

LAKEVIEW BUSINESS PARK OF WEST SALEM, WI

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	910 Industrial Drive, West Salem, WI 54669
Owner	La Crosse County
Size	80 acres
Zoning	Industrial
Asking Price	\$28,000 - \$38,000 / acre, depending on size.
Highway Access	Adjacent to I-90 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 Access	Canadian Pacific Railroad, Class 1 Service

UTILITY INFORMATION

Electric Power	Xcel Energy. 23.9 kV, 3-phase underground distribution facilities located in business park. Capable of serving 3-phase 277/480 volt or 120/208 volt service. 69kV transmission line runs along southern border.
Natural Gas	WE Energies. 4" gas main adjacent to site, 60 PSI.
Water	Village of West Salem. 10" water main / 12" main leading to park from water tower, 85 PSI, 1250 GPM.
Sewer	Village of West Salem. 10" sewer line; 500 GPM peak capacity.
Storm Water	Village of West Salem. System designed for 100-year rain event.
Telecom / Fiber	Lumen and Lemonweir Valley. Fiber service with multi-GB available.

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 Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<input checked="" type="checkbox"/>

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"/>

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