



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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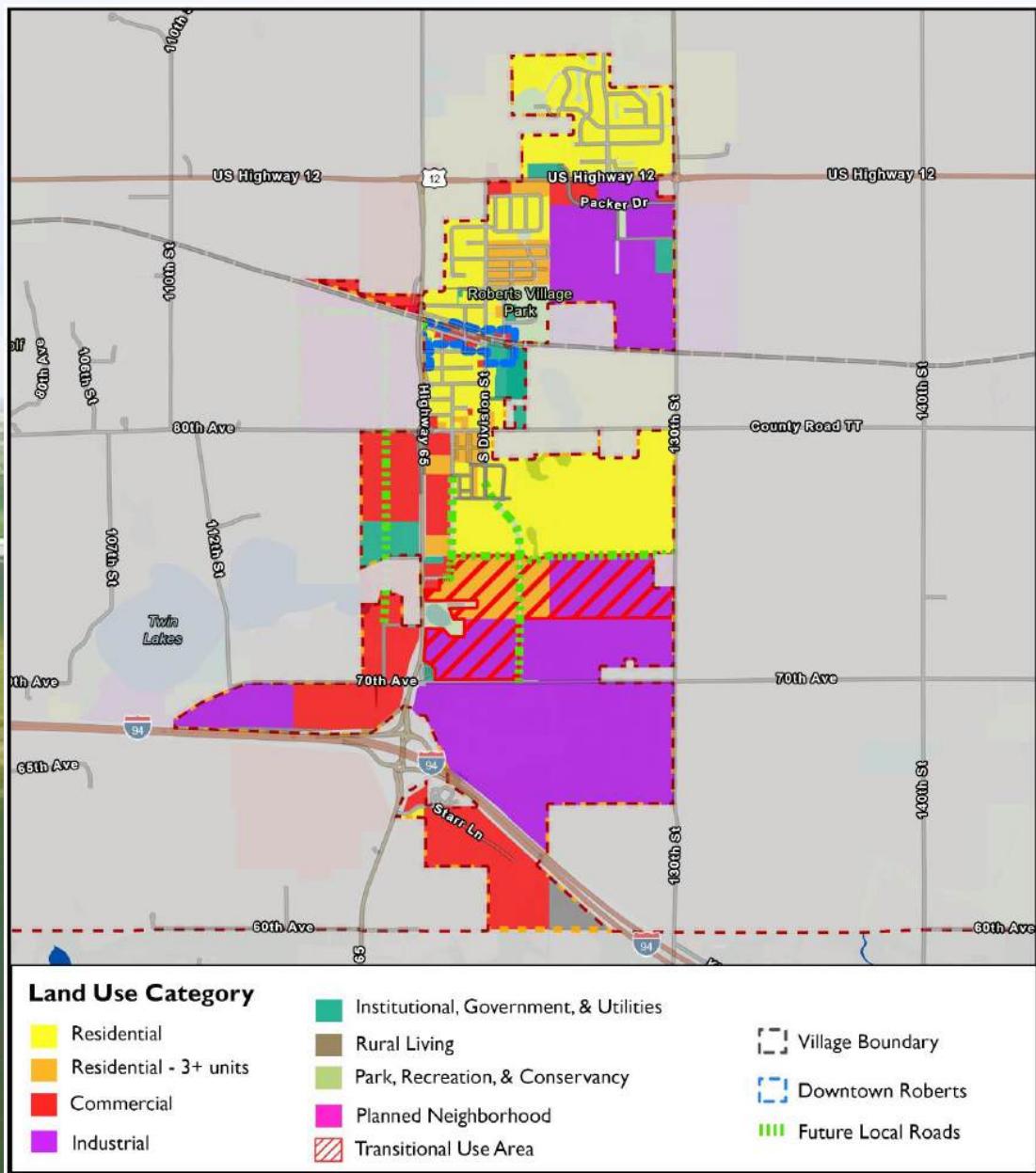
GERRY NORTON

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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

