

Available, Certified, Developable and Fully Served!

Lake Wissota Business Park (LWBP) has achieved a certification of a Wisconsin Certified Shovel Ready Site. A "Shovel Ready Site" means that Chippewa County & the Chippewa County Economic Development Corporation have worked proactively with the State to address all major permitting and development issues prior to your business expressing interest in the location.

Choosing a Wisconsin Certified Shovel Ready Lake Wissota Business Park site provides:

- Confidence—the LWBP has passed a rigorous series of tests that meet or exceed a strict set of development standards;
- Fast track permitting;
- Decreased time it takes to begin construction;
- Reduced risk associated with development; and
- Security of doing business in a pro-business environment!



WISCONSIN'S CERTIFIED SHOVEL READY



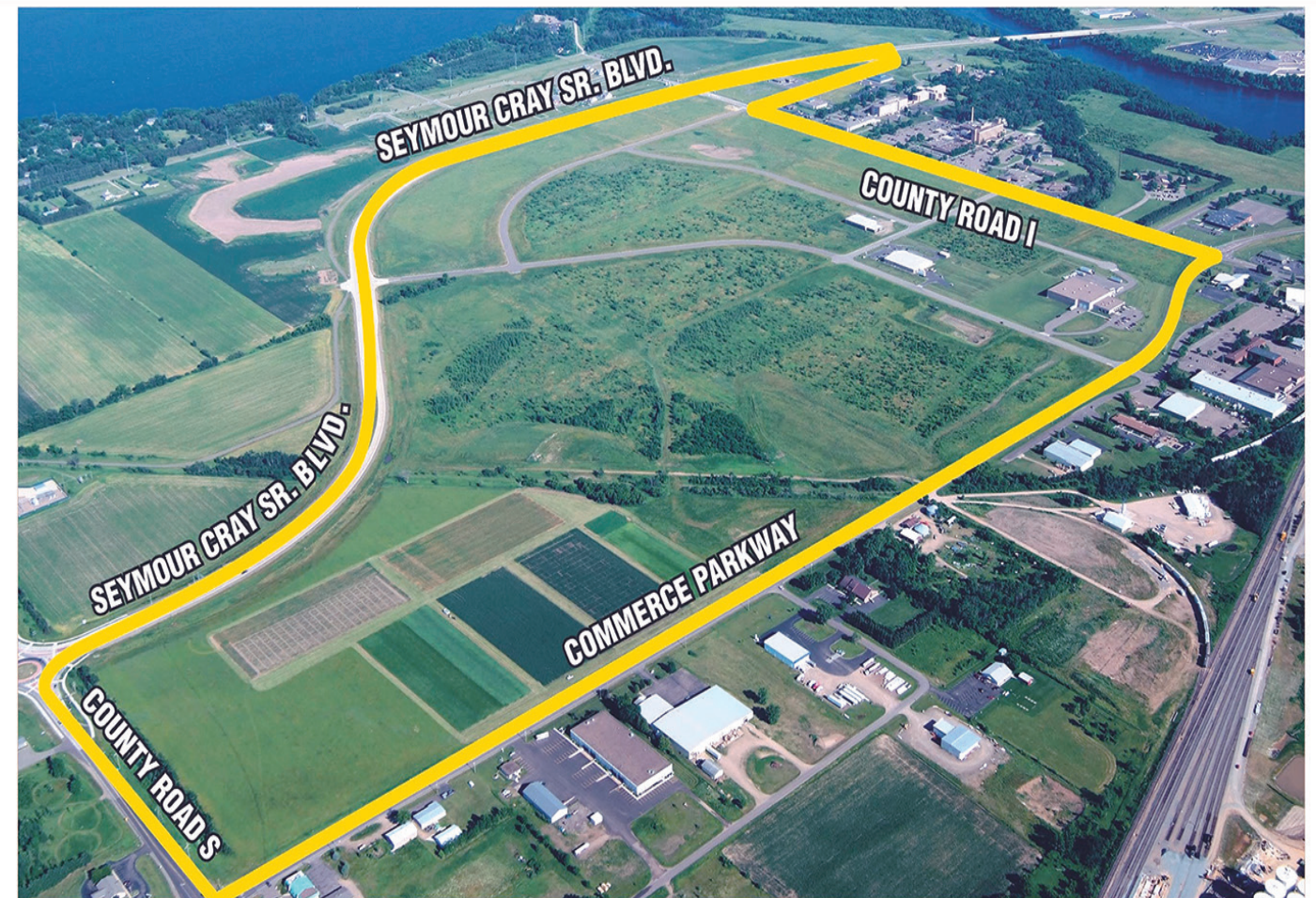
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LAKE WISSOTA BUSINESS PARK Chippewa Falls, Wisconsin

Lake Wissota Business Park is a 200 acre mixed use business and technology business park located in scenic Chippewa County, Wisconsin. The park is conveniently located approximately one hour east of Minneapolis/St. Paul providing excellent access to the Midwest.

