

# Lake Wissota Business Park Chippewa Falls, Wisconsin

## Site Specifications

**Location:** Intersection of Seymour Cray Sr. Blvd & County Road I, Chippewa Falls, WI

**Available Acres:** Available Acres: 25 Acres of commercial sites; 80 acres of manufacturing sites for industrial projects

**Zoning:** Mixed use, LT manufacturing, and heavy manufacturing.

## Utilities

**Electrical:** Xcel Energy  
[www.excelenergy.com](http://www.excelenergy.com)

**Gas:** Xcel Energy  
[www.excelenergy.com](http://www.excelenergy.com)

**Water:** Municipal

**Sanitary Sewer:** Municipal

## LWBP Business

### Park offers:

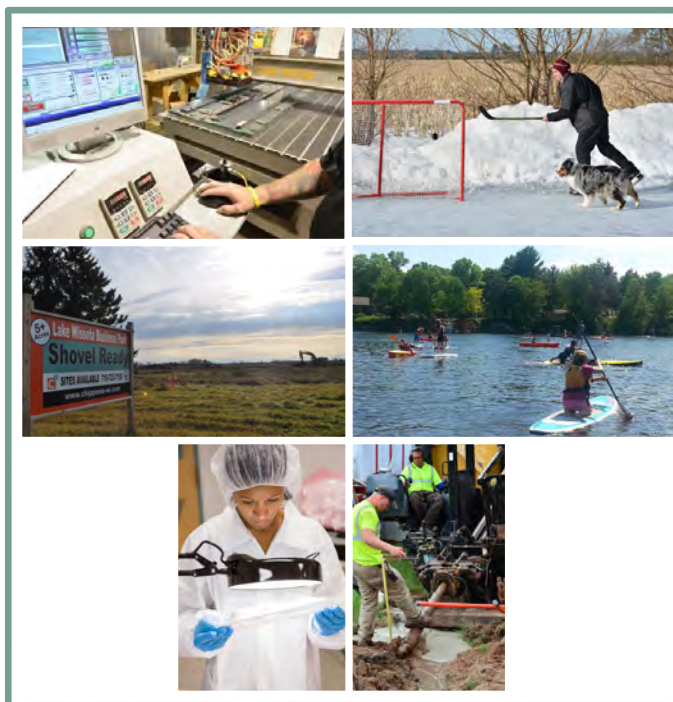
- Regional workforce with access to major higher educational institutions;
- Carrier-grade Ethernet Services with Private Wide Area Network connections: Point-to-Point or Multi-Point;
- Certified Wisconsin Xcel Energy "Shovel Ready";
- Access to 4-lane highways 53 and 29 with close proximity to I-94;
- Incentive packages customized for quality prospects!
- TIF and Opportunity Zones

## Available, Certified, Developable and Fully Served!

Lake Wissota Business Park achieved a certification of a Wisconsin Certified Shovel Ready Site. A "Shovel Ready Site" means all major permitting and development issues have been addressed by the state of Wisconsin prior to your business expressing interest in the location.

Choosing a Certified Shovel 125 Acre Ready Lake Wissota Business Park site provides:

- Confidence—the LWBP has passed a rigorous series of tests that meet or exceed a strict set of development standards;
- Fast track permitting;
- Decreased time it takes to begin construction;
- Reduced risk associated with development; and
- Security of doing business in a pro-business environment!



**Chippewa County Economic Development Corp.**  
770 Technology Way, Chippewa Falls, WI 54729  
715-723-7150 or 800-797-9979 FAX: 715-723-7140  
[ccedc@chippewa-wi.com](mailto:ccedc@chippewa-wi.com) [www.chippewa-wi.com](http://www.chippewa-wi.com)



# Lake Wissota Business Park

## Chippewa Falls - Wisconsin

A State of Wisconsin and Xcel Energy certified shovel ready 150 acre mixed use business and technology park, located in scenic Chippewa County, Wisconsin. The park has a 100 gigabit per second capable fiber optic network providing connectivity across town or around the world. The park also offers excellent access to major highways and is just one hour east of Minneapolis/St. Paul.



Lat: 44°57' 10.0296" Long: -91° 21' 40.3668"



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Lake Wissota Business Park  
Chippewa Falls, Wisconsin

Available/For Sale

Lot ID #	Sq Ft	Acres	Price per SqFt	Lot Price
A	101,930	2.34	\$4.50	\$458,685.00
B	101,930	2.34	\$3.50	\$356,755.00
C	104,979	2.41	\$3.50	\$367,426.50
D	104,544	2.40	\$4.00	\$418,176.00
E	104,979	2.41	\$3.25	\$341,181.75
F	105,415	2.42	\$3.25	\$342,598.75
G	105,850	2.43	\$3.25	\$344,012.50
H	232,610	5.34	\$2.75	\$639,677.50
I	220,849	5.07	\$3.50	\$772,971.50
J	102,801	2.36	\$4.00	\$411,204.00
K	96,267	2.21	\$3.50	\$336,934.50
L	96,267	2.21	\$3.50	\$336,934.50
M	122,403	2.81	\$3.50	\$428,410.50
N	122,403	2.81	\$3.50	\$428,410.50
O	122,403	2.81	\$4.00	\$489,612.00
P	69,325	1.59	\$3.25	\$225,306.25
Q	59,512	1.37	\$3.50	\$208,292.00
R	56,932	1.31	\$3.50	\$199,262.00
S		18.90		
Industrial lots as low as				
\$28,000 per acre!				

Tenants

Higher Education Institutions	
1	Chippewa Valley Technical College NAICS 82110307
2	Lakeland College NAICS 611130

Professional Medical Complex				Sold/Occupied/Major Employers			
3	L.E. Phillips Libertas TreatmentCenter NAICS 621112	10	Professional Medical Clinic NAICS 621111	16	Rands Trucking NAICS 484200	25	Mills Fleet Farm Distribution Center NAICS 493110
4	Prevea Clinic NAICS 621111	11	Marshfield Clinic Dental Center NAICS 621210	17	EOG Resources NAICS 423320	26	Available Building
5	Marshfield Clinic NAICS 621111	12	Orthopedics Sports Medicine/Therapy NAICS 621111	18	Hudson Electric NAICS 238210	27	Cray Inc. NAICS 541511
6	St. Joseph's Hospital NAICS 621110	13	Assisted Living Facility NAICS 623312	19	Roshell Electric NAICS 238210	28	Available Building
7	Assisted Living Facility NAICS 623312	14	Pediatric Dentistry NAICS 621210	20	KNG Mechanical NAICS 236220	29	General Beer Northwest NAICS 42810
8	Assisted Living & Regional Vent NAICS 623311	15	OakLeaf Clinic NAICS 621111	21	Star Blends LLC NAICS 424910	30	Chippewa River Industries HQ NAICS 561910
9	Professional Medical Clinic NAICS 621310			22	VES Environmental Solutions NAICS 423830	31	Chippewa River Industries NAICS 561910
				23	Chippewa Palatte NAICS 321920	32	Nordson EDI NAICS 332710
				24	Quality Propane NAICS 424720	33	Kids USA NAICS 624410



City of Chippewa Falls  
Lake Wissota  
Business Park

