



City of Two Rivers, WI – Woodland Drive Industrial Park



Site Description

Woodland Drive Industrial Park is a high quality park with shovel-ready sites especially suited for light manufacturing. The Industrial Park is located 5 minutes from Interstate-43 on US Highway 310.

Businesses such as Wisconsin Nationwide Transportation, Crescent Woolen Mills, SealFab, Woodland Face Veneers, WG&R Bedding, Shoto, and Brown's of Two Rivers are located here.

Projects can be fast-tracked as **NO** City Council approval is required. Projects may be built to suit. Parcels can be configured to meet specific project needs.

Site Specifications

Site Information

Total Acres:	259
Available:	218
Number of Acres Sold:	41
Expansion Plans:	Yes
Largest Contiguous Acreage Available:	200
Existing Businesses:	7
Zoning:	Light Industrial
Covenants:	Yes
Topography:	Flat
Floodplain:	No
Soil borings:	Yes
Curb:	No
Paved Streets:	Yes
Gutter:	Yes
Streetlight:	Yes

Transportation

Nearest major hwy:	I-43 Hwy 310
Distance to nearest hwy:	5 miles
Lanes:	2
Nearest comm. airport:	Austin Straubel
Distance to airport:	30 miles
Rail service:	No
Nearest port facility:	2 miles

Utilities

Electricity supplier:	Two Rivers
3-phase electric:	Water & Light
Gas supplier:	Yes
Municipal water:	WPS
Water source:	Yes
Water main size:	Lake Michigan
Water lateral size:	12"
Peak capacity at plant:	Up to 12"
Sanitary sewer main size:	3 mgd
Sanitary sewer lateral size:	18"
Peak capacity at plant:	Up to 18"
Stormwater:	3 mgd
	Yes

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

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

Community Contact

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