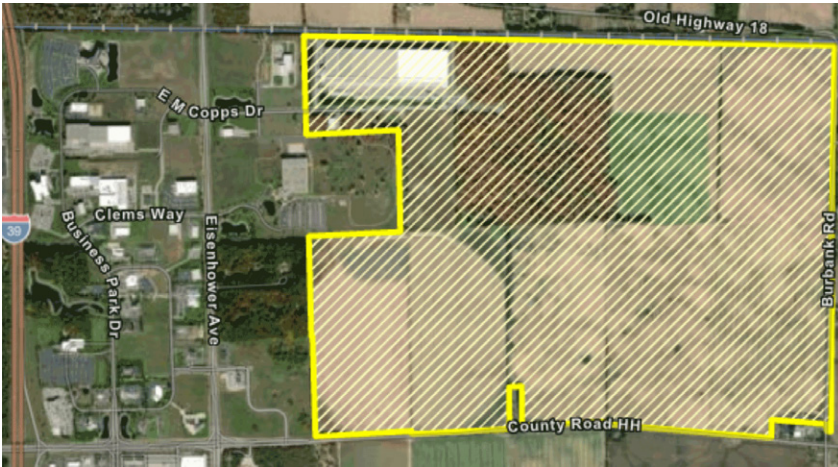


# EAST PARK COMMERCE CENTER



## PROPERTY DETAILS

County		Portage
Acreage		710
Latitude/Longitude		44.5055, -89.4884
Topography (map avail.)		Flat
Site Ownership		Documented willingness to sell
Zoning		Heavy Industrial (M-2) and Light Industrial (M-1) and can permit flexibility
Utilities	Electric	Wisconsin Power & Light (WPL)
	Gas	<ul style="list-style-type: none"> <li>Served by ANR Pipeline</li> <li>6" 60 PSI line along eastern site boundary</li> </ul>
	Water	<ul style="list-style-type: none"> <li>City of Stevens Point</li> <li>~2000 GPM</li> <li>Total capacity of ~13MGD</li> </ul>
	Wastewater	<ul style="list-style-type: none"> <li>City of Stevens Point</li> <li>~2.5 MGD available capacity</li> </ul>
Telecommunication		AT&T, Charter Spectrum



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

## CONTACT

**Jarod Kivela**  
Community  
Development Director  
City of Stevens Point  
[jkivela@stevenspoint.com](mailto:jkivela@stevenspoint.com)  
715.346.1567

**LOOK FORWARD ►**



# PROPERTY DETAILS

<b>Transportation</b> Highway & Interstate  Airport  Rail Served	<ul style="list-style-type: none"> <li>• ~1 mile SW to I-39</li> <li>• ~2 miles NW to I-39</li> <li>• Major roadway improvements underway around the western site boundary</li> </ul>
	<ul style="list-style-type: none"> <li>• ~2 miles NW to Stevens Point Municipal Airport – capable of handling freight</li> <li>• ~18 minute drive to Central Wisconsin Airport (commercial service to Chicago, Minneapolis, and Detroit)</li> <li>• ~100 miles to Dane County Regional Airport</li> </ul>
	<p>No, but feasible. CN approved a conceptual design to place a spur into the eastern section of site</p>
<b>Site Advantages</b>	<ul style="list-style-type: none"> <li>• Single owner with documented willingness to sell</li> <li>• 50% pay-go TIF</li> <li>• City is home to UW-Stevens Point and a Mid-State Technical College campus</li> <li>• Immediate access to U.S. Highway 151 with two full-diamond interchanges</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.