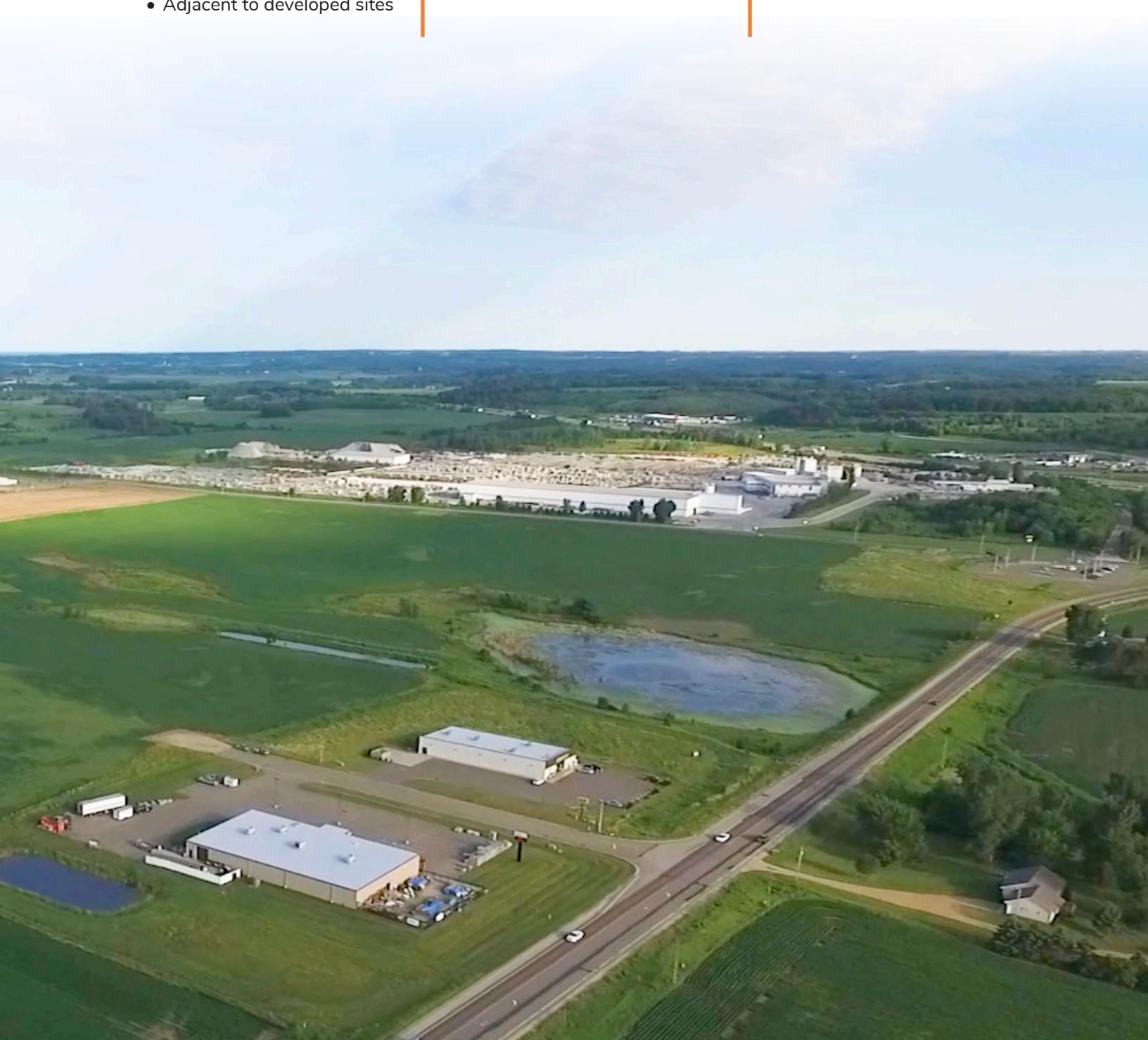
- Approx 100+ acres
- Current Zoning: B-3 & M-3
- Ready for development
- Would allow multiple large users needing 500,000+ SF
- Could pursue in phases
- Adjacent to developed sites

