



Menomonie Virtual Spec Building



Broker/Owner	City of Menomonie: Lowell Prange, 715.232.2187, 800 Wilson Avenue, Menomonie WI 54751
Location	Menomonie Industrial Park, 59th Street fronting County Rd B
Size	27,396 SF Production Space, 3,644 SF Main Floor Office, 2,990 SF Mezzanine Level Office; Total: 34,030 SF
Zoning	I1: Restricted Industrial District
Asking Price	Estimated Construction Costs: \$2,205,000; will sell, lease, lease to own.
Highway Access	Fronts County Rd. B, 0.8 miles north of I-94 full diamond interchange.
Air Access	72 miles to MSP International Airport via I94; 22 miles to Chippewa Valley Regional Airport via I94
Rail Access	No rail access.

Electric Power	Xcel Energy: 12.5kV distribution lines; site adjacent to 161kV transmission line running east/west along southern site boundary, then south to Red Cedar substation, and two 69kV transmission lines running north and east to Red Cedar Substation.
Natural Gas	Xcel Energy: 6" steel psi main running down County Rd B; 6" steel 150 psi line runs from Xcel station along southern boundary of site; 4" plastic 60 psi runs along northern site boundary.
Water	20" main: City of Menomonie, 800 Wilson Avenue, Menomonie WI 54751, 715.232.2187
Sewer	10" gravity sewer: City of Menomonie, 800 Wilson Avenue, Menomonie WI 54751, 715.232.2187
Telecom/Fiber	24-7 West Wisconsin Telecom (1G up/down); Charter Spectrum Communications (1G up/down)

Menomonie Virtual Spec Building

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	N/A
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	N/A
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	N/A	Endangered Species Assessment	N/A

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:

Name:

Eric Turner
Executive Director
Dunn County EDC

Address:

800 Wilson, Suite 219
Menomonie, WI
54751

Email:

Eric.Turner@DunnEDC.com
P: 715.232.4009

Xcel Energy Contact:

Name:

Ryan Bruers
Manager
Corporate Economic Development

Address:

Xcel Energy
401 Nicollet Mall 07
Minneapolis, MN 55401

Email:

Ryan.L.Bruers@xcelenergy.com
P: 612.321.3186

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.