



THE  
BROOKSHIRE  
COMPANY  
COMMERCIAL & INDUSTRIAL REAL ESTATE

# Industrial Park - Roberts, Wisconsin

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



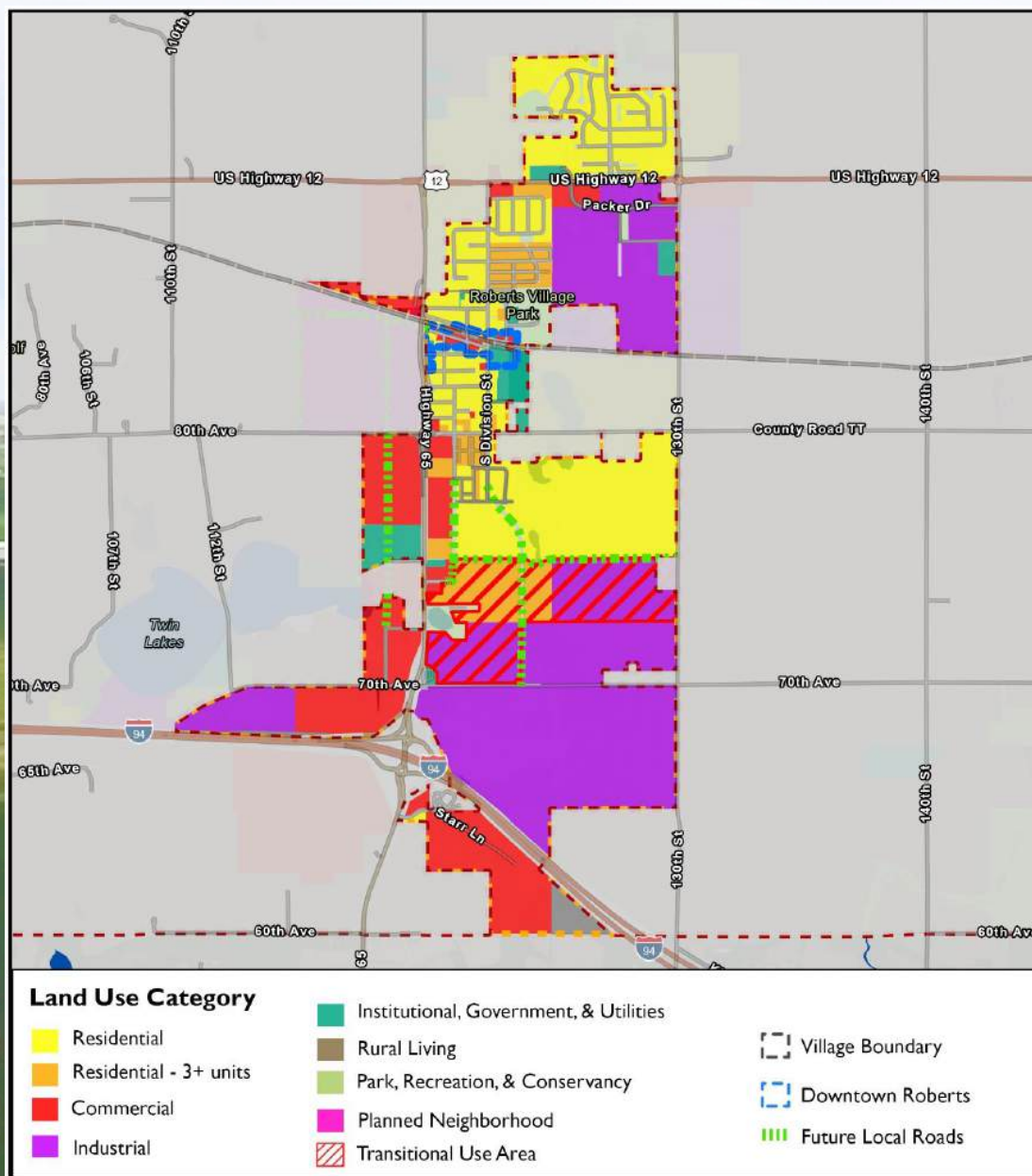
## Contact

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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



