

FOR SALE



4th AND EVERGREEN

BALDWIN, WISCONSIN 54002

- 30.67 ACRES OF AVAILABLE LAND
- DIVISIBLE TO 4 ACRES



PROPERTY FEATURES

- + I – 1 Industrial zoning
- + 30.67 acres, can be divided to 4 acres
- + \$1.50 Per Sq. Ft.
- + Utilities in place to the site
- + Village financial incentives possible
- + Adjacent to Baldwin Industrial Park
- + Own your own building!

BALDWIN HIGHLIGHTS

The Village of Baldwin is located in St. Croix County in northwestern Wisconsin. We are located 30 miles east of Minneapolis/St. Paul and 40 miles west of Eau Claire. Downtown Baldwin is located one mile north of Interstate 94 on Highway 63, home of the 120 acre Baldwin Industrial Park, which features companies such as Vital Plastics, Northern Metal Fab and the Wisconsin Ag Service and Education Center.

NEARBY AMENITIES

BP \ US Bank \ Kwik Trip \ H&R Block
Midwest Dental \ Associated Bank \ Ford
Domino's \ McDonald's \ Subway \ Hardee's
Culver's \ Ace Hardware \ Dollar General

AMENITY MAP



COUNTY HIGHLIGHTS

St. Croix County is considered part of the Minneapolis/St. Paul market, offering major-metro advantages like best-in-class business services, cultural amenities, and a major population center. But St. Croix County is also a semi-rural county with an exceptional quality of life and offers all of Wisconsin's many business-friendly benefits, defined by our "Open for Business" mindset and progressive attitude supporting economic growth.

**Excerpt: St. Croix EDC Website*



FOR MORE INFORMATION, CONTACT:

BRUCE CARLAND

Vice President

+1 612 336 4207

bruce.carland@cbre.com

©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2022