

FOR LEASE OR SALE

LAND AVAILABLE FOR SALE OR DEVELOPMENT

NORTH MENDOTA ENERGY AND TECHNOLOGY PARK

NWC

Highway 113 & West River Road, Westport, WI 53597



WEDC CERTIFIED

North Mendota Energy and Technology Park is a Wisconsin Economic Development Corporation (WEDC) Certified Site. The site has gone through an extensive due diligence review process by WEDC and Deloitte. This certification signifies the site is streamlined for the development process and the end-user may move forward quickly, with confidence. The property is designated for energy-intensive uses, such as:

- + Manufacturing/Production/Processing
- + Food Processing
- + Data Center
- + Research & Development
- + Freezer/Cold Storage Warehouse



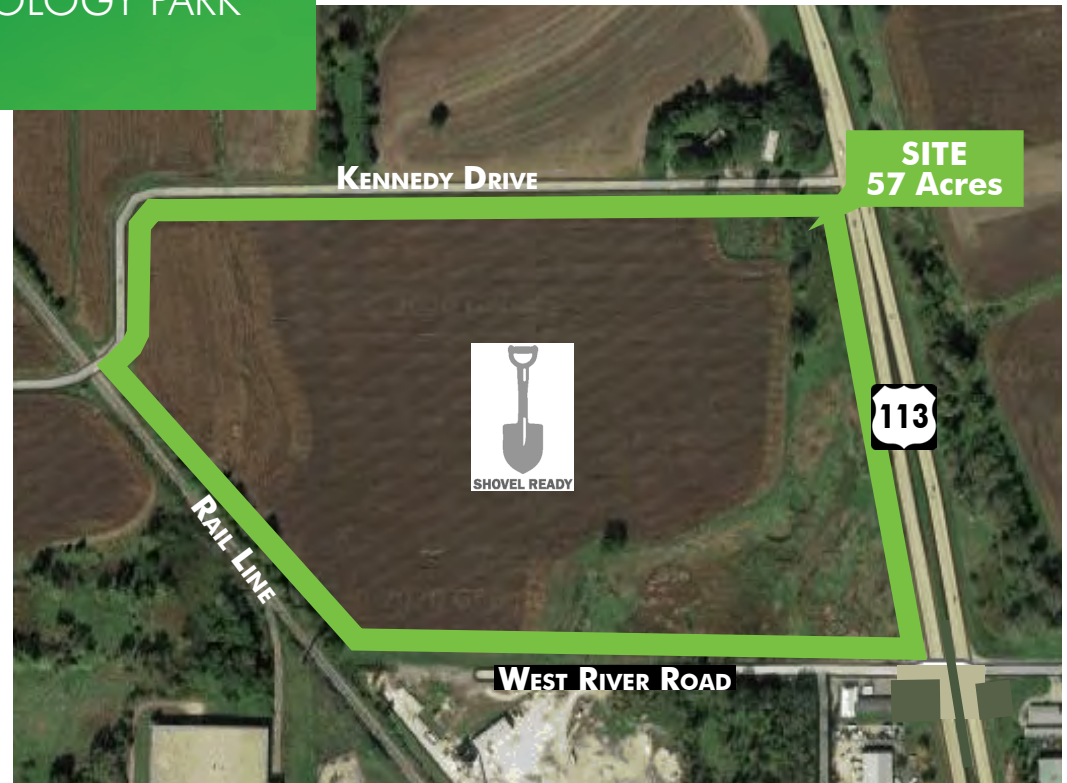
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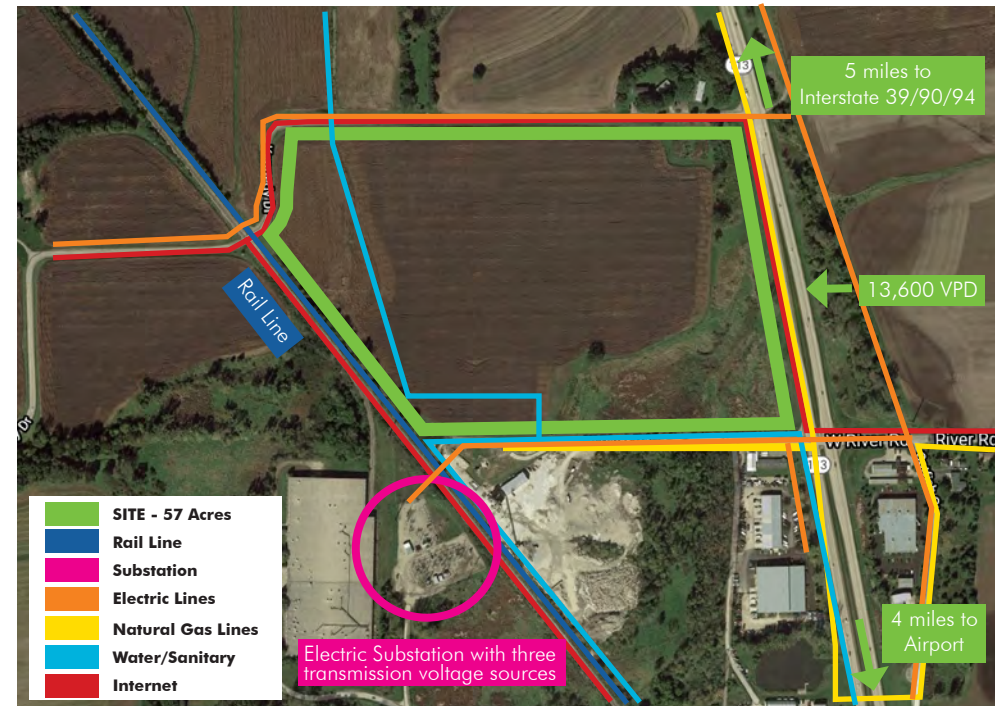
FOR DEVELOPMENT OR SALE NORTH MENDOTA ENERGY & TECH PARK LAND

