



City of Two Rivers, WI – Columbus Street Industrial Park



Site Description

Columbus Drive Industrial Park is a set in a mature landscaped setting within the City of Two Rivers. Sites are ideally suited for light industrial uses such as manufacturing, warehousing, distribution, and related administration offices. The Columbus Drive Industrial Park is located off of US Highway 310 – 10 minutes from Interstate-43.

Columbus Drive Industrial Park is home to Ironwood Plastics, Lakeshore Express, Architectural Forest Products, and many others.

Projects can be fast-tracked through a 35 day process where **NO** Common Council approval is required. Projects may be built to suit to you or your client's needs.

Site Specifications

Site Information

Total Acres:	40
Available:	7
Number of Acres Sold:	33
Expansion Plans:	No
Largest Contiguous Acreage Available:	4.67
Existing Businesses:	10
Zoning:	Light Industrial
Covenants:	Yes
Topography:	Flat
Floodplain:	No
Soil boring:	No
Curb:	Yes
Paved Streets:	Yes
Gutter:	Yes
Streetlight:	Yes

Transportation

Nearest major highways:	I-43 Hwy 310
Distance to nearest highways:	5.5 miles
Lanes:	2
Nearest comm. airport:	Austin Straubel
Distance to airport:	36 miles
Rail service:	No
Nearest port facility:	2 miles

Utilities

Electricity supplier:	Two Rivers Water & Light
3-phase electric:	Yes
Gas supplier:	WPS
Municipal water:	Yes
Water source:	Lake Michigan
Water main size:	12"
Water lateral size:	Up to 12"
Peak capacity at plant:	3 mgd
Sanitary sewer main size:	18"
Sanitary sewer lateral size:	Up to 18"
Peak capacity at plant:	3 mgd
Stormwater:	No

Telecommunications

Fiber optics:	Yes
Digital switching:	Yes

Incentives

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

Terms

Asking Price:	\$11,000/ac Discounts available based on tax base and employees
Terms Available:	Yes
Ownership:	Municipal

Community Contact

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