



THE
BROOKSHIRE
COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

Industrial Park - Roberts, Wisconsin

Located at Hwy 65 & 70th Ave | 100+ Acres
Negotiable Price



Contact

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Property Description

With immediate access to I-94 and State Highway 65, this 100+ acre property is ideally located for industrial and distribution development focused on serving the upper Midwest:

- Utilities adjacent to each development
- Exit 10 into Wisconsin on I-94 - 35 miles to Twin Cities
- State and Local Incentives



PROPERTY HIGHLIGHTS

- Approx 100+ acres
- Current Zoning: B-3 & M-3
- Ready for development
- Would allow multiple large users needing 500,000+ SF
- Could pursue in phases
- Adjacent to developed sites

LOCATION DESCRIPTION

- Nearby highways: I-94, Hwy 65 & Hwy 12
- 35 Minutes from Twin Cities
- New improved I-94 Interchange

PRICING SUMMARY

Price Negotiable
Build to Suit lease options available



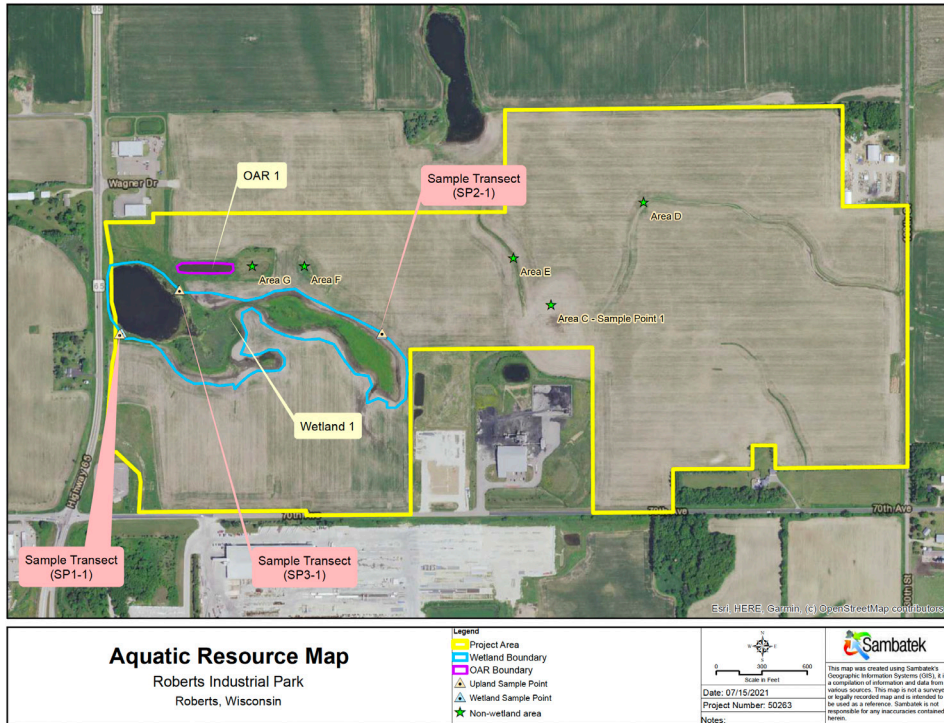
Data Sheet

Zoning	B-3 and M-3
Acreage	100+ Acres (Potentially)
Nearby HWY	I-94, Hwy 65 & Hwy 12
Entitled	Yes
Outdoor Storage	Yes
Floodplain / Floodway	No
Noise Restrctions	No
Coverage Restrictions	60% Building, 60% Impervious, 40% Green Coverage

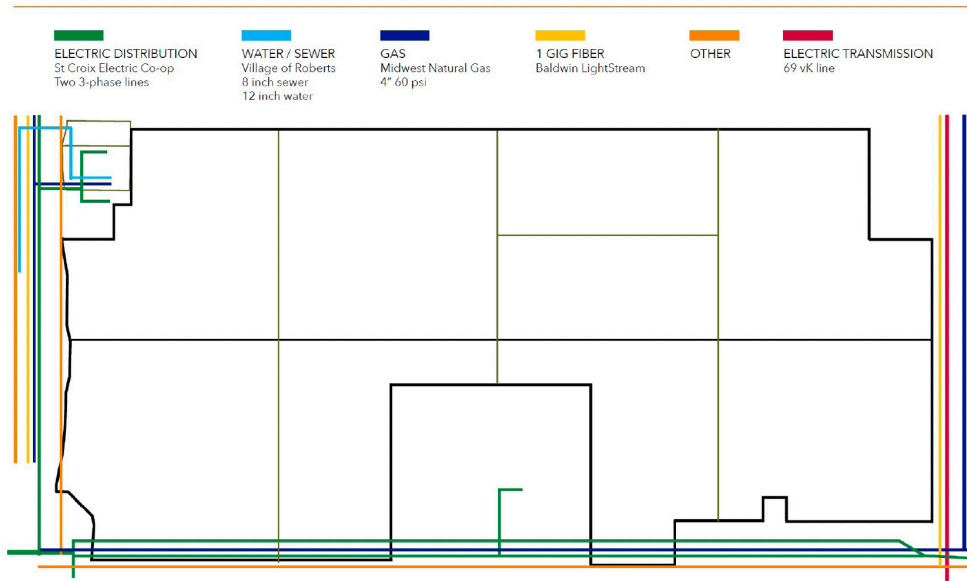
Utilities

Electrical	<p>Provided by St, Croix County Electrical Co-op or Xcel Energy</p> <p>Industrial Park 1.5 miles from substation</p> <p>Rail Park - new substation immediately adjacent</p> <p>(2) 2500 kVa/kW Size Service</p>
Water	<p>Provided by Village of Roberts</p> <p>12" Water Main Size</p> <p>1,296,000 gal/day current capacity</p>
Sewer	<p>Provided by Village of Roberts</p> <p>8" Main Size with Gravity Force</p> <p>465,000 gal/day current capacity</p>
Natural Gas	<p>Provided by Midwest Natural Gas</p> <p>4" Main Size</p> <p>290,000 cu. ft./hr. current capacity</p> <p>300 psi</p>

Wetland Delineation - Aquatic Resource



Roberts Industrial Park Utilities



For more information, contact
the Brookshire Co.

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