

Western Wisconsin Logistics Center

Hammond, WI

1870 Guy Metals Dr
Building 1 - 233,250 SF

1850 Guy Metals Dr
Building 2 - 116,258 SF

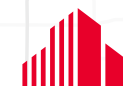


READY FOR OCCUPANCY!

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**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS



Easy access to I-94



Strong labor pool



Lower corporate tax rate compared to MN



Manufacturing tax credit available

DELIVERY

Available Now

BUILDING SIZE

Building 1 - 233,250 SF
Building 2 - 116,258 SF

AVAILABLE SPACE

Building 1 - 109,250 SF
Building 2 - 116,258 SF

MINIMUM DIVISIBLE

25,000 SF

CLEAR HEIGHT

Building 1 - 32'
Building 2 - 28'

LOADING

Building 1 - 28 docks | 2 drive-ins
Building 2 - 11 docks | 2 drive-ins

SPEED BAY

50 X 50 with 60' Speed Bay

TRAILER PARKING

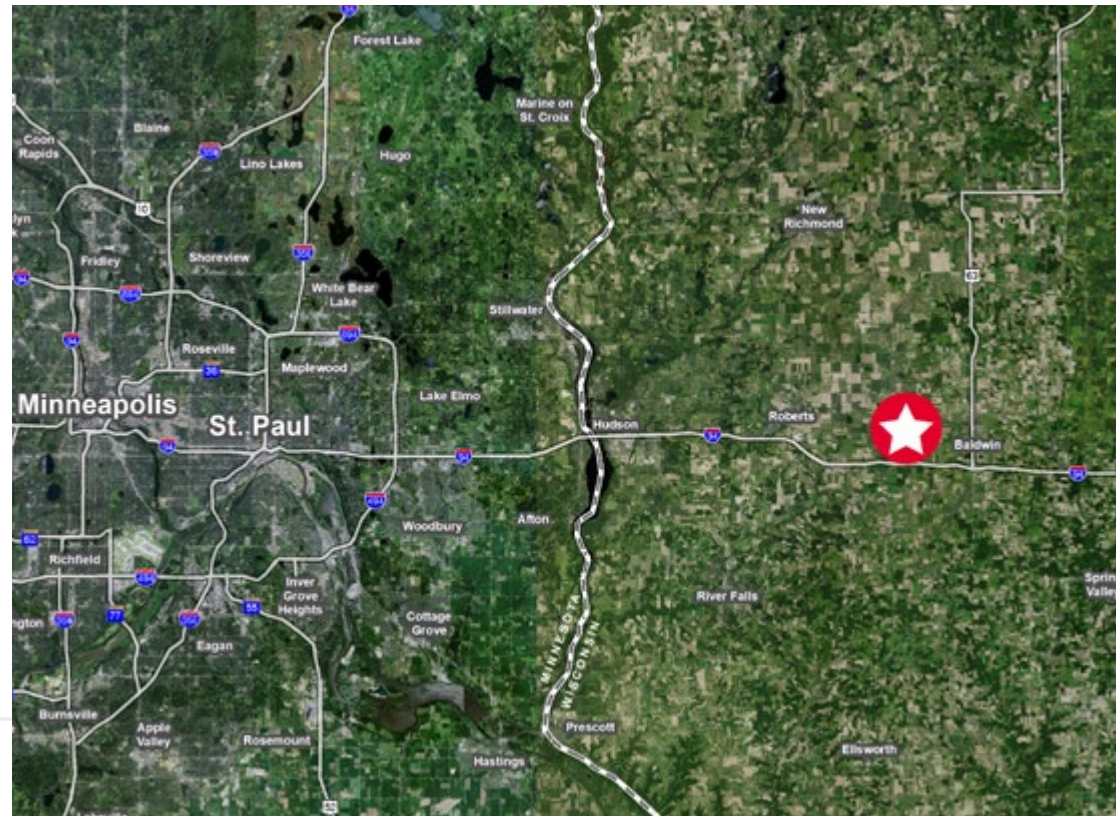
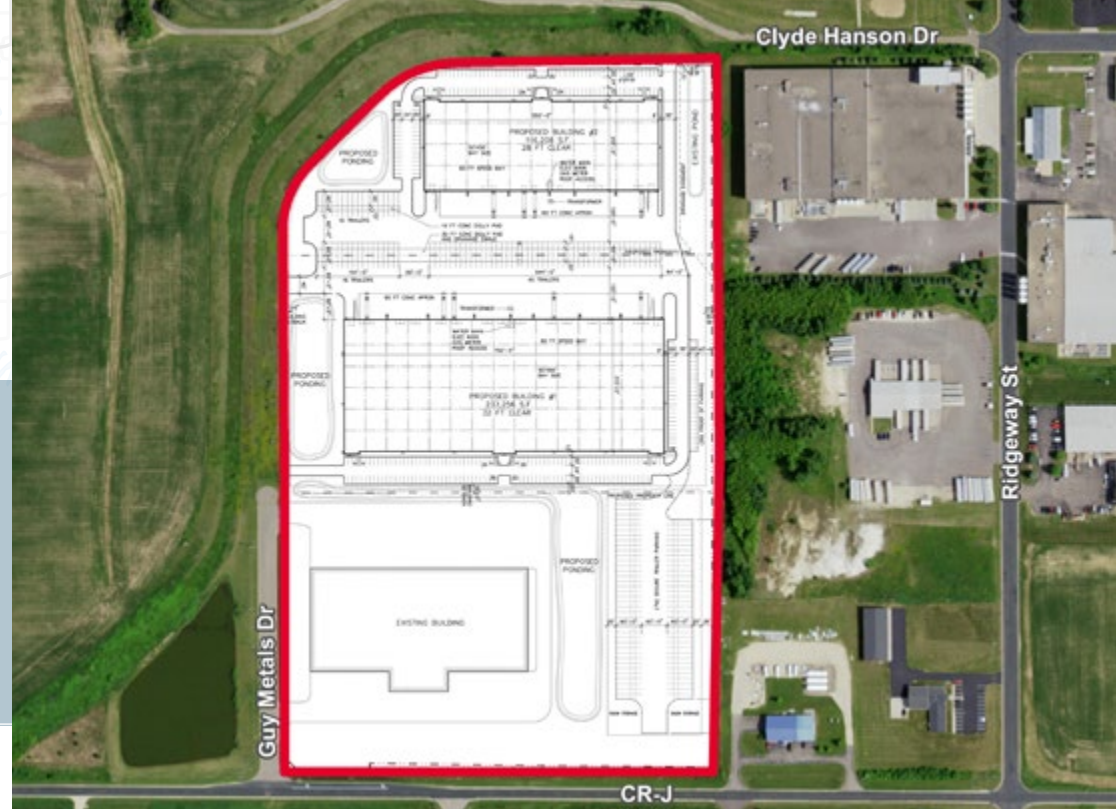
Available

