



Land Available for Immediate Industrial Development

Are you looking for a community to start your business, relocate or expand? The Barron area is where you will find everything you need for industrial needs and good living. The area offers numerous price advantages while providing access to valuable business resources and major cities and highways.

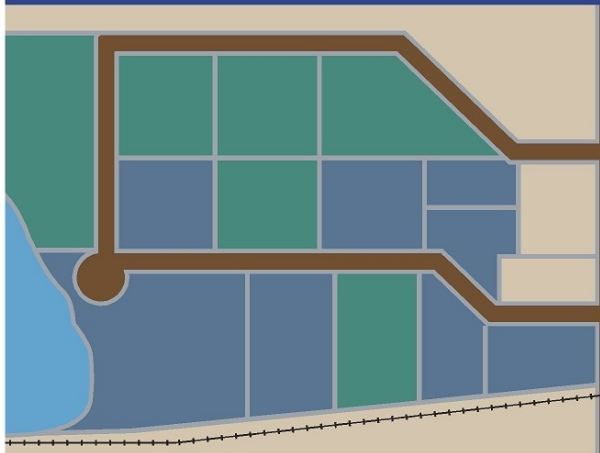
Industrial Park Features:

- 4.13 to 8.44 acre level lots ready for development
- Total industrial park 127 acres
- Next to municipal airport
- Electric, water, gas and sewer
- Fire Insurance Rating 6
- Level topography / paved streets / curb and gutter
- \$20,000 per acre less credits for job creation and capital improvements
- Park is close proximity to Canadian National Rail line

This ideal location is 35 miles north of Eau Claire, 75 miles northeast of Minneapolis/St. Paul, Minnesota, 100 miles south of Duluth and Superior, and 375 miles northwest of Chicago.

Major highways serving Barron County include US Highways 8, 48, 53, and 63. Highway 53 is a four-lane divided highway that connects to Interstate 94 in Eau Claire.

BARRON INDUSTRIAL PARK



- Bring Your Business Here
- 4 - 8 Acre Parcels Available
- Electric, Water, Gas and Sewer
- Employment & Improvement Credits



THE CITY OF BARRON CRITERIA FOR THE SALE OF LAND IN THE INDUSTRIAL PARK

1. Proposed use must conform to City and State Codes and Zoning Restrictions.
2. The selling price of land shall be \$20,000.00 per acre on currently developed lots. The following credits shall apply to reduce the selling price. For each full time equivalent (40 hour per week) job created a credit of \$5,000.00. For each \$100,000.00 of assessed value real estate valuation a credit of \$5,000.00. For each \$100,000.00 of new taxable personal property, whether new or used, which is added to the City tax rolls, a credit of \$5,000.00. "New taxable personal property" shall mean all taxable personal property brought to the City, and not merely to the land being purchased. By way of illustration, new taxable personal property will not include any property moved from any location in the City to the land being purchased hereunder. The credits may not exceed the sales price. Unless otherwise agreed, the credits applied to reduce the selling price of the land shall be based on the status of the operation of the business three (3) years from the date of the sale of the land. An audit will be conducted by the City at the third anniversary date to determine the final selling price.
3. Sewage effluent shall not exceed quantity limits and quality standards as set by the City Utility Department.
4. Outdoor storage shall not be permitted unless fenced six (6) feet in height.
5. Air and water pollution and odors shall be minimal and within EPA standards.
6. Industrial Park land shall not be purchased for speculation. If plant construction has not started within twelve (12) months of the date of sale, the land shall revert back to the City of Barron, free of encumbrance.
7. The Mayor, with assistance from the City Attorney, is authorized to negotiate the sale of Industrial Park land and to enter into Sale Agreements. These agreements may contain additional or different provisions than as stated above, however, in any event, the Sale Agreements shall be subject to final approval by the Common Council before the City shall be bound to performance.