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SHOVEL READY

- + Sale Price: \$3.50 - \$4.50/SF
 - Price incentives possible for high energy users
- + Potential building sizes: 50,000 SF - 500,000 SF
- + Lease Rate: TBD
 - Not tied to a specific developer
- + Location: Hwy 113 & West River Road, Westport, WI
 - 10 minutes north of Madison, WI
- + Property Size: Up to 57 Acres (Divisible)
- + Site Features: Electric Substation (MG&E); Utilities at Lot Line; Highway 113 Frontage; WI & Southern Rail Spur Potential
- + WEDC Certified: Site is shovel ready; due diligence development reports are complete:
 - ALTA Survey
 - Environmental Phase I
 - Geotechnical Survey
 - Topography Map
 - Wetlands Delineation



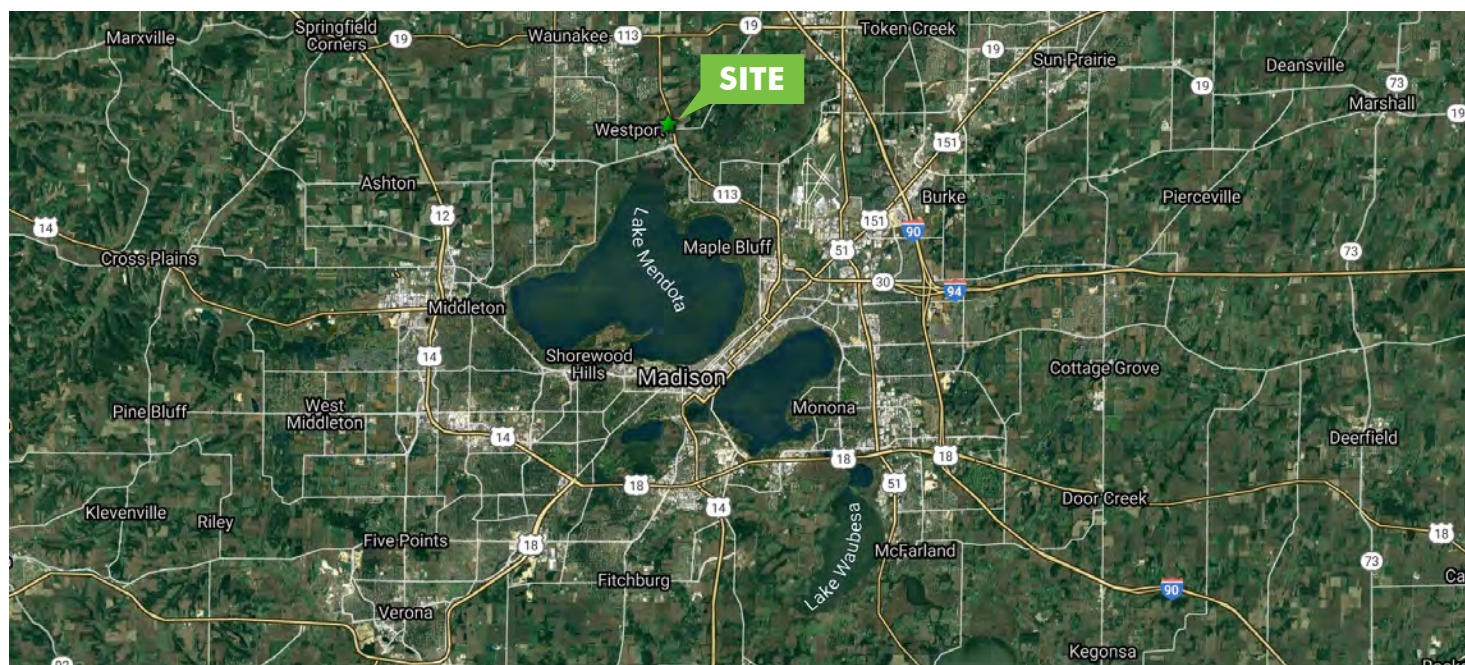
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LOCATION MAP



Driving Distance	
I-90/94/39 at Highway 19	5.9 miles
Dane County Regional Airport	6.2 miles
Capitol Square/Downtown Madison	7.6 miles
Milwaukee	75.5 miles
Chicago (O'Hare)	141 miles

2019 Demographic Profile	3 Miles	5 Miles	10 Miles
Population	21,976	51,186	363,499
Median Age	42.7	40.5	34.2
Average Household Income	\$101,084	\$94,907	\$89,331

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SITE DETAILS

REPORTS

WEDC Reports	
ALTA Survey	No significant hindrances to development
Environmental Phase I	Site Clean - ESA-Phase II not required (per Phase I ESA)
Geotechnical Survey	18 soil borings completed. No hindrances to development
Topography Map	Generally flat with small decrease in elevation moving north to south across the property