The Lake Wissota Business Park offers:

- Regional workforce with access to major educational institutions
- Approved Wisconsin "Shovel Ready"
- Close proximity to I-94
- Incentive packages customized for quality prospects



Site Specifications

Location:

Intersection of Seymour Cray Sr. Blvd and County Road I
 Chippewa Falls, WI 54729
 Lat: 44° 57' 10.0296" Long: -91° 21' 40.3668"

Available Acres:

43 acres of Professional/Corporate office sites
 10 acres of Professional Commercial/retail sites
 150 acres of high & medium amenity manufacturing
 Mega Site for large industrial projects

Zoning: Mixed use

Utilities

Electrical:	Xcel Energy
Gas:	Xcel Energy
Water:	Municipal
Sanitary Sewer:	Municipal

Lat: 44° 57' 10.0296" Long: -91° 21' 40.3668"

LAKE WISSOTA BUSINESS PARK

Chippewa Falls, Wisconsin

Wisconsin Certified Shovel Ready

Sale Prices & Acreage for Commercial, Institutional & Office Lots

Lot ID #	Size: Sq Ft (Acres)	Price per Sq Ft	Lot Sale Price	Lot Description
A	100,188 (2.3)	\$3.00	\$300,564	Unplatted
B	104,544 (2.4)	\$2.00	\$209,088	Unplatted
C	104,544 (2.4)	\$2.00	\$209,088	Unplatted
D	104,544 (2.4)	\$2.50	\$261,360	Unplatted
E	104,544 (2.4)	\$1.75	\$182,952	Unplatted
F	104,544 (2.4)	\$1.75	\$182,952	Unplatted
G	104,544 (2.4)	\$1.75	\$182,952	Unplatted
H	230,868 (5.3)	\$1.25	\$288,585	Unplatted
I	217,800 (5.0)	\$2.00	\$435,600	Lot 7 LWBP - 1 st Addition
J	104,544 (2.4)	\$2.50	\$261,360	Lot 6 LWBP - 1 st Addition
K	95,832 (2.2)	\$2.00	\$191,664	Lot 5 LWBP - 1 st Addition
L	95,832 (2.2)	\$2.00	\$191,664	Lot 4 LWBP - 1 st Addition
M	121,968 (2.8)	\$2.00	\$243,936	Lot 3 LWBP - 1 st Addition
N	121,968 (2.8)	\$2.00	\$243,936	Lot 2 LWBP - 1 st Addition
O	121,968 (2.8)	\$2.50	\$304,920	Lot 1 LWBP - 1 st Addition
P	78,408 (1.8)	\$1.75	\$137,214	Lot 4 LWBP - Block 1
Q	47,916 (1.1)	\$1.75	\$88,853	Lot 5 LWBP - Block 1
R	69,696 (1.6)	\$2.00	\$139,392	Lot 4 LWBP - Block 2
S	60,984 (1.4)	\$2.00	\$121,968	Lot 5 LWBP - Block 2
T	56,628 (1.3)	\$2.00	\$113,256	Lot 6 LWBP - Block 2

Industrial Lots as low as \$15,000 per acre!

Lake Wissota Business Park Tenants and Major Employers

■ Sold / Occupied

- 1 General Beer Northwest NAICS 424810
- 2 General Beer Northwest NAICS 424810
- 3 Chippewa River Industries NAICS 561910
- 4 Chippewa River Industries NAICS 561910
- 5 Indianhead Insurance NAICS 524126
- 6 Kids USA NAICS 624410
- 7 Sold

Major Employers

- 1 Roshell Electric NAICS 238210
- 2 Chippewa Sand Transport NAICS 484200
- 3 EOG Resources NAICS 423320
- 4 Hudson Electric NAICS 238210
- 5 Enterprise Tool and Die NAICS 332710
- 6 VES Environmental NAICS 423830
- 7 EE-Green Lighting NAICS 335122
- 8 Quality Propane NAICS 424720
- 9 Norton EDI Technology Center NAICS 332710
- 10 Cray Inc. NAICS 541511
- 11 Northern Lights Semiconductor NAICS 541711

■ Medical / Professional Complex

- 1 L. E. Phillips-Libertas Treatment Center NAICS 621112
- 2 Professional Optometry, Dental and VA Center NAICS 621111
- 3 Marshfield Clinic NAICS 621111
- 4 St. Joseph's Hospital NAICS 622110
- 5 Wissota Springs Assisted Living NAICS 623312
- 6 Wissota Health and Regional Vent Center NAICS 623311
- 7 Ophthalmology Clinic NAICS 621320
- 8 Lake Wissota Chiropractic Clinic NAICS 621310
- 9 Marshfield Clinic Dental Center NAICS 621210
- 10 Northwood Therapy / Orthopedic Sports Medicine NAICS 621111
- 11 Smiles in Motion Pediatric Dentistry NAICS 621210

■ Higher Education Institutions

- 1 Chippewa Valley Technical College NAICS 82110307
- Lakeland College NAICS 611130

NAICS Source: www.manta.com
www.naics.com

CHIPPEWA COUNTY



ECONOMIC DEVELOPMENT CORPORATION

Wisconsin's Spirit of Innovation

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