

# Lake Wissota Business Park Chippewa Falls, Wisconsin

## Site Specifications

**Location:** Intersection of Seymour Cray Sr. Blvd & County Road I Chippewa Falls, WI

**Available Acres:** 50+ Acres of commercial sites; 90+ acres of manufacturing sites; and a mega site for large industrial projects

**Zoning:** Mixed use

## Utilities

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

## LWBP Business

### Park offers:

- Regional workforce with access to major higher educational institutions;
- Carrier-grade Ethernet Services with Private Wide Area Network connections: Point-to-Point or Multi-Point;
- Certified Wisconsin "Shovel Ready";
- Access to 4-lane highways 53 and 29 with close proximity to I-94;
- Incentive packages customized for quality prospects!

## Available, Certified, Developable and Fully Served!

Lake Wissota Business Park has achieved a certification of a Wisconsin Certified Shovel Ready Site. A "Shovel Ready Site" means all major permitting and development issues have been addressed by the state of Wisconsin 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!



**Chippewa County Economic Development Corporation**  
 770 Technology Way, Chippewa Falls, WI 54729  
 715-723-7150 or 800-797-9979 FAX: 715-723-7140  
 ccedc@chippewa-wi.com www.chippewa-wi.com



**CHIPPEWA COUNTY**

*Wisconsin's Spirit of Innovation*  
 www.chippewa-wi.com



**ECONOMIC DEVELOPMENT CORPORATION**

# Lake Wissota Business Park

## Chippewa Falls - Wisconsin

A Wisconsin certified shovel ready 200 acre mixed use business and technology park, located in scenic Chippewa County, Wisconsin. The park has a 100 Gigbit per second capable fiber optic network providing connectivity across town or around the world. The park also offers excellent access to major highways and is just one hour east of Minneapolis/St. Paul.



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



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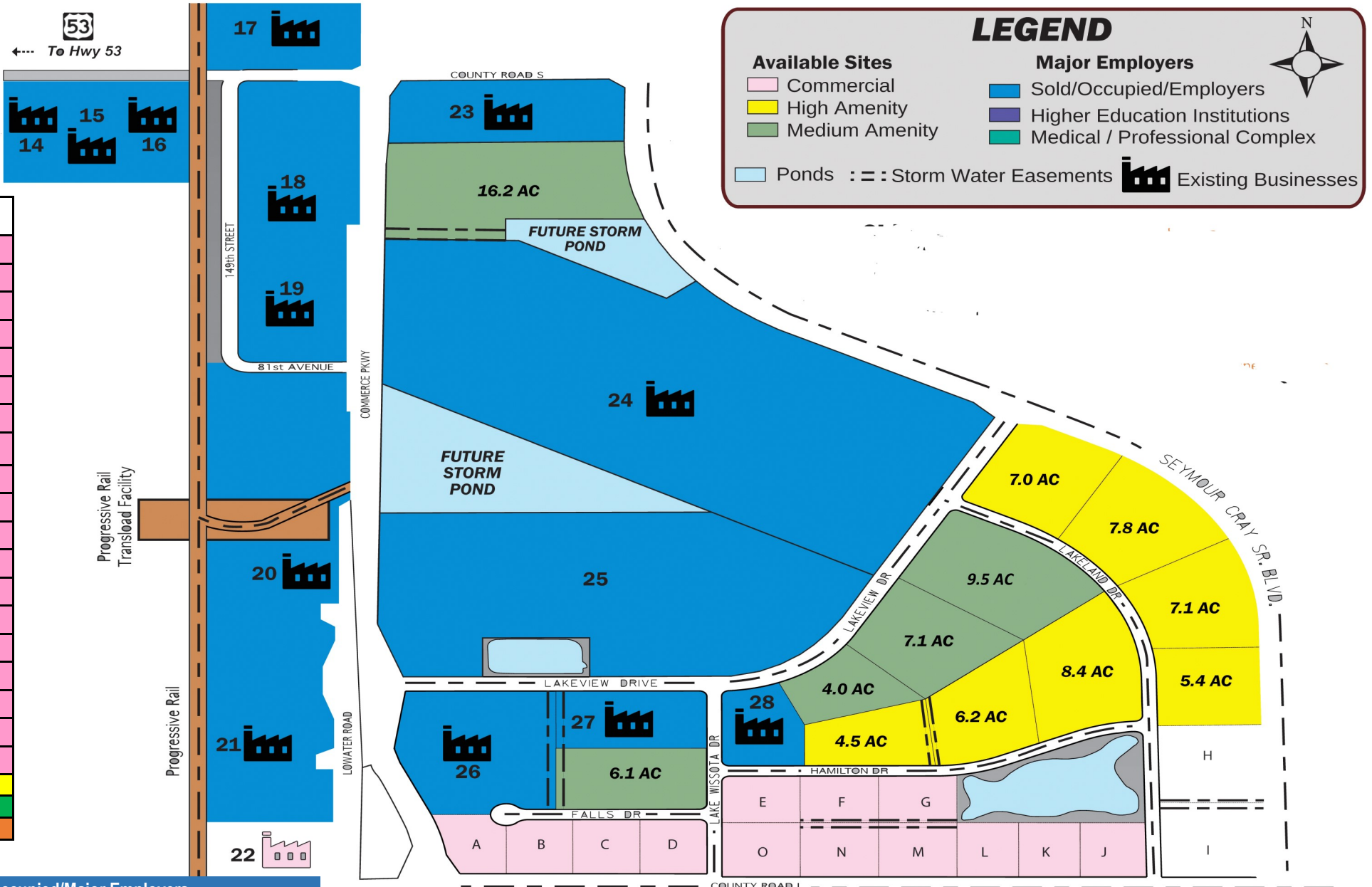
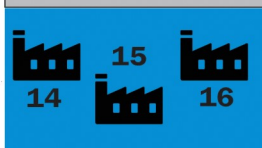
Available/For Sale

