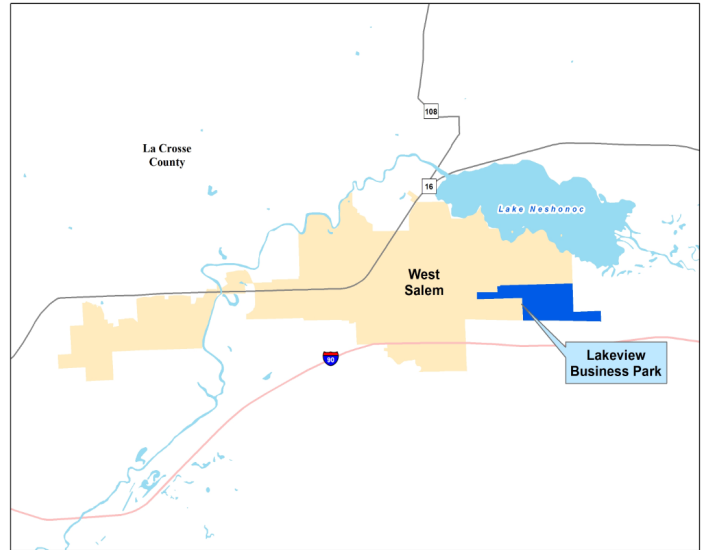




Lakeview Business Park of West Salem



General Site Information

Location	910 Industrial Dr, West Salem WI 54669
Owner	La Crosse County
Size	80 acres
Zoning	Industrial
Asking Price	<2 acres: \$38k/acre; 2-2.9 acres: \$33k/acre; >3 acres: \$28k/acre One-time fee for rail connection: \$40k.
Highway Access	Adjacent to I90 interchange at Neshonoc Road; 35 miles to I94 east via I90, 10 miles west to US 53
Air Access	12 miles to La Crosse Regional Airport, 155 miles to Minneapolis St. Paul International Airport
Rail Served	Yes. Canadian Pacific Railroad; Class 1

Utility Information

Electric Power	Xcel Energy: 3 phase 23.9 kV underground distribution facilities located in business park. Service capable of serving 3 phase 277/480 volt or 120/208 volt service. 69kV transmission line runs along southern site border.
Natural Gas	WE Energies: 4 inch main adjacent to site, 60 PSI
Water	Village of West Salem. 10" water main with a 12" main leading to park from water tower, 85 PSI, 1250 GPM
Sewer	Village of West Salem. 10" line service to site; 500 GPM peak capacity.
Storm Water	Village of West Salem.
Telecom/Fiber	CenturyLink and Lemonweir Valley; Fiber service with multi-GB available

Lakeview Business Park of West Salem

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

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La Crosse County

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