

MAZOMANIE BUSINESS PARK

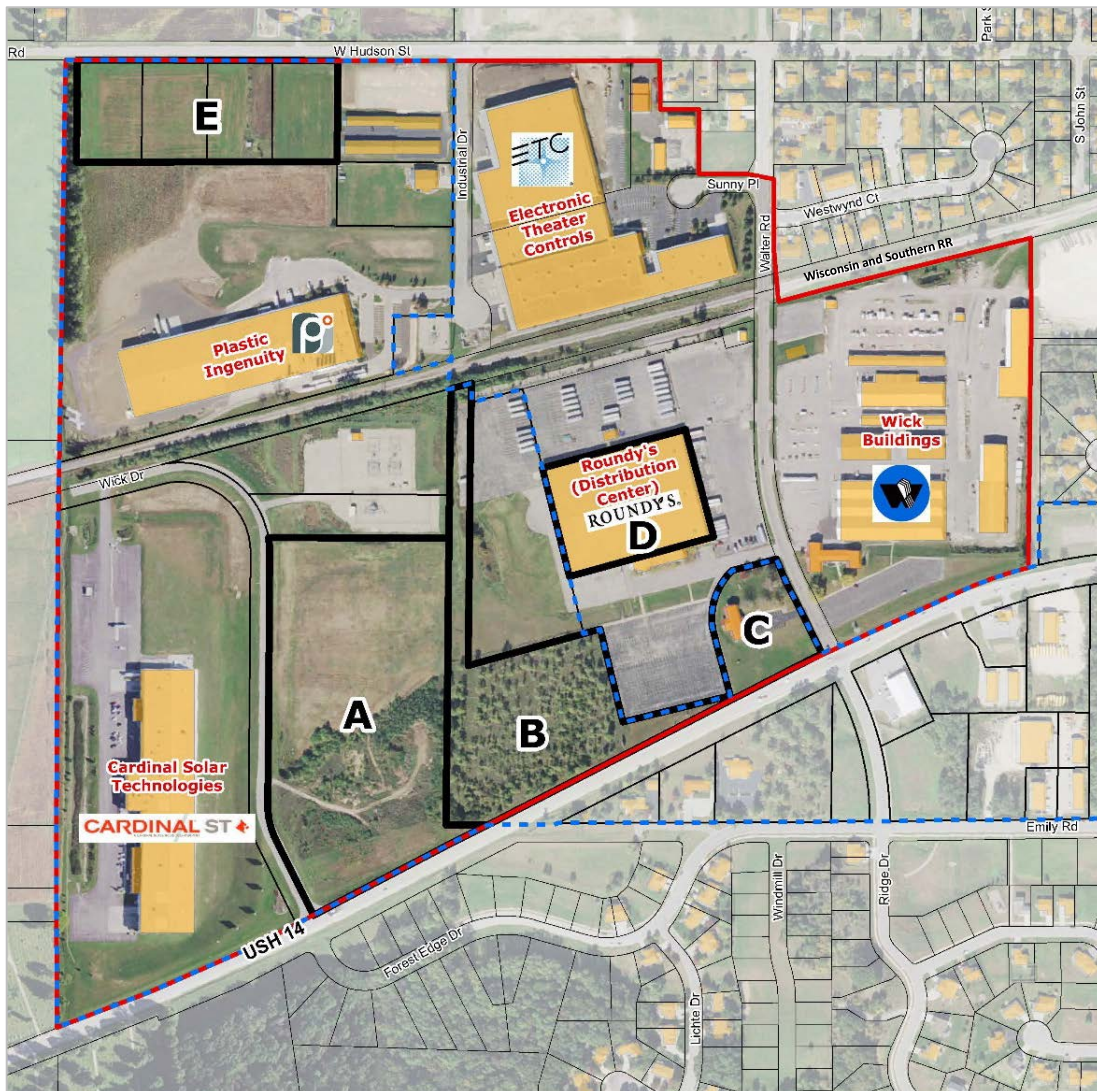
VILLAGE OF MAZOMANIE, WISCONSIN

COMMUNITY CONTACT:

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 Mazomanie, WI 53560
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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. Six lots totaling 33 acres and an 8,000 sq. ft. office building are available for immediate lease or purchase, and another 10,000 sq. ft. of office space is available for immediate lease in a multi-tenant structure. All six lots are within a Tax Increment Finance District and are eligible for inclusion in the Dane County Foreign Trade Zone 266. Full details on each of the available sites and buildings and the supporting infrastructure are provided below.





