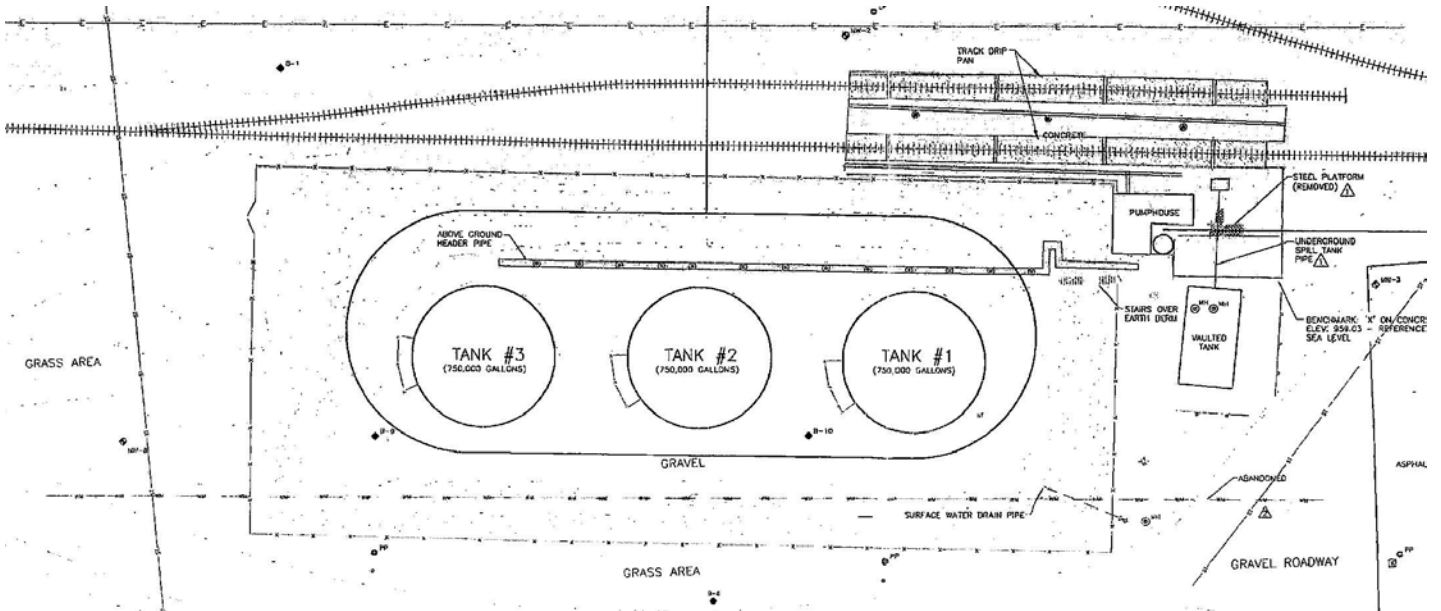


CENTRAL WISCONSIN APPLIED RESEARCH & BUSINESS PARK

GROWING INNOVATIVE NEW BUSINESSES FROM DEEP WISCONSIN ROOTS

100 Wisconsin River Drive
Port Edwards, WI 54469

TANK FARM



Tank Capacity: 3 Steel Tanks of 750,000 gal. each (2.2 million gal. total)

Parcel Size: 90,000 sq. ft. (approx. 2.07 acres)

Lease Type: Triple Net + CAM

Lease Rate: Negotiable

Occupancy Date: Immediate

General Description: Three above-ground tanks on fully fenced property that can be loaded by rail or truck. Tanks fully emptied of all liquids (previously #6 fuel oil) and filled with inert gas since prior use.

Contact: Joe Moore, COO
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TANK FEATURES

Dimensions

Number of Tanks: 3
Capacity: 750,000 gallons each
Configuration: Above-ground, round
Diameter: 52 feet
Height: 48 feet
Separation: 78 feet on center

Manufacturers/Year

Tank #1: Pittsburgh-Des Moines Steel Co. (1972)
Tank #2: Pittsburgh-Des Moines Steel Co. (1972)
Tank #3: Brown Minneapolis Tank Co. (1973)

Tank Construction

Walls: Single-wall construction
Material: Coated steel from .218 to .388 inches thick; exterior paint
Foundation: Concrete ring wall
Spill Containment: Earthen dikes
Access: Manway with exterior stair
Other: Vented and overflow protection

Piping

Location: Aboveground and underground
Types: Single and double wall
Protection: Cathodically protected and coated steel (Galvanic)
Configuration: Outlet piping, gate valve, header pipe connection to pump house and oil off-loading area; accessible from truck and rail

Contents

Previous: #6 Fuel Oil
Current: Fully drained and filled with inert gas

SITE FEATURES

Site Area

Total Area: ~90,000 sq. ft. (~2.07 ac)
General Dimensions: ~180' X 500' (irreg.)
Building Coverage: 38,000 sf (42%)
Paved Area: 26,000 sq. ft.
Unpaved Area: 26,000 sq. ft.

Rail Service

No. of Spurs: 2
Spur Lengths:

Parking/Trailer Storage

Paved for Autos:
Unpaved Area:
Trailer Storage Area:

UTILITIES

Electric

Service Size: 3-phase, 480 V, 360 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