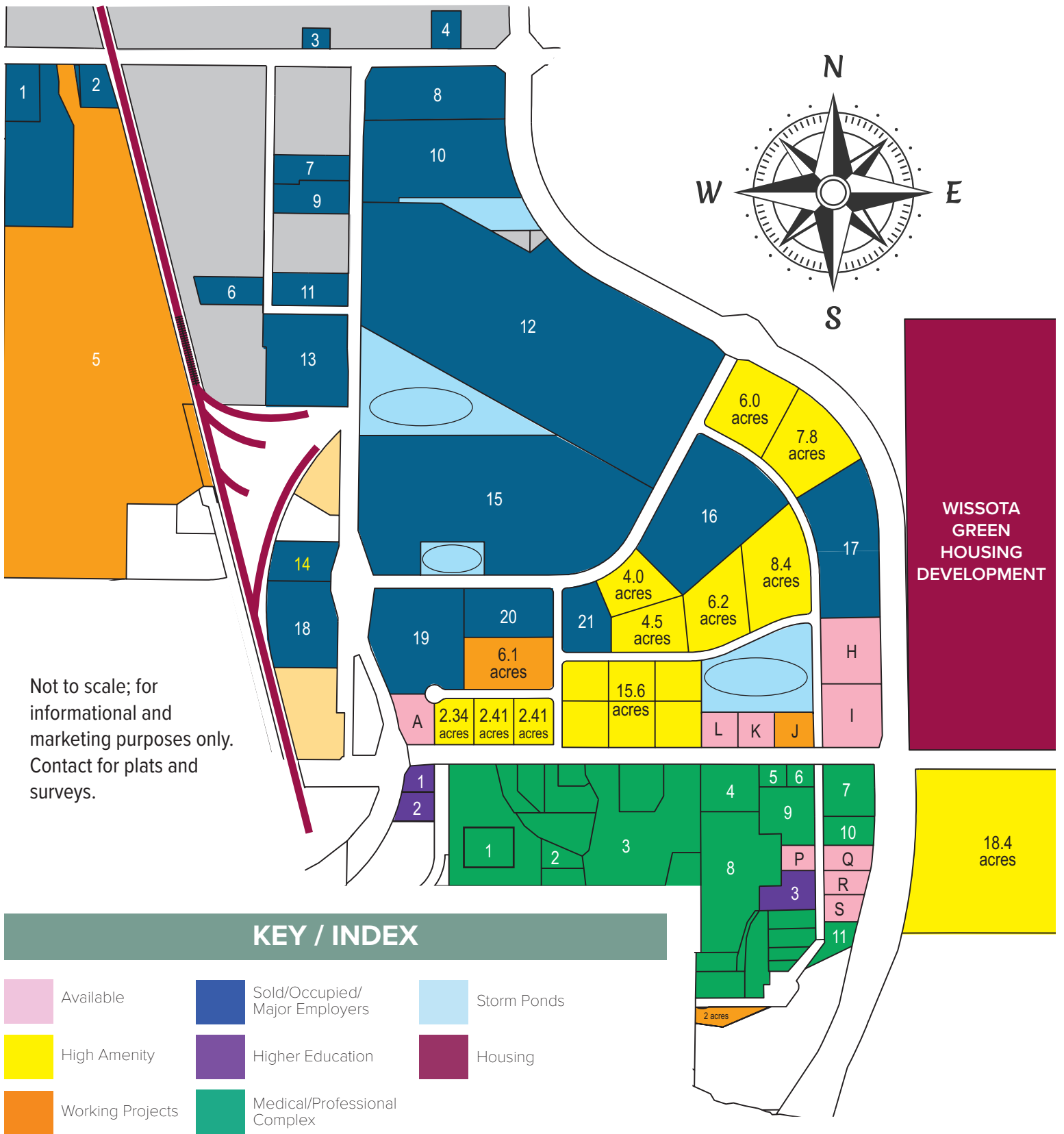
**CHIPPEWA ECONOMIC
DEVELOPMENT CORPORATION**

770 Technology Way, Chippewa Falls, WI 54729
(715) 723 7150 | ccedc@chippewa-wi.com



WWW.CHIPPEWA-WI.COM

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Not to scale; for informational and marketing purposes only. Contact for plats and surveys.

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DIRECTORY OF MAJOR EMPLOYERS

Education Institutions

- 1 Chippewa Valley Technical College
NAICS 82110307
- 2 Lakeland College
NAICS 611130
- 3 Kids USA Early Childhood

Professional Medical Complex

- 1 L.E. Phillips Libertas Treatment Center
- 2 Prevea Clinic
- 3 St. Joseph’s Hospital
- 4 Assisted Living Facility
- 5-6 Professional Building
- 7 Oakleaf Clinic
- 8 Dove Healthcare
- 9 Marshfield Clinic Dental Center
- 10 Orthopedics Sports
“ Medicine/Therapy
- 11 Pediatric Dentistry

Sold/Occupied/Major Employers

- 1 Rands Trucking
NAICS 484200
- 2 Hudson Electric
NAICS 238210
- 3 Roshell Electric
NAICS 238210
- 4 KNG Mechanical
NAICS 236220
- 5 Working Projects
- 6 Quality Propane
NAICS 424720
- 7 BD Automotive
Machine Shop
NAICS
- 8 Star Blends LLC
NAICS 424910
- 9 Chippewa Palatte
NAICS 321920
- 10 HPE
NAICS 541511
- 11 Quality Propane
NAICS 424720

- 12 Fleet Farm
Distribution Center
NAICS 493110
- 13 Quality Propane
NAICS 424720
- 15 Mason Companies
NAICS 454110
- 16 Nordson EDI
NAICS 332710
- 17 VES-Artex
NAICS 423830
- 18 HPE
NAICS 541511
- 19 General Beer
Northwest
NAICS 42810

- 20-21 Chippewa River
Industries HQ
NAICS 561910



LAKE WISSOTA BUSINESS PARK

Chippewa Falls, Wisconsin

LAKE WISSOTA BUSINESS PARK SITE SPECIFICATIONS

Location: Intersection of Seymour Cray Sr. Blvd & County Road I, Chippewa Falls, WI
[44.95659953507348](tel:44.95659953507348), [-91.35969436231248](tel:91.35969436231248)

Available Acres:

10 acres of commercial sites
50 acres of manufacturing sites for industrial projects

Zoning: Mixed use, lite manufacturing, and heavy manufacturing.

Utilities

Electrical: Xcel Energy: www.xcelenergy.com
Gas: Xcel Energy: www.xcelenergy.com
Water: Municipal
Sanitary Sewer: Municipal
Telecommunications: AT&T

AVAILABLE, CERTIFIED, FULLY SERVED, AND READY FOR DEVELOPMENT!

Lake Wissota Business Park achieved certifications of a Wisconsin Certified Shovel-Ready Site by Xcel Energy and the Wisconsin Economic Development Corporation. A “Shovel-Ready Site” means all major permitting and development issues have been addressed by the state of Wisconsin prior to your business expressing interest in the location.

Choosing a 50 Acre, Certified Shovel-Ready Lake Wissota Business Park Site provides:

- **Confidence**—the LWBP has passed rigorous tests that meet or exceed a strict set of development standards
- **Speed**—fast-track permitting; decreased time to begin construction
- **Investment Security**—reduced risk associated with development



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