

# 1945 PRAIRIE LANE EAU CLAIRE, WI

READY BUILDING BROCHURE

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	1945 Prairie Lane, Eau Claire, WI
Owner Representative	A.F.T. Real Estate, info@aftrealestate.com
Size	38,888 square feet (36,193 square feet with 2,695 square feet of office space)
Zoning	I1P (Light Industrial)
Asking Price	\$5.95 / square foot, NNN
Highway Access	<1 mile to Highway 12 intersection (4-lane), 3.7 miles to I-94 interchange via Highway 12
Air Access	4.6 miles to Chippewa Valley Regional Airport, 93 miles to MSP
Rail Served	No rail access

### UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase 277/480 volt secondary radial underground service; 150kVA Overhead transformer 23.9/13.8kV – 277/480V
Natural Gas	Xcel Energy. 1" service, 60 PSI.
Water	City of Eau Claire. 4" water line.
Sewer	City of Eau Claire. 4" waste water line.
Telecom/Fiber	Spectrum Business Internet Gig service (cable) up to 940mbps. AT&T Business Internet DSL up to 50mbps. West Wisconsin up to 100mbps.

**SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)**

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

**GENERAL COMMUNITY INFORMATION**

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

**Economic Development Contact:****Name:**

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