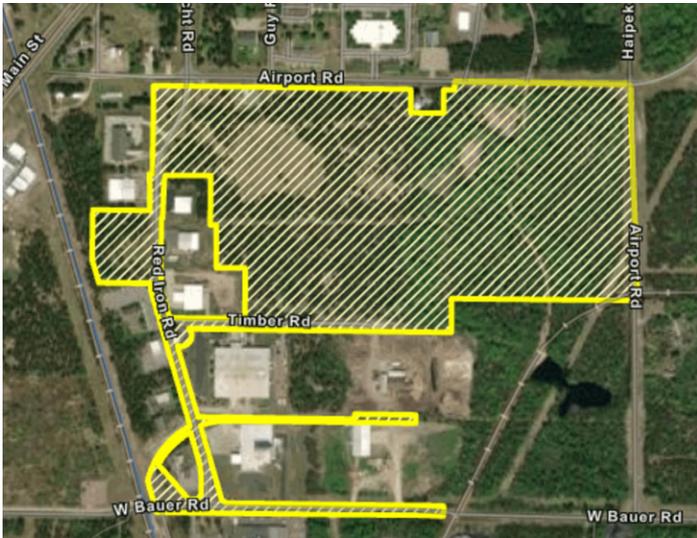


# BLACK RIVER FALLS INDUSTRIAL PARK



## PROPERTY DETAILS

<b>County</b>	Jackson	
<b>Acreage</b>	75.89 contiguous and developable	
<b>Latitude/Longitude</b>	44.3039,-90.8011	
<b>Topography (map avail.)</b>	Mostly flat. 4 feet of net grade change across the site (856 feet to 860 feet)	
<b>Site Ownership</b>	City of Black River Falls	
<b>Zoning</b>	Light Industrial (I-2); permitted uses include manufacturing and assembly, general fabricating and processing, research laboratories and facilities, among others	
<b>Utilities</b>	<b>Electric</b>	<ul style="list-style-type: none"> <li>• Jackson Electric Cooperative</li> <li>• 7.2kV line around perimeter</li> <li>• 10.5 MVA substation 2,500 feet away</li> <li>• Dual feed infrastructure in place</li> </ul>
	<b>Gas</b>	<ul style="list-style-type: none"> <li>• WE Energies</li> <li>• 3" line 60psi</li> </ul>
	<b>Water</b>	<ul style="list-style-type: none"> <li>• City of Black River Falls (well)</li> <li>• 12" loop line</li> <li>• Capacity: 860,000 GPD total/602,000 GPD avail.</li> </ul>
	<b>Wastewater</b>	<ul style="list-style-type: none"> <li>• City of Black River Falls</li> <li>• 10" line</li> </ul>
	<b>Telecommunication</b>	CenturyLink



Scan or visit  
[wedc.org/black-river-falls](http://wedc.org/black-river-falls)  
to find out more!

## CONTACT

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## PROPERTY DETAILS

<p><b>Transportation</b></p> <p>Highway &amp; Interstate</p> <p>Airport</p> <p>Rail Served</p>	<p>1.3 miles northeast of I-94</p> <ul style="list-style-type: none"> <li>• 2 hours to Madison airport (125 miles)</li> <li>• 2.5 hours to Minneapolis-St. Paul airport (145 miles)</li> </ul> <p>No, but feasible. Spur dead ends 500 ft. south of property line.</p>
<p><b>Site Advantages</b></p>	<ul style="list-style-type: none"> <li>• Dual feed infrastructure in place</li> <li>• Rail access possible</li> <li>• No known impediments to immediate development</li> <li>• Workforce development supported by Western Technical College, which has a campus in downtown Black River Falls</li> </ul>



### Due Diligence Studies and Reports

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



Reduce Risk – Increase Speed to Market

This site has been designated as “suitable for development”\* by Deloitte 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 Deloitte and WEDC, and that Deloitte and WEDC believe to be true. Deloitte and WEDC have no liability or responsibility for existing or future conditions of the sites.