

# CENTRAL WISCONSIN APPLIED RESEARCH & BUSINESS PARK

GROWING INNOVATIVE NEW BUSINESSES FROM DEEP WISCONSIN ROOTS

100 Wisconsin River Drive  
Port Edwards, WI 54469

## FLEX SPACE (CHIP PLANT)



**Building Size:** 24,500 sq. ft.

**Parcel Size:** ~110,500 sq. ft. (approx. 2.5 acres)

**Lease Type:** Triple Net + CAM

**Lease Rate:** Negotiable

**Occupancy Date:** Within 30 days of lease execution

**General Description:** Highly flexible building with 22,100 sq. ft. of production/storage space, 40-foot ceiling, enclosed loading bay, and 2,400 sq. ft. of office /finished space including men's and women's locker rooms with showers.

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## Unique Features

**Type:** Men's & women's locker rooms with showers

## Accessory Structures

**Type/Area:** 1,950 sq. ft. covered loading bay (30'x65')

## **BUILDING FEATURES**

### Area and Height

**1<sup>st</sup> Floor Area:** 24,500 sq. ft.  
**Mezzanine:** n/a  
**2<sup>nd</sup> Floor Area:** n/a  
**Basement Area:** n/a

### Year Built/Type of Construction

**Original:** 2001/Steel  
**Additions:** n/a  
**Renovations:** n/a

### Office/Finished Space

**Total Area:** 1,200 sq. ft.  
**No. of Private Offices:** 1  
**No. of Rest Rooms:** 2  
**Break Rooms:** 1

### Production/Warehouse Space

**Total Area:** ~22,100 sf  
**Ceiling Height:** 40'  
**Heating System:** (finished area only)  
**A/C System:** (finished area only)  
**Fire Suppression System:**

### Other Spaces

**Type:** Maintenance/electrical rooms  
**Area:** 1,200 sq. ft.  
**Features:** Overhead door to interior

### Loading Facilities

**No. of Dock Doors:** 0  
**No. of At-grade Overhead Doors:** 3  
**No. of Rail Doors:** n/a  
**Overhead Lift:** n/a  
**Elevator Capacity:** n/a

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## SITE FEATURES

### Site Area

**Total Area:** ~110,500 sq. ft. (2.5 acres)  
**General Dimensions:** ~310' x 355' (irreg.)  
**Building Coverage:** 24,500 sq. ft. (22%)  
**Paved Area:** 64,000 sq. ft.  
**Unpaved Area:** 22,000 sq. ft.  
**Rail Spur:**  
**Other Area:**

### Rail Service

**No. of Dedicated Spurs:** n/a (can be added)  
**No. of Shared Spurs:** 2  
**Spur Lengths:**

### Parking/Trailer Storage

**Paved for Autos:**  
**Unpaved Area:**  
**Trailer Storage Area:**

## UTILITIES

### Electric

**Service Size:** 3-phase, 480 V, 600 amps  
**Provider:** Alliant Energy

### Natural Gas

**Provider:** WE Energies

### Water

**Service Size:** 8" feeds, with some 12";  
42-50 psi  
**Provider:** Village of Port Edwards

### Sewer

**Provider:** Village of Port Edwards

### Telecom

**Type:** Fiber optic cable  
**Provider:** Solarus