



City of Manitowoc, WI – Waterfront Redevelopment Site



Site Description

This former dairy plant along the shores of the Manitowoc River is an ideal redevelopment opportunity waiting to happen.

The 7.67 acre site has more than 1,300 feet of Manitowoc River frontage. And the site is located only 2.25 miles up river from Lake Michigan and the Manitowoc Marina and Harbor. Typical depth along the river is approximately 20 feet and there are opportunities to install boat slips.

Building Specifications

Building Information

Total Space Available (sq ft):	114,127
Number of Stories:	1
Year Built:	1925
Ceiling Peak (ft):	Unknown
Ceiling Eave (ft):	Unknown
Expandable:	No
Subdividable:	Yes
Construction Type:	Masonry
Zoning:	Industrial
Site Size (acres):	7.37
Former Use:	Dairy Plant

Transportation

Nearest major highways:	US Hwy 151
Distance to nearest highways:	Adjacent
Number of lanes:	2
Nearest interstate:	I-43
Distance to nearest interstate:	
Number of lanes:	4
Nearest comm. airport:	Austin Straubel
Distance to airport:	miles
Rail service:	No
Nearest port facility:	miles

Utilities

Electricity supplier:	MPU
3-phase electric:	Yes
Gas supplier:	WPS
Municipal water:	Yes
Water source:	Lake Michigan
Peak capacity at water plant:	mgd
Peak capacity at sewerage plant:	mgd

Telecommunications

Fiber optics:	Yes
Digital switching:	Yes

Incentives

Development Zone Tax Credits
Industrial Revolving Loan Fund
Industrial Revenue Bonds
TIF
Technology Zone Tax Credits

Terms

Sale Price:	Negotiable
Ownership:	Private

Building Contact

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Community Contact

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