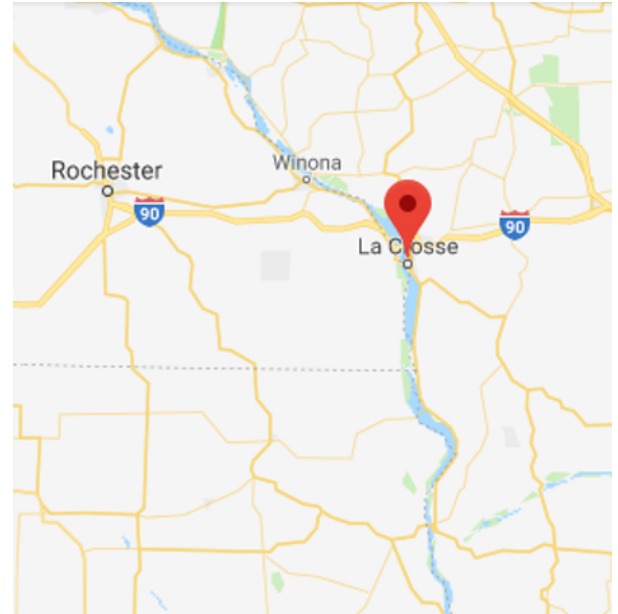


# 85 MILWAUKEE STREET, LA CROSSE, WI

READY BUILDING BROCHURE

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	85 Milwaukee Street, La Cross, WI
Owner Representative	Coldwell Banker Commercial, Damon Olson 608.780.4222 or Chuck Olson 608.780.1666
Size	15,000 SF, including 2,500 SF of additional mezzanine space
Zoning	Commercial
Asking Price	\$775,000 for sale or 4.25 per SF for lease
Highway Access	3.1 miles to I-90, 1/10 of mile west of Hwy. 53 ( Copeland Avenue)
Air Access	1.3 miles to La Crosse Regional Airport
Rail Served	No rail access

### UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase or single phase available, 13.8kV overhead distribution, underground service to building. Xcel Energy. 1/2 inch service line
Natural Gas	City of La Crosse. 3/4" copper connection from street water main.
Water	City of La Crosse.
Sewer	CenturyLink. Up to 940 download, 35 upload.
Telecom/Fiber	Broadband - Charter Spectrum. Up to 940 download, 35 upload.

### 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:

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Economic Development  
Coordinator

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