LEASE RATES

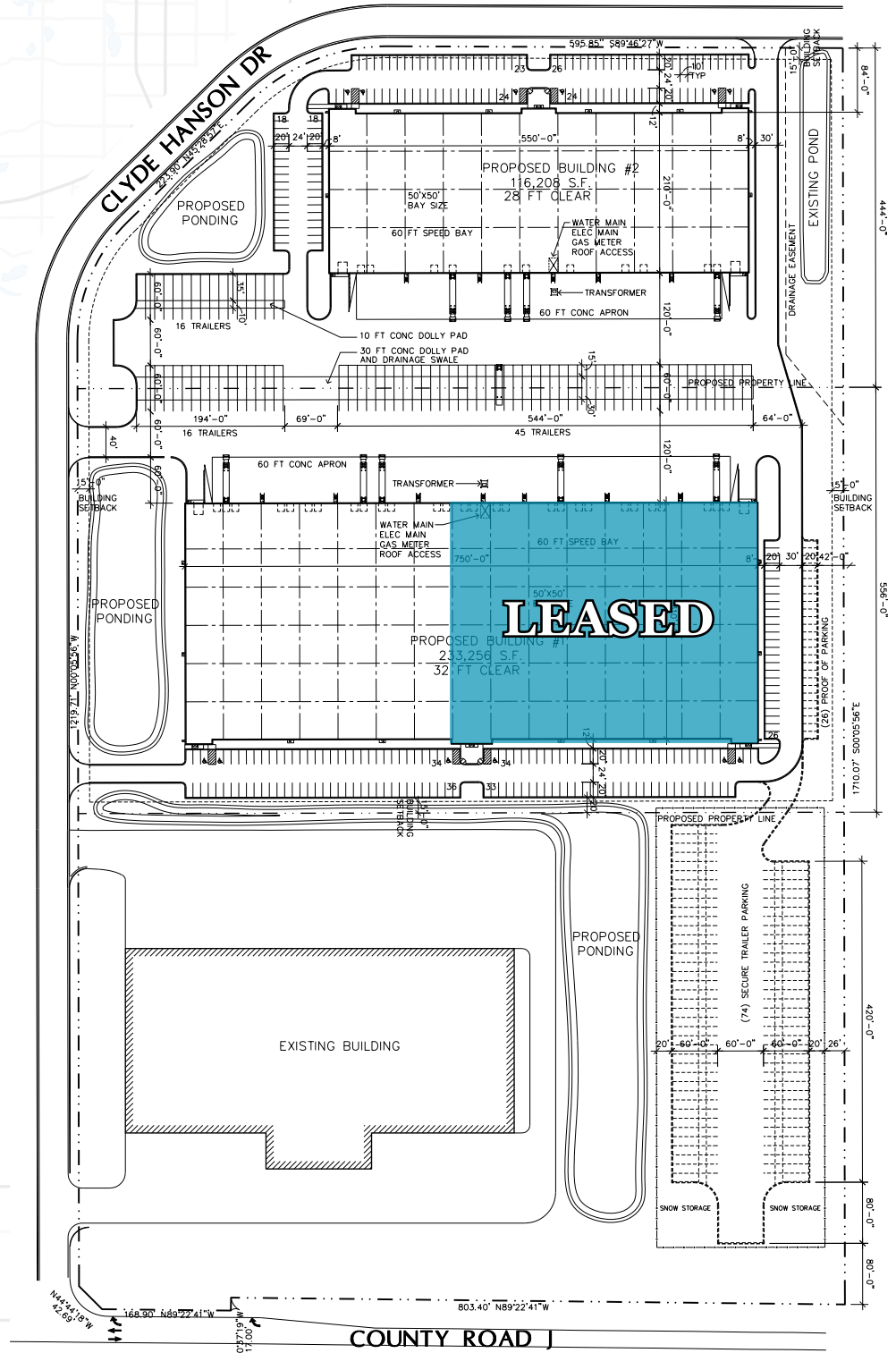
Negotiable

TAX AND CAM

TBD



SITE PLAN



LOW TAXES

How Wisconsin Taxes Compares to Neighboring States



	Wisconsin	Minnesota	Illinois
Corporate Rate	7.9% or .4%* <small>*Rate is 0.4% for manufacturers and ag production companies</small>	9.80%	9.50%
2023 Tax Climate Index Rating Tax Foundation	27	45	36
Sales Tax Rate	5.0%* <small>*Most Wisconsin counties collect an extra half-cent for a total of 5.5%</small>	6.875%* <small>*Maximum local sales tax rate is 2.0% **1.0% additional tax in 7-county metro to fund transit & affordable housing (2023)</small>	6.25%* <small>*Maximum local sales tax rate is 4.75%</small>
Sales Tax Rank (Tax Foundation)	32	6	13
Individual Income	lowest rates: 3.50% highest rate: 7.65%	lowest rates: 5.35% highest rate: 9.85%***	Flat income tax rate of 4.95%
Chief Executive Magazine 2023 Best & Worst States For Business Ranking	19 (same as 2022)	40 (up on place)	48 (same position)
Quality of Life	8	2	30

***Effective for taxable years beginning after 12/31/2023 the MN legislature imposed a tax on the net investment income of individuals, estates, and trusts in excess of \$1 million at a rate of one percent; MN's 2023 tax bill also phases out certain itemized deductions for filers in the 9.85% bracket.

DRIVE AERIAL



New and existing companies in St. Croix enjoy a pro-business climate. Compared to Minnesota, Wisconsin's corporate tax rate is much lower (7.9% v. 9.8%); commercial and industrial property taxes are lower (half as much); individual income tax rates are lower; and sales tax rates are lower.

The corporate rate for Wisconsin's manufacturers and ag production companies is 0.4%, resulting in significant, ongoing savings. Both sectors earn a 7.5% tax credit (7.9% rate minus 0.4% rate equals a 7.5% credit).



RADIUS MAP

Located in west central Wisconsin, St. Croix is a rapidly growing county at the Wisconsin-Minnesota border. Its 96,500 residents contribute to the overall population of 3.75 million people in the 15-county Twin Cities metropolitan area, the 16th largest metro area in the U.S.



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