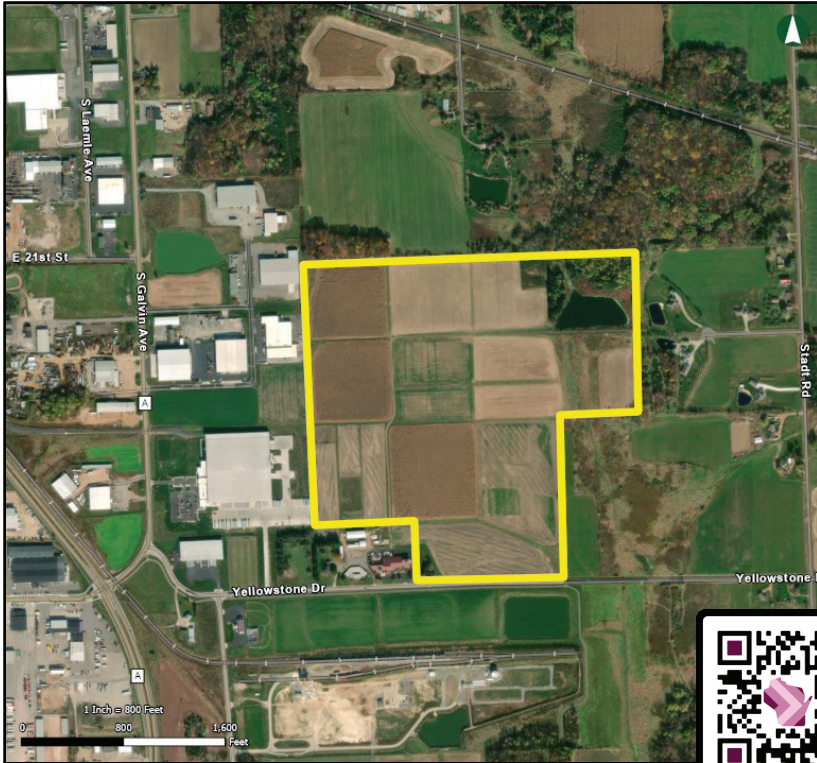


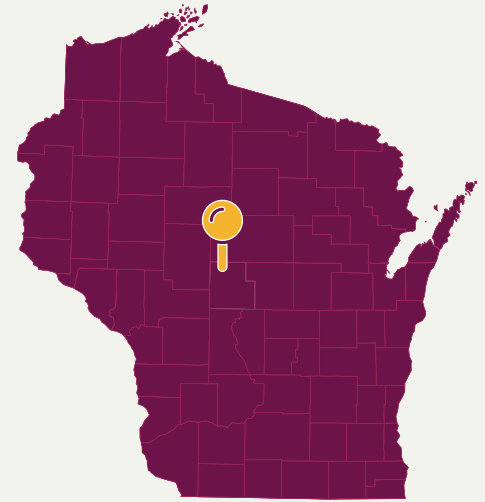
YELLOWSTONE INDUSTRIAL PARK



This map was created using geothinq | www.geothinq.com | Mapping Smart Land Decisions



SCAN ME



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	<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.
Electric	
Gas	We Energies
Water	Marshfield Utilities: 12" mains adjacent
Wastewater	City of Marshfield: 18" main adjacent
Telecommunication	Spectrum

CONTACT

Steve Barg
City Administrator
City of Marshfield
207 W. 6th St.
Marshfield, WI 54449
steve.barg@ci.marshfield.wi.us
715.486.2003
ci.marshfield.wi.us



PROPERTY DETAILS

<p>Transportation</p> <p>Highway & Interstate</p> <p>Airport</p> <p>Rail Served</p>	<ul style="list-style-type: none"> • Less than 2 mi. from US Hwy. 10 (4 lanes) • 30 mi. from interstate I-39 <p>40 Miles to Central Wisconsin (CWA). Direct flights to MSP and ORD.</p> <p>Yes. Existing rail spur can be extended to serve future users at site.</p>
<p>Site Advantages</p>	<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.