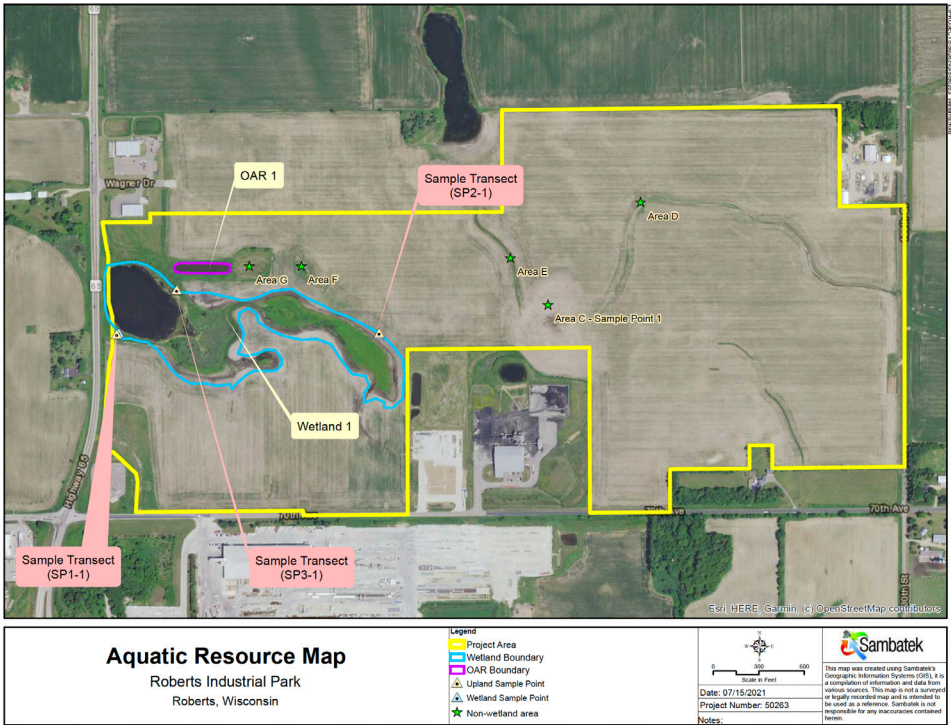
# Data Sheet

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

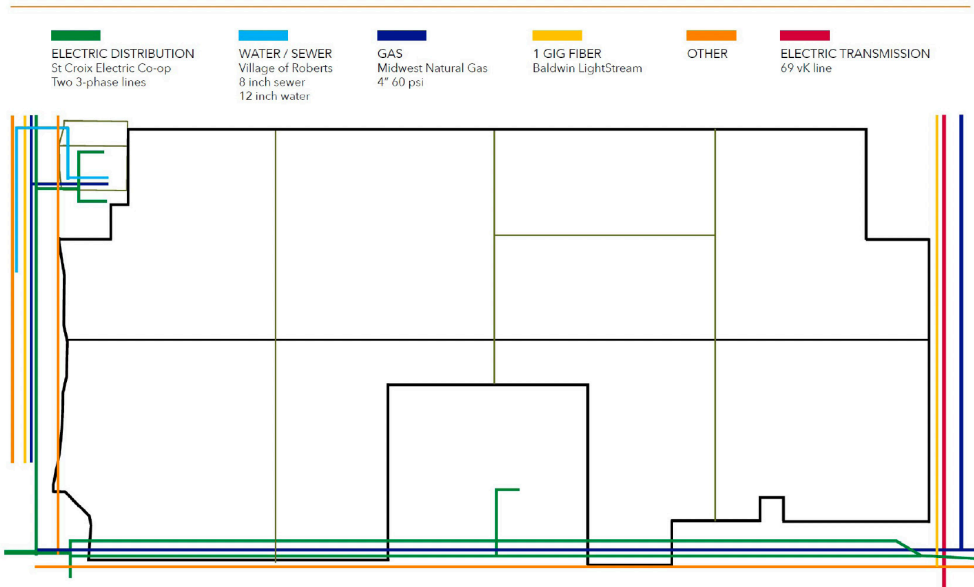
## Utilities

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

# Wetland Deliniation - Aquatic Resource



# Roberts Industrial Park Utilities



For more information, contact  
the Brookshire Co.

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