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AVAILABLE SITES AND BUILDINGS

	Site A	Site B	Site C	Site D	Site E
Street Address	Hwy 14/Wick Drive	Walter Rd. (through Site D)	406 Walter Rd	400 Walter Rd.	W. Hudson St.
Lot Size (acres)	16.60	9.04	2.62	N/A	7.3 (total of all 4 available lots)
Shape	Rectangle	Trapezoid	Irregular	N/A	Rectangle
Dimensions	~ 625' x 1,150'	~ 500' x 650'	~ 310' x 375'	N/A	~ 900' x 350'
Available Building Space	Vacant land	Vacant land	8,000 sq. ft. office building	10,162 sq. ft. office space	Vacant land
For Lease/Sale	Lease or sale	Lease or sale	Sale	Lease	Sale
Asking Price	Negotiable	Negotiable	\$799,999	\$7/sq. ft. (gross lease)	Negotiable
Availability	Immediate	Immediate	Immediate	Immediate	Immediate
Shovel-Ready	Yes	Yes	N/A	N/A	Yes
Tax Increment District	Yes	Yes	Yes	No	Yes
Present Use	Vacant	Vacant	Vacant	10,162 sq. ft. vacant office space; remainder is a Roundy's distribution center	Agriculture
Prior Use	N/A	N/A	Office and data center	Office	N/A
Zoning	I-1, Industrial	I-1, Industrial	I-1, Industrial	I-1, Industrial	A-1, Ag/Holding (can be rezoned to industrial)
Topography	2-6% slope south to north	2-6% slope south to north	<2% slope	N/A	<2% slope
Soil Type	Dickinson sandy loam and loamy fine sand (non-hydric)	Dickinson sandy loam (non-hydric)	Dickinson loamy fine sand (non-hydric)	N/A	Dickinson loamy fine sand (non-hydric)
Floodplain / Wetlands	No	No	No	No	No
Owner	Village of Mazomanie	ROS No. 14, LLC	JFW Holdings, LLC	ROS No. 14, LLC	Fred Wolf
Broker	N/A	Realty Management Consultants	First Weber	CBRE	N/A
Contact Name	Gary Harrop	Greg Butts	Bill and Brody Downie	Brian Wolff	Fred Wolf
Phone	608-795-2120	414-281-6000	608-356-7711	608-663-5445	608-795-2668
Email	gharrop@thepeoplescommunitybank.com	gbutts@rmc-inc.com	downieb@firstweber.com	Brian.wolff@cbre.com	Fastfreddy34@gmail.com
Property Listing	N/A	N/A	Web link for site C	Web link for Site D	N/A



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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
Distance to Closet Sub Station	In Park
Dual Feed Possible	Yes
Distance to Transmission Line	In Park
Transmission Line Size (kV)	69kV
Rates	http://www.clerkdoc.com/clerkdoc1013/doc/20131014193006760/2016/614.pdf

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	http://www.clerkdoc.com/clerkdoc1013/doc/20131014193006760/2016/614.pdf



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WASTEWATER

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
Average Daily Use/Peak Daily Use	0.325 MGD/1.981 MGD
Treatment Process	Activated sludge
Allowable Effluent BOPD Levels	Permitted for 25mg/liter monthly
Rates	http://www.clerkdoc.com/clerkdoc1013/doc/20131014193006760/2016/614.pdf

NATURAL GAS

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

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)

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.