Wetlands Delineation	No hindrances to development

FEATURES

Site Features	
Electric Service	Property adjacent to Substation with three (3) transmission voltage sources 138 KV Transmission Line adjacent to property Provider: Madison Gas and Electric (MG&E)
Water	Size: 12 inch ductile iron water main; Depth to top of pip: Minimum 6.5 feet; 1,400 GPM available Water tower 0.5 miles from property; 90% of system capacity available for future development Provider: Town of Westport
Natural Gas Service	High-Pressure Line (4 inch; 400 PSI) adjacent to property Distribution Line (60 PSI) adjacent to property Provider: Madison Gas and Electric (MG&E)
Rail Line	Two (2) spurs possible for property, up to 2,100 feet of track. Operator: Wisconsin & Southern (WSOR); WSOR is Class 22 regional railroad, operating in southern WI and northern IL
Internet	Fiber adjacent to property on West, North and East property lines Providers: Sprint, TDS, Verizon
Sanitary Sewer	Size: 30 inches; Depth to top of pip: 11-16 feet; Material: Class IV and V reinforced concrete Treatment plant average flow capacity: 57 million GPD; Avg. day 38.6 mil. GPD (68% capacity); Peak flow capacity: 140 mil GPD Provider: Madison Metropolitan Sewerage District

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POTENTIAL SITE

- + Rail line operated by Wisconsin & Southern (WSOR)
- + Class II
- + Two rail configurations available at the property
- + Rail spur can be built in conjunction with new building construction



