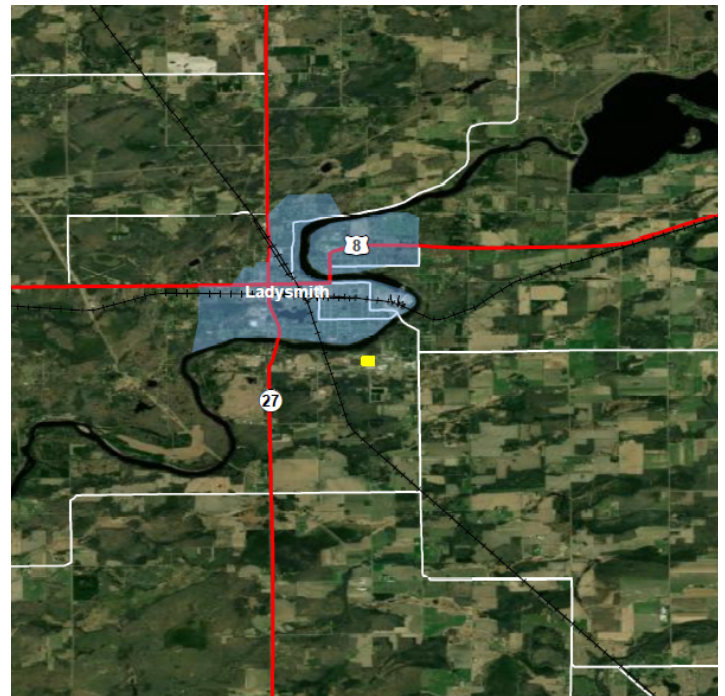


800 GUSTAFSON ROAD LADYSMITH, WI

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	800 Gustafson Road, Ladysmith, WI
Owner Representative	Brookshire, Royce Pavelka, Royce@brookshireco.com; 952.760.4744
Size	80,912 square feet
Zoning	Industrial 1
Asking Price	\$3,236,480.00 Sale Price, For Lease at \$5.00 / square foot
Highway Access	60 miles to I-94 (1 hour) to I-94
Air Access	2.5 hours to MSP International (146 miles), 1.1 hours to Chippewa Valley Regional Airport
Rail Served	No direct rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase, 480V, 1600 amps.
Natural Gas	WE Energies. 3" - 14,500 SCFH.
Water	City of Ladysmith. 12" water main line.
Sewer	City of Ladysmith. 8" sewer main line.
Telecom/Fiber	Lumen and Charter Spectrum. Upstream 940MB and downstream 35MB.

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	
Park Master Plan		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:

Andy Albarado
Economic Development
Administrative Coordinator

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