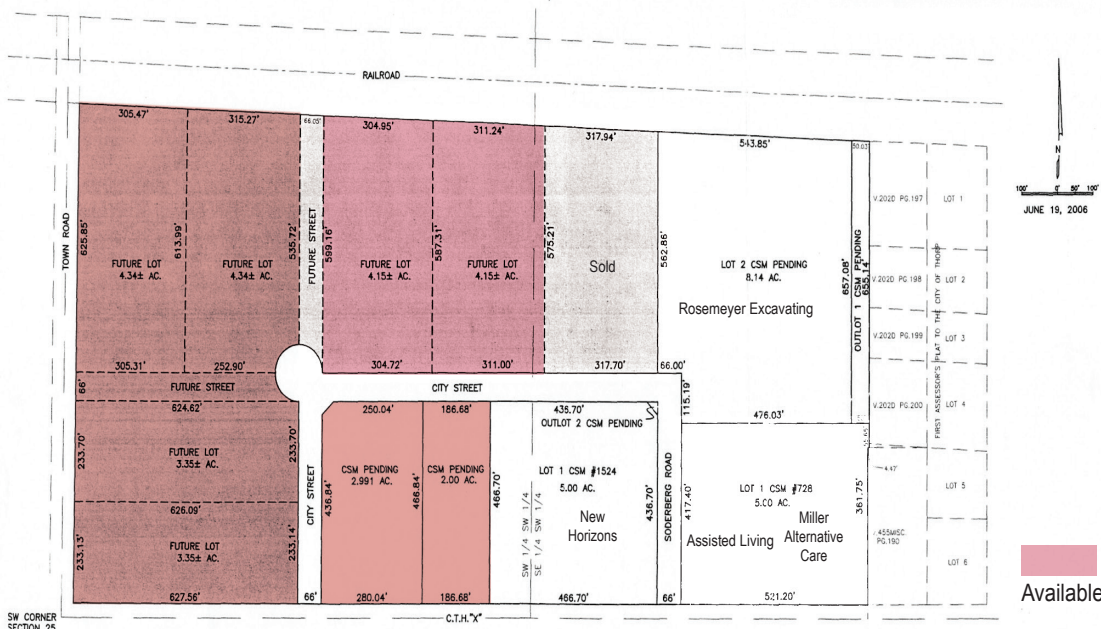


Thorp, WI -- West Side Industrial Park



THORP INDUSTRIAL PARK CONCEPT PLAN

LOCATED IN THE SW 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, SECTION 25, T. 29 N., R. 04 W., CITY OF THORP, CLARK COUNTY, WISCONSIN



SITE DESCRIPTION

Located in the northwestern corner of Clark County on Highway 29, Thorp is the gateway to Wisconsin's agricultural epicenter. Thorp has a healthy local economy and a busy main street, where you'll find a unique blend of quaint horse-drawn wagons and modern culture and technology. This industrial park is conveniently located on the west side of Thorp on CTH X, just off of STH 29. Available lands are controlled by the City of Thorp, and are extremely inexpensive. Free land is possible with sufficient private investment and/or job creation.

Site Specifications

SITE INFORMATION

Available Acres	18
Zoning	Light Industrial

TRANSPORTATION

Nearest major highway	WI State Hwy 29 (Expressway)
Distance to nearest highway	Adjacent
Lanes	4
Nearest comm. airport	Eau Claire
Distance to airport	35 miles
Runways – over 1700'	Within 35 minutes
Rail provider	Canadian National
	Rail spur pending

UTILITIES

Electricity supplier	Xcel Energy
3-phase electric	Yes
Gas supplier	WE Energies
Municipal water	Yes
Municipal sewer	Yes
Stormwater	Yes

TELECOMMUNICATIONS

Fiber optics	Yes
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MEDICAL

Medical	Yes
- Victory Medical Center	<1 mi
- Our Lady of Victory Hospital	6 mi
- Ministry Health Care–Saint Joseph's Hospital	46 mi

INCENTIVES

Multiple Local, State, and Federal funding opportunities
Regional Business Fund
WI Financing & Tax Credit Programs
WHEDA/USDA/WBD
Focus on Energy
TID Financing/Tax Increment Revenue bonds
Labor training & others

TERMS

Base price of land is \$1500/acre with further reduction based on company investment and job creation.

CONTACT

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Thorp, a place to belong!

City of Thorp
300 W. Prospect St., P.O. Box 334
Thorp, WI 54771

In 1870 the City of Thorp was a land of timber; the abundant pines and hardwoods were the base of the area's first industries, in shingles, barrel staves, and charcoal. The earth furnished red clay for bricks used to construct businesses and homes, many of which are still in use. In the early

1900s, dairying was so well established that farmers brought cheese makers to the area to begin processing our now famous cheeses. These cheeses and traditional sausages can still be purchased as you travel through our beautiful four-season area.

The original Boardman and Indian

trails became part of the famous Yellowstone Trail, where you will find excellent food, antique and gift shops, Mennonite and Amish markets, and wayside produce sales.

www.cityofthorp.com

Travel Time to Thorp, WI

To and from Thorp	Miles
Eau Claire, WI	43
Wausau, WI	60
Minneapolis/St. Paul, MN	127
Madison, WI	180
Green Bay, WI	153
Milwaukee, WI	243
Chicago, IL	319