LOCATION DESCRIPTION

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

PRICING SUMMARY

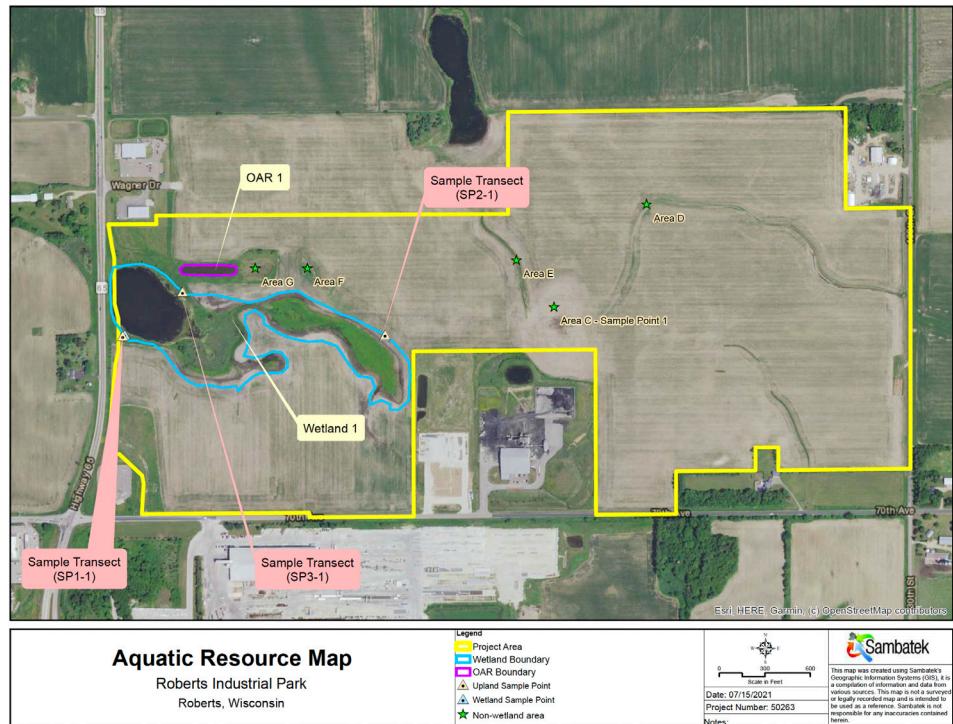
Price Negotiable
Build to Suit lease options available



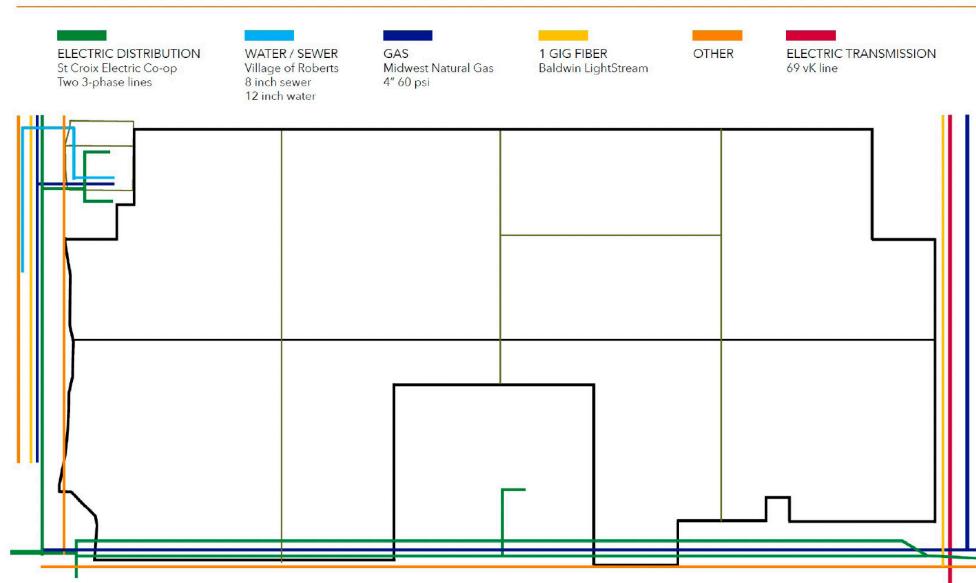
Data Sheet

Zoning	B-3 and M-3	Utilities
Acreage	100+ Acres (Potentially)	Electrical
Nearby HWY	I-94, Hwy 65 & Hwy 12	Provided by St. Croix County Electrical Co-op or Xcel Energy Industrial Park 1.5 miles from substation Rail Park - new substation immediately adjacent (2) 2500 kVa/kW Size Service
Entitled	Yes	
Outdoor Storage	Yes	
Floodplain / Floodway	No	
Noise Restrictions	No	
Coverage Restrictions	60% Building, 60% Impervious, 40% Green Coverage	Water Provided by Village of Roberts 12" Water Main Size 1,296,000 gal/day current capacity
		Sewer Provided by Village of Roberts 8" Main Size with Gravity Force 465,000 gal/day current capacity
		Natural Gas Provided by Midwest Natural Gas 4" Main Size 290,000 cu. ft./hr. current capacity 300 psi

Wetland Delination - Aquatic Resource



Roberts Industrial Park Utilities



For more information, contact
the Brookshire Co.

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