



MAZOMANIE BUSINESS PARK

VILLAGE OF MAZOMANIE, WISCONSIN

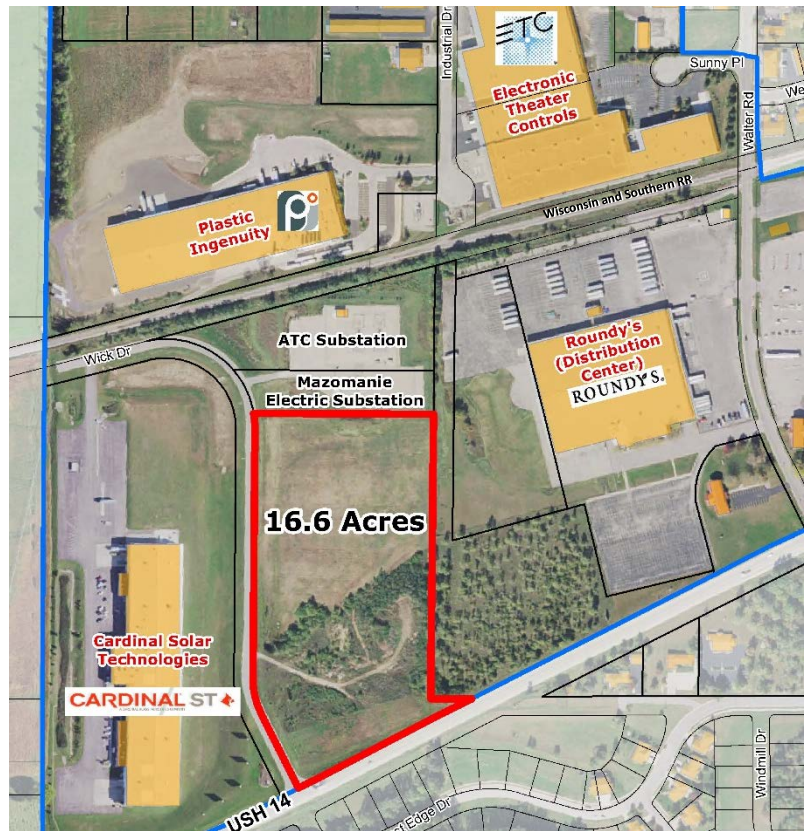
COMMUNITY CONTACT:

Gary Harrop, President
 Mazomanie Economic Development Corporation
 222 W. Commercial Street
 Mazomanie, WI 53560
 608-795-2120
gharrop@thepeoplescommunitybank.com

Located 40 minutes from Madison, two hours from Milwaukee, and three hours from Chicago, the Mazomanie Business Park consists of 175 acres along US 14 in the Village of Mazomanie. Park tenants include Cardinal Solar Technologies, Roundy's, Wick Buildings, Electronic Theater Controls, and Plastic Ingenuity. A 16.6 Acre site is available for immediate lease or purchase, lies within a Tax Increment Finance District and is eligible for inclusion in the Dane County Foreign Trade Zone 266.

SITE SPECIFICATIONS

| | |
|--------------------------|--|
| Street Address | Hwy 14/Wick Drive |
| Lot Size (acres) | 16.60 |
| Shape | Rectangle |
| Dimensions | ~ 625' x 1,150' |
| Available Building Space | Vacant land |
| For Lease/Sale | Lease or sale |
| Asking Price | Negotiable |
| Availability | Immediate |
| Shovel-Ready | Yes |
| Tax Increment District | Yes |
| Present Use | Vacant |
| Prior Use | N/A |
| Zoning | I-1, Industrial |
| Topography | 2-6% slope south to north |
| Soil Type | Dickinson sandy loam and loamy fine sand (non-hydric) |
| Floodplain / Wetlands | No |
| Owner | Village of Mazomanie |
| Broker | N/A |
| Contact Name | Gary Harrop |
| Phone | 608-795-2120 |
| Email | gharrop@thepeoplescommunitybank.com |
| Property Listing | N/A |





MAZOMANIE BUSINESS PARK

VILLAGE OF MAZOMANIE, WISCONSIN

TRANSPORTATION

| | |
|-----------------------------------|--|
| Primary Access Highway | US 14 |
| Nearest Interstate Highway | ~25 miles east to Interstate 90/94 via US 14/State Hwy 19 |
| Other Nearby Highways | ~16 miles south to US 151 via State Hwy 78; ~10 miles north to US 12 via State Hwy 78 |
| Rail Services | Potential to add short spurs to connect Sites A, B & E to Wisconsin & Southern Railroad |
| Airport Services | ~16 miles east to Middleton Municipal Airport (GAF) via US 14; ~28 miles east to Dane County Regional Airport in Madison (commercial airfield) |
| Port Access | ~105 miles east to Port of Milwaukee |
| Public Transit Provider | N/A |

ELECTRICAL

| | |
|--|--|
| Service Provider (Name/Contact) | Mazomanie Electric/Sue Dietzen: 608-795-2100 |
| Electric Power Service | Three phase; 37.3 megawatt capability; capable of expansion to 100 megawatts |
| Power Generation Source | Alliant Energy |
| Line Size (kV) | 12.5 kV |
| Substations Feeding Park | 2 |
| Closet Sub Station | In Park |
| Dual Feed Possible | Yes |
| Dist. to Transmission Line | In Park |
| Transmission Line Size (kV) | 69kV |
| Rates | Click for PDF document |

NATURAL GAS

| | |
|--|--|
| Service Provider (Name/Contact) | Dane Iowa Wastewater Commission/ Brian Sroda: 608-795-0024 |
| Communities Served | Villages of Mazomanie, Black Earth and Arena |
| Line Size to Lots | 12" |
| Treatment Plant Design Capacity | 0.693 MGD |
| Avg. Daily Use/Peak Daily Use | 0.325 MGD/1.981 MGD |
| Treatment Process | Activated sludge |
| Allowable Effluent BOPD | Permitted for 25mg/liter monthly |
| Rates | Click for PDF document |

WATER

| | |
|---|--|
| Service Provider (Name/Contact) | Village of Mazomanie/Sue Dietzen: 608-795-2100 |
| Line Size | 8"-12" |
| Water Source and Location | 2 local wells |
| Water Production Capability | 1.036 MGD |
| Water Storage Capacity | 0.446 million gallons |
| Average Daily Use/Peak Daily Use | 0.164 MGD/0.397 MGD |
| Water Additives | Fluoride, chlorine, Aqua Mag (blended phosphate) |
| Rates | Click for PDF document.pdf |

TAXES

| | |
|---|--|
| Real Property Tax Rate | 2.077% (2015 total of all taxing jurisdictions) |
| Assessment Value (% of Market value) | 100.00% |
| Personal Property Tax Rate | 2.077% (2015 total of all taxing jurisdictions) |
| Tax Increment Finance District | Yes |
| Foreign Trade Zone | Eligible for inclusion in Dane County Foreign Trade Zone 266; contact David Jensen: 608-246-3387, jensen.david@msnairport.com |
| Effective Corporate Income Tax Rate | 7.90% (state only, no local income taxes) |
| Sales Tax | 5.50% (statewide) |

WASTEWATER

| | |
|---|---|
| Service Provider (Name/Contact) | Madison Gas & Electric/Steve Beversdorf: 608-252-1552 |
| Line Size/Pressure Serving Lots | 6" plastic line/60 psi |
| Line Size/Pressure Serving Community | 6" steel line; 170 psi |

All information contained in this document is deemed reliable but not guaranteed. The Village of Mazomanie does not guarantee accuracy of information. All material information must be independently verified by buyer.