**Lake Wissota Business Park**  
**Chippewa Falls, Wisconsin**

**Site Specifications**

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

**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  
**Gas:** Xcel Energy  
**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!

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.

Chippewa County Economic Development Corp.
770 Technology Way, Chippewa Falls, WI 54729  
715-723-7150 or 800-797-9979  FAX: 715-723-7140  
cedc@chippewa-wi.com  www.chippewa-wi.com
# Lake Wissota Business Park
## Chippewa Falls, Wisconsin

### Available/For Sale

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<th>Lot ID</th>
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Industrial lots as low as $28,000 per acre!

### Facilities

- **Professional Medical Complexes**
  - L.E. Phillips Libertas Treatment Center
    - NAICS 621112
  - Preferred Clinic
    - NAICS 621111
  - Marshfield Clinic
    - NAICS 621111
  - Orthopedics Sports Medicine/Therapy
    - NAICS 621111
  - Assisted Living Facility
    - NAICS 623112
  - Professional Medical Clinic
    - NAICS 621310

- **Sold/Occupied/Major Employers**
  - Mills Fleet Farm Distribution Center
    - NAICS 453110
  - Available Building
    - NAICS 541150
  - General Beer Northwest
    - NAICS 424810
  - Chippewa River Industries HQ
    - NAICS 561910
  - Nordson EDI
    - NAICS 332710
  - Quality Propane
    - NAICS 424720

### Higher Education Institutions

1. Chippewa Valley Technical College
   - NAICS 821103
2. Lakeland College
   - NAICS 611130

### ECONOMIC DEVELOPMENT CORPORATION

800-797-9976

City of Chippewa Falls
Lake Wissota Business Park

Certified by Xcel Energy®

Marketing Map- Not to Scale  February 1, 2019