

# 911 PINE STREET ST. CROIX FALLS, WI

READY BUILDING BROCHURE

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	911 Pine Street, St. Croix Falls, WI
Owner Representative	Blumberg & Associates: Ryan Blumberg, rblumberg@blumbergmachinery.com or Jerry Blumberg, jblumberg@blumbergmachinery.com
Size	59,700 square feet, 40,000 square feet remaining, sitting on 8.34 acres
Zoning	I-1 and I-2 – Industrial that includes outside storage
Asking Price	\$2,143,080 or \$36 / square foot; Lease rate: \$5.50 / square foot gross
Highway Access	Adjacent to Old Highway 8, <1 mile to State Highway 35, ~24 miles to I-35
Air Access	56 miles to MSP, 21 miles to Amery Municipal Airport
Rail Served	No rail access

### UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase, 750kVA padmount transformer on short underground tap from overhead distribution, 12.5kV.
Natural Gas	WE Energies. 2" gas line, max load of 12M BTU's, dual meter.
Water	City of St. Croix Falls. Two 6" water lines.
Sewer	City of St. Croix Falls. 6" wastewater line and tank, pumping to a 2" line into city main.
Telecom/Fiber	Lumen. Up to 940Mb/35Mb Spectrum. 6Mb/500Kb.

**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:**Bill Rubin  
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