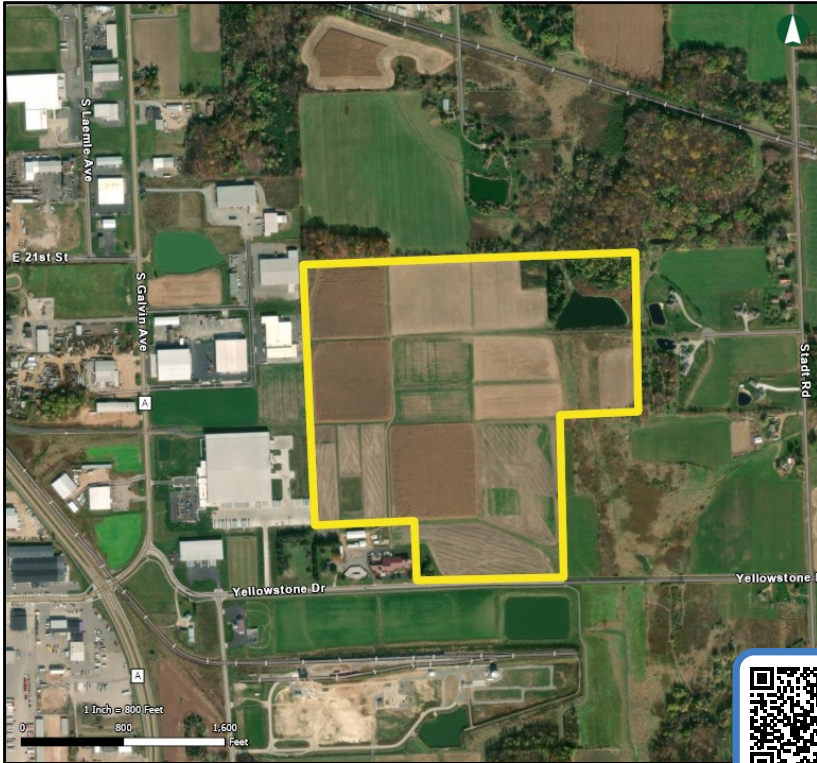


YELLOWSTONE INDUSTRIAL PARK



Scan or click to
view drone video

PROPERTY DETAILS

County		Wood
Acreage		123 total/101 developable
Latitude/Longitude		44°38'39.89"N/90° 7'47.82"W
Topography (map avail.)		Generally flat
Site Ownership		City of Marshfield
Zoning		General Industrial
Utilities	Electric	<ul style="list-style-type: none"> • Marshfield Utilities • 7.62 kV and 13.2 kV on-site • 115 kV line 2,500 ft. • Substation 0.7 mi.
	Gas	We Energies
	Water	Marshfield Utilities: 12" mains adjacent
	Wastewater	City of Marshfield: 18" main adjacent
Telecommunication		Spectrum



Scan or visit
wedc.org/certified-sites
to find out more!

CONTACT

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LOOK FORWARD ►



PROPERTY DETAILS

Transportation	
Highway & Interstate	<ul style="list-style-type: none">• Less than 2 mi. from US Hwy. 10 (4 lanes)• 30 mi. from interstate I-39
Airport	<ul style="list-style-type: none">• 40 Miles to Central Wisconsin (CWA). Direct flights to MSP and ORD.
Rail Served	<ul style="list-style-type: none">• Yes. Existing rail spur can be extended to serve future users at site.
Site Advantages	<ul style="list-style-type: none">• Substation is 0.7 miles from the property. Redundant service possible• No known utility easements on site.• TIF District (#12) established to further incentivize development.• FEMA flood zone X, outside 100 and 500 year flood zones.



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.