Lot ID #	Sq Ft	Acres	Price per SqFt	Lot Price
A	101,930	2.34	\$4.50	\$458,685.00
B	101,930	2.34	\$3.50	\$356,755.00
C	104,979	2.41	\$3.50	\$367,426.50
D	104,544	2.4	\$4.00	\$418,176.00
E	104,979	2.41	\$3.25	\$341,181.75
F	105,415	2.42	\$3.25	\$342,598.75
G	105,850	2.43	\$3.25	\$344,012.50
H	232,610	5.34	\$2.75	\$639,677.50
I	220,849	5.07	\$3.50	\$772,971.50
J	102,801	2.36	\$4.00	\$411,204.00
K	96,267	2.21	\$3.50	\$336,934.50
L	96,267	2.21	\$3.50	\$336,934.50
M	122,403	2.81	\$3.50	\$428,410.50
N	122,403	2.81	\$3.50	\$428,410.50
O	122,403	2.81	\$4.00	\$489,612.00
P	77,101	1.77	\$3.25	\$250,578.25
Q	83,199	1.91	\$3.50	\$291,196.50
R	69,260	1.59	\$3.50	\$242,410.00
S	59,677	1.37	\$3.50	\$208,869.50
<b>Industrial lots</b>				
as low as				
<b>\$22,500 per acre!</b>				

## Tenants

Professional Medical Complex			Sold/Occupied/Major Employers		
1 L.E. Phillips Libertas TreatmentCenter NAICS 621112	9 Professional Medical Clinic NAICS 621111	14 Rands Trucking NAICS 484200	22 High Tech Manu Opportunity 142,000 sf campus on 7.8 acres	23 Star Blends LLC NAICS 42491012	
2 Professional Medical Clinic NAICS 621111	10 Marshfield Clinic Dental Center NAICS 621210	15 EOG Resources NAICS 423320	24 Cray Inc. NAICS 541511	25 General Beer Northwest NAICS 42810	
3 St. Joseph's Hospital Prof. Offices NAICS 621111	11 Orthopedics Sports Medicine/Therapy NAICS 621111	16 Hudson Electric NAICS 238210	26 Chippewa River Industries NAICS 561910	27 Chippewa River Industries NAICS 561910	
4 Marshfield Clinic NAICS 621111	12 Assisted Living Facility NAICS 623312	17 Roshell Electric NAICS 238210	28 Chippewa River Industries NAICS 561910	29 Kids USA NAICS 624410	
5 St. Joseph's Hospital NAICS 621110	13 Pediatric Dentistry NAICS 621210	18 VES Environmental Systems NAICS 423830	29 Consumers Cooperative Assoc NAICS 445110		
6 Assisted Living Facility NAICS 623312	<b>Higher Education Institutions</b>				
7 Assisted Living & Regional Vent NAICS 623311	1 Chippewa Valley Technical College NAICS 82110307	19 Quality Propane NAICS 424720			
8 Professional Medical Clinic NAICS 621310	2 Lakeland College NAICS 611130	20 Nordson/EDI Tech Center NAICS 332710			
		21 Cray Inc. NAICS 541511			

← To Hwy 53



### LEGEND

**Available Sites**

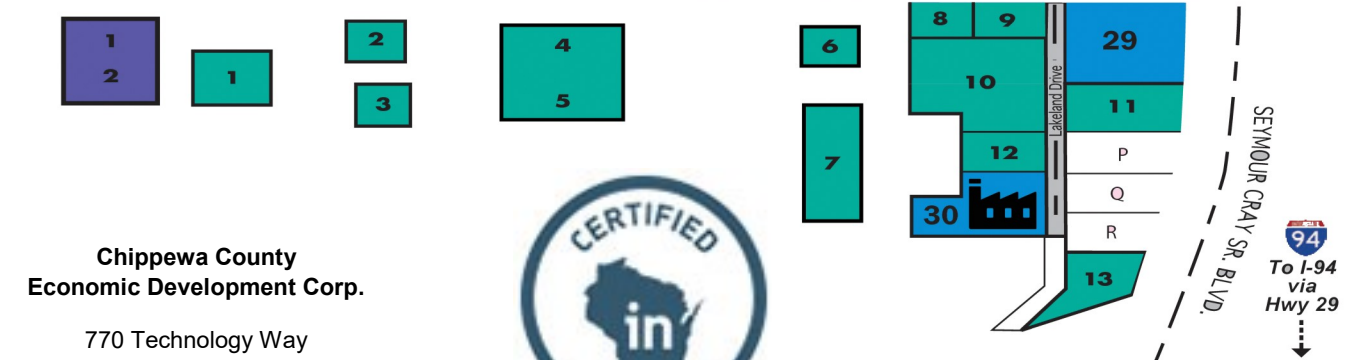
- Commercial
- High Amenity
- Medium Amenity
- Ponds

**Major Employers**

- Sold/Occupied/Employers
- Higher Education Institutions
- Medical / Professional Complex

Storm Water Easements

Existing Businesses



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