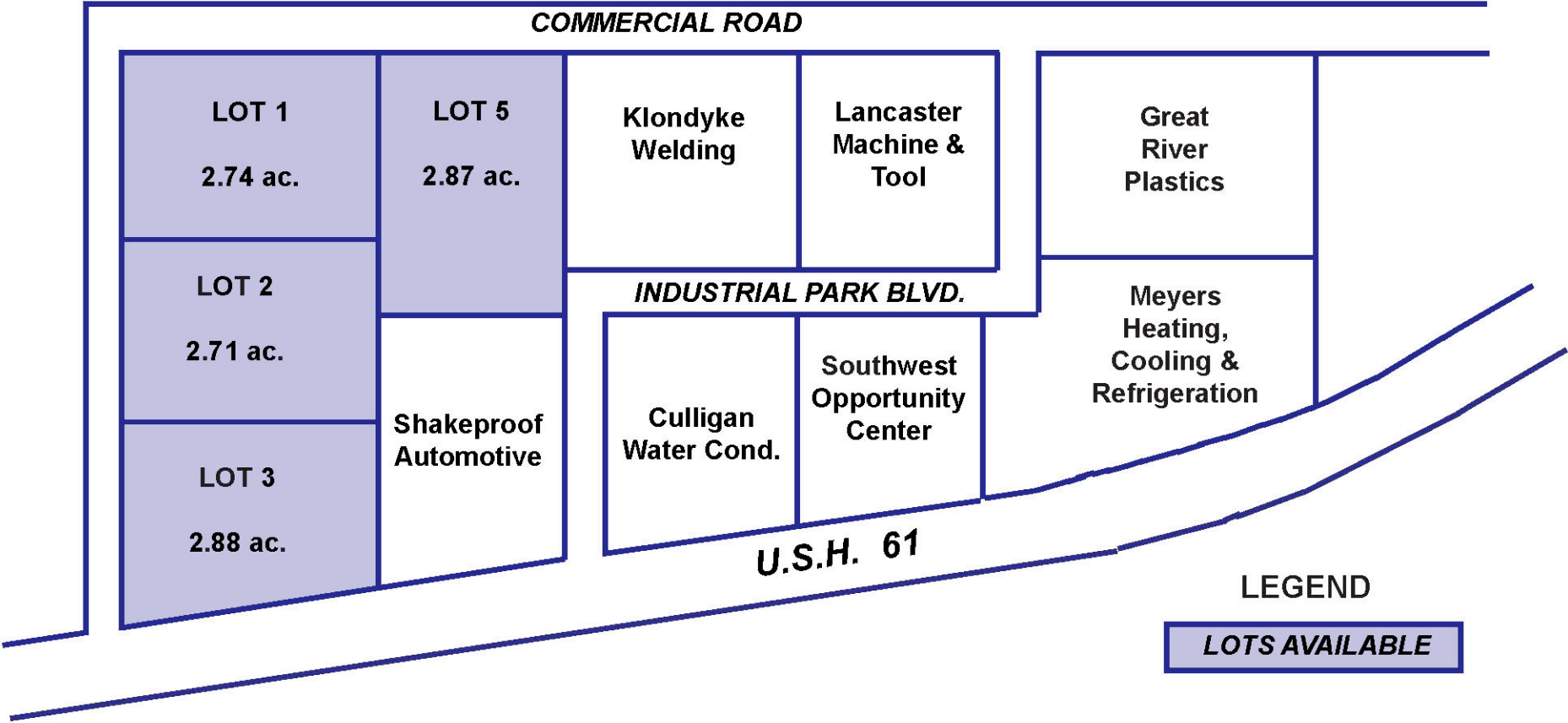


Lancaster Industrial Park

11.2 Acres Available

Updated 10/3/08



PROFILE
LANCASTER INDUSTRIAL PARK

The Lancaster Industrial Park is a privately owned industrial park located within the Lancaster City Limits on the north side of the community - Lot 10 is owned by the City of Lancaster. The park has been platted and zoned for immediate development. Water, sewer, electrical and gas service are in place. The park consists of eleven lots; six are currently available, ranging in sized from 2 to 5 acres. Lots can be combined and divided to meet the needs of industrial users. The park has 2,000 feet of frontage on U.S. Highway 61. The developers will sell lots or build for lease.

Qualified prospective industries can expect municipal support in securing industrial Revenue Bonds. The developers and the City of Lancaster are also prepared to assist prospective industries with regulatory agency approvals and extension of necessary utilities. Labor recruitment and training assistance are available through the Lancaster Job Service Office and Southwest Wisconsin Technical College.

Utilities: The Park is fully serviced by municipal utilities and services can be readily extended to all individual lots within the park. The following services are currently available:

Public Water Utility - 12 inch water line services the park: 3-4,000 GPM fire flow available to the site.

Sanitary Sewer - 12 inch gravity sewer line; the municipal treatment facility has a 748,000 GPD capacity with a 33% reserve (present load is 500,000 GPD)

Fire Insurance Rating - 5 NBFU Class

Natural Gas - Wisconsin Gas Company

Electric Power - Alliant Energy

Telephone Service - TDS Telecom

Topography: The entire park is level to gently sloping; no topographic constraints to access or service for any lots.

Zoning: I-1 Industrial Park

For information on this site and other industrial sites in Lancaster contact:

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