

CENTRAL WISCONSIN APPLIED RESEARCH & BUSINESS PARK

GROWING INNOVATIVE NEW BUSINESSES FROM DEEP WISCONSIN ROOTS

100 Wisconsin River Drive
Port Edwards, WI 54469
www.CWARBP.com

SALES AND LEASING CONTACT:

Joe Moore, COO
 DMI Acquisitions, LLC
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SITE SPECIFICATIONS

Address	100 Wisconsin River Dr.
City, State, ZIP	Port Edwards, Wisconsin 54469
For Lease/Sale	Multiple existing buildings and vacant lots immediately available on former paper mill site with views of the Wisconsin River and wetland preservation areas
Asking Price	Negotiable lease or sale
Owner	DMI Acquisitions, LLC 1000 Joyce Avenue Columbus, Ohio 43219
Owner Contact	Joseph Moore, COO OFF: 614-252-1811 CELL: 614-625-2815 FAX: 614-252-1499
Broker	N/A
Size	193-acre parcel with lots available from 5 to 50 acres
Shape	Varies -- multiple options available
Dimensions	Varies -- multiple options available
Height Restrictions	No maximum height for industrial equipment and cooling systems; previous structures exceeded 90 feet; small portion of site impacted by flight path of near-by general aviation airport
Existing Structures on Site	Immediately Available: <ul style="list-style-type: none"> • 4 warehouse/manufacturing/flex buildings totaling 330,000 sq. ft. ranging from 290,000 sq. ft. to 7,300 sq. ft. • 1 state-of-the-art computer data center totaling 12,500 sq. ft. with 19 offices and 5,000 sq. ft., raised floor, high security computer room • 3 fuel oil/chemical storage tanks of 750,000 gallons each • 1 two-story, 100,000 sq. ft. office building with full finished basement Available early 2015: <ul style="list-style-type: none"> • Fully renovated concrete and steel manufacturing building totaling 420,000 sq. ft. and divisible into 2 to 6 spaces
Easements or Impediments	Minimal utility easements that can be relocated as necessary
Topography	Flat site, approximately 975 feet above sea level
Shovel-Ready	Yes
Soil Tests / Environmental Analysis	Phase I and II Assessments completed; full site closure issued by WisDNR

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Current Zoning	M2 - Heavy Industrial and Manufacturing
Surrounding Area	Industrial and undeveloped
Present Use	Being marketed for reuse/redevelopment
Prior Use	Paper manufacturing, logistics and professional offices
Adjacent Uses	North – CN mainline, undeveloped property and a quarry; South- Wisconsin River; East - Wisconsin River, undeveloped property; West - chemical plant
Soil Bearing Capacity	Soil borings pending – generally stable
Soil Conditions / Type	Primarily Nymore loamy sand, (red subsoil, 0 to 2 percent slopes) upon which there are existing buildings and buildable parcels; also a small area of Dunnville sandy loam and Plainfield sand on the site with some alluvial wetlands
Located in a Flood Plain	Portions in floodplain can be mitigated
Wetlands	Some wetlands present and can be mitigated
Environmental, Contamination issues	Certificate of Completion and Voluntary Party Liability Exemption (VPLE) issued by WisDNR for entire site with minimal ongoing requirements
Natural Disaster Risk	N/A
Emissions	Former paper plant had multiple air permits
Chemical Uses Limitation	N/A

TRANSPORTATION

State Highway	Site has direct access to WI-54/73
Interstate Highway	~20 miles east to Interstate 39 via Hwy 54 (north) or Hwy 73 (south)
Airport Services	~6 miles to Alexander Field - South Wood County Airport (GAF); 46 miles north to Central Wisconsin Airport in Mosinee (commercial airfield)
Rail Services	Site is served by the CN mainline and has multiple on-site sidings that are available and ready to use
Main Lines	Canadian National (CN)
Current or Planned upgrades and improvements to rail	Site has a 27-acre rail yard with over 8 miles of spurs; room available for additional spurs
Port Access	N/A
Rail access description	3 existing switches between rail yard and CN mainline
Multiple existing access road site	Hwy 54/73 (Wisconsin River Drive) runs through site providing access from north and south; direct access also from Edwards Avenue (local street being reconstructed in 2014 to accommodate heavy truck traffic); additional direct access to Hwy 54/73 being planned
Construction access to site	Same as primary access
Nearest 4-lane limited access highway	Interstate 39 (~20 miles to the east)
Availability of public transport	N/A

