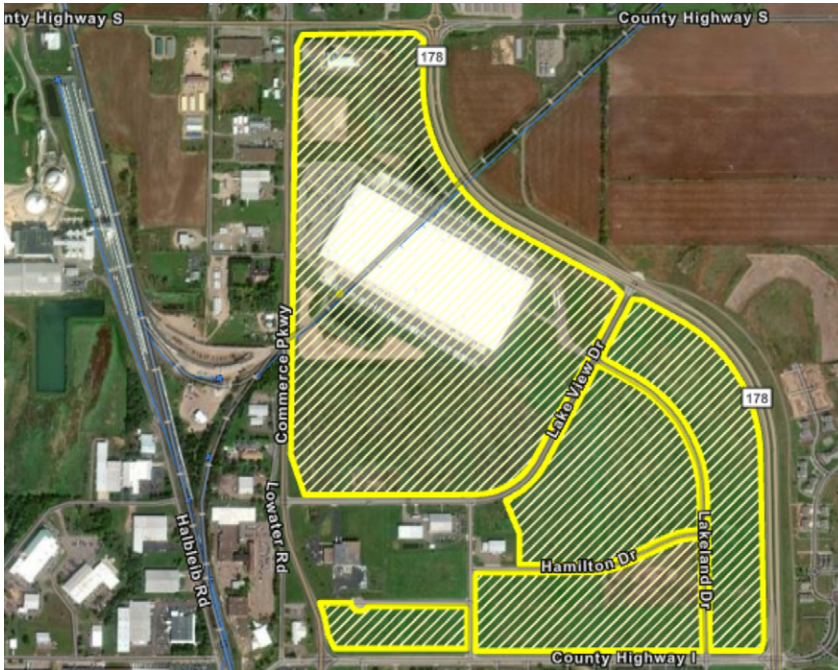


# LAKE WISSOTA BUSINESS PARK



## PROPERTY DETAILS

County	Chippewa	
Acreage	60 acres remaining	
Latitude/Longitude	44.9578, -91.3599	
Topography (map avail.)	Flat	
Site Ownership	Chippewa County	
Zoning	50 acres industrial, 10 acres commercial	
Utilities	Electric	<ul style="list-style-type: none"><li>• Xcel Energy</li><li>• 115kV transmission line runs east-west along Cty. Hwy. S and northern boundary of the site</li><li>• Existing Distribution is 23.9kV</li></ul>
	Gas	Xcel Energy
	Water	City of Chippewa Falls
	Wastewater	City of Chippewa Falls
	Telecommunication	AT&T



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

## CONTACT

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**LOOK FORWARD ►**



## PROPERTY DETAILS

<b>Transportation</b>  Highway & Interstate    Airport    Rail Served	<ul style="list-style-type: none"><li>• Site fronts Hwy 178 (divided, four-lane)</li><li>• I-94 27 miles west</li><li>• ~10 minute drive to Chippewa County Regional Airport (between Eau Claire and Chippewa Falls) which offers direct service to Chicago</li><li>• ~90 minute drive to MSP International Airport via I-94W</li></ul> <p>No, but feasible. Spur can be extended over existing right of way.</p>
<b>Site Advantages</b>	<ul style="list-style-type: none"><li>• No known impediments to immediate industrial development</li><li>• The Lake Wissota Business Park is a 200+ acre mixed-use development for industrial, office, and commercial uses. The southern portion of the business park is designated for office and high/medium-amenity development, while the northern portion of the park is designated for general industrial use.</li><li>• Chippewa County recently received an international award for local college training programs focused on the local manufacturing industry</li><li>• Located an hour east of the Twin Cities and adjacent to Eau Claire</li></ul>



### 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 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.

# Deloitte.

\* 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.