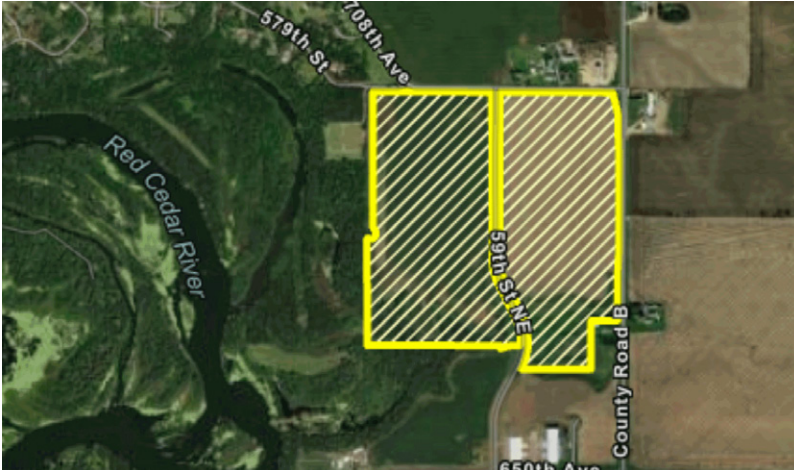
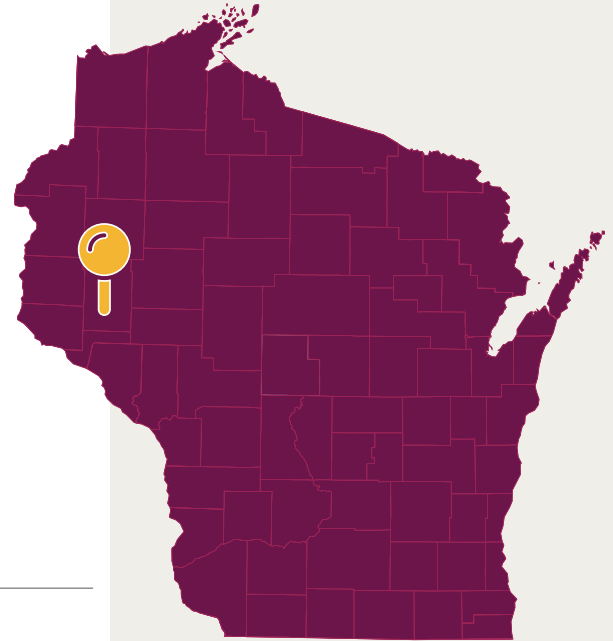


MENOMONIE INDUSTRIAL PARK



PROPERTY DETAILS

County		Dunn
Acreage		127 available: Site A 68 acres, Site B 59 acres
Latitude/Longitude		44.9232, -91.8599
Topography (map avail.)		Slightly rolling topography; total ~10 ft. grade differential across both sites
Site Ownership		City of Menomonie
Zoning		I1 – Restricted Industrial District; includes most industrial/manufacturing uses
Utilities	Electric	<ul style="list-style-type: none">• Xcel Energy• 12.5 kV distribution line 200 yards south• Dual feed possible• Direct transmission feed customers receive 7% discount off energy usage rate
	Gas	<ul style="list-style-type: none">• Xcel Energy• 6" steel 300 PSI main SE corner• 6" steel 150 PSI line along southern boundary• 4" plastic 60 PSi line runs along northern site boundary
	Water	<ul style="list-style-type: none">• City of Menomonie• 20" main; 3,465 GPM capacity at 20 psi• 5.4M GPD total capacity
	Wastewater	<ul style="list-style-type: none">• City of Menomonie• 10" gravity line runs to lift station south of site• Treatment capacity 2.88M GPD; currently operating at 55% capacity



Scan or visit
wedc.org/menomonie
to find out more!

CONTACT

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LOOK FORWARD ►



PROPERTY DETAILS

Transportation	
Highway & Interstate	Less than 0.5 mile north of I-94 full diamond interchange
Airport	<ul style="list-style-type: none">• ~72 miles to MSP International Airport via I-94• ~22 miles to Chippewa Valley Regional Airport via I-94 (provides direct flights to Chicago)
Rail Served	~No, but feasible. Union Pacific spur could reach ¼ mile south of the site
Site Advantages	<ul style="list-style-type: none">• No known impediments to immediate development



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.