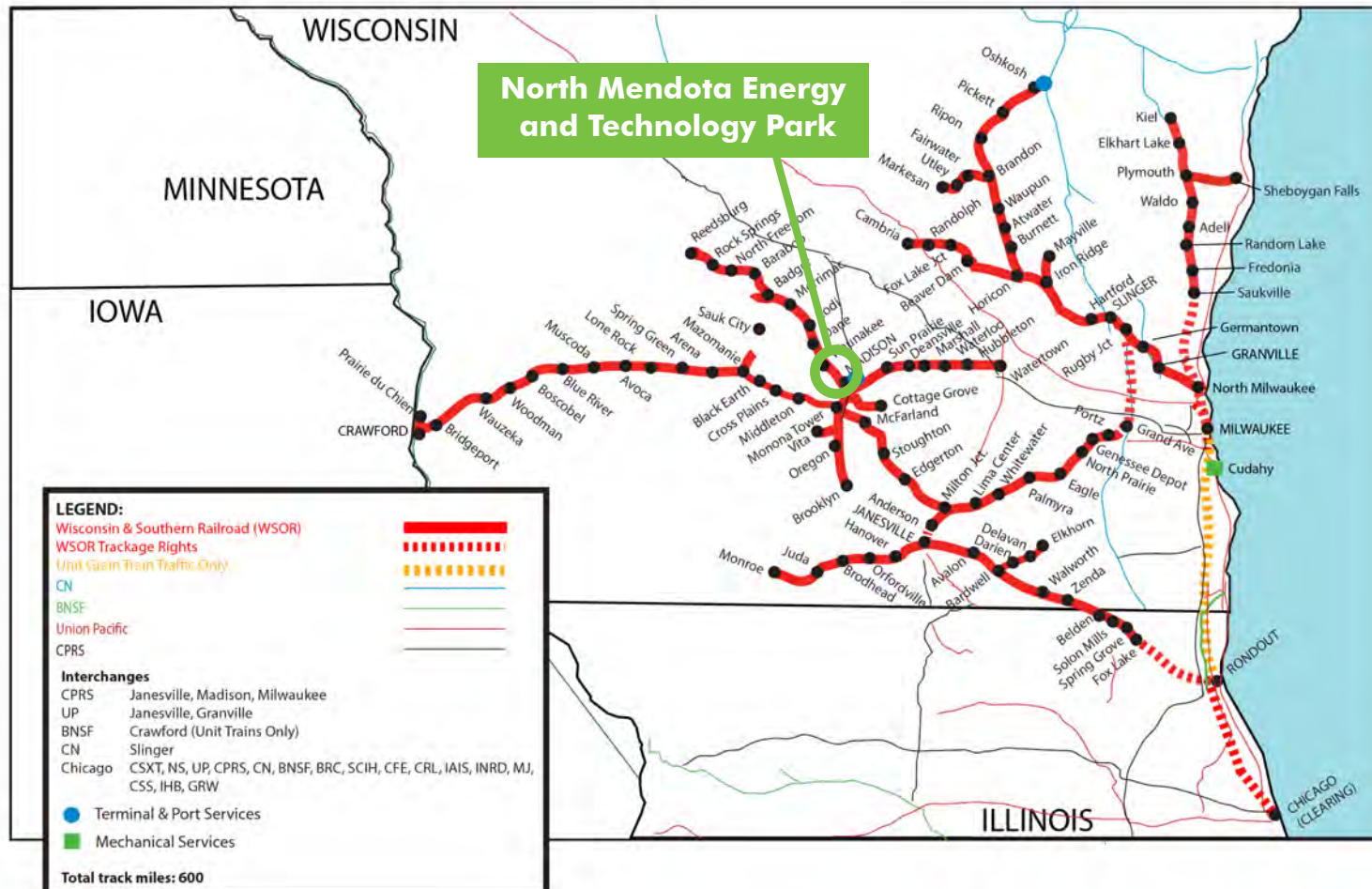
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CURRENT WISCONSIN & SOUTHERN RAILROAD (WSOR)



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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (le) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.