

North Mendota Energy and Technology Park

Land for Sale or Development

Highway 113 & West River Road
Westport, WI 53597



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Land Available

This North Mendota Energy and Technology Park consists of 33 acres of contiguous buildable land over a 57-acre site located on the northwest corner of state Highway 133 and West River Road in Westport. The site is 5 miles away from I-94 and I-90/39, and has a Wisconsin & Southern Railroad line that runs along the western boundary. The park also is five minutes away from the Dane County Regional Airport, and Madison Gas & Electric has a substation directly across the southwest boundary of the site.

The property is designated for energy-intensive uses:



Manufacturing/Production/Processing



Food Processing



Data Center



Research & Development



Freezer/Cold Storage Warehouse



Property Overview

Sale Price	\$3.50 - \$4.50 / SF Price incentive 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
Property Size	Up to 57 Acres (Divisible)