ELECTRICAL

Service Provider (Name/Contact)	Alliant Energy/Mary Eiler Radl: 608-372-0353
Electric Power Service to Site	Three phase
Line Size (kV)	12.47 kV

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Medium term (2014) available capacity to site	6.25 MVA
Long Term (2015) available capacity to site	6.25 MVA
Distance to sub station	Approximately one mile
Substation dedicated to this site	No
Dual feed possible	Yes
Distance to nearest transmission line	On-site
Transmission line size (kV)	138 kV & 69kV
Average electricity cost	Contact Alliant Energy
Power generation sources	Contact Alliant Energy

WATER

Service Provider (Name/Contact)	Village of Port Edwards/Joe Terry: 715-877-3511
Water line existing on site	Yes
Line size and pressure (inches/psi)	Multiple – primarily 8" feeds and some 12"; 42-50 psi
Available capacity to site	300,000 GPD from the Village, expandable to 600,000 GPD (see below). In addition, NEPCO Lake (located directly east across the Wisconsin River) is owned by Domtar Corporation and was used to supply raw process water to the former paper mill. The lake could provide over 1 MGD of untreated process water.
Water Source and location	Local wells
Ownership of water rights	Village of Port Edwards Water Utility; Domtar (NEPCO Lake)
Water composition description and water quality analysis	Potable drinking water - organic/inorganic analysis, fluoride testing, etc. done by utility; iron testing or other specific tests can be performed upon request.
Water Cost (per 1,000 gal)	\$1.13/100 cu ft (first 250,000 cu ft); \$1.02 cu ft (next 325,000 cu ft); \$0.76/100 cu ft (any additional cu ft)
Other Charges	Flat meter fee of \$559.09/per quarter for 6"
Potential infrastructure upgrades	Village has an additional well that is permitted and available for use and could supply another ~300,000 gallons per day; well could be brought online in three to six months

WASTEWATER

Service Provider (Name/Contact)	Village of Port Edwards/Joe Terry: 715-877-3511; Domtar Corp/Stewart Marcoux: 514-848-5588 (Domtar plant provided service to former paper mill and additional mill still in operation just to the south)
Waste water line existing to site	Multiple - varies
Line size (inches/psi)	Multiple - varies
Name & location of waste water treatment facility	Village plant immediately adjacent to site; Domtar plant directly south across Wisconsin River
Capacity of existing treatment facility	Village plant has total capacity of 0.58 MGD; Domtar plant has total capacity of 38+ MGD
Excess capacity of existing treatment facility	Village plant – 0.28 MGD; Domtar plant – 15+ MGD (contact Domtar for details)

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Waste control and handling procedures	Contact Village and Domtar for details
Discharge limits / wastewater ordinance description	Contact Village and Domtar for details
Waste water discharge cost (per gal)	Village – flat rate of \$16.74 plus \$6.40 per 100 cubic feet; Contact Domtar for details
Planned improvements to treatment facility (cost & timing)	Village – no improvements planned but the treatment plant is pre-approved to expand capacity by 30% - 50%; Domtar – no improvements planned

GAS/STEAM

Gas:	
Service Provider (Name/Contact)	We Energies/ Michael Arndt: 715-421-7255
Gas line existing to site	Multiple – adjacent to regional high pressure line
Line sizes (inches/psi)	Multiple – varies
Steam:	
Service Provider (Name/Contact)	N/A

TAXES

Normal Real Property Tax Rate	2.832% (2013 total)
Assessment Value (% of market value)	100.00%
Nominal Personal Property Tax Rate	2.832% (2013 total)
Effective corporate income tax rate	7.90% (state only, no local income taxes)
Sales Tax	5.50% (statewide)

APPLICABLE FEES

Electrical:	
Connection Fee	Contact Mary Eiler Radl at Alliant Energy: 608-372-0353
Waste Water:	
Connection Fee	Varies by size – contact Joe Terry at the Village: 715-877-3511
Gas:	
Connection Fee	Contact WE Energies: 715-421-7255
Building:	
Permit Fee	\$0.15/sq ft; \$25.00 minimum
Other:	Plumbing Permit Fee: \$20.00 + additional charges per fixture Contact Joe Terry, Village Administrator (715-887-3511) for more information on applicable permits and fees, or visit the Village website: http://www.portedwardswi.com/Pages/Municipal%20Pages/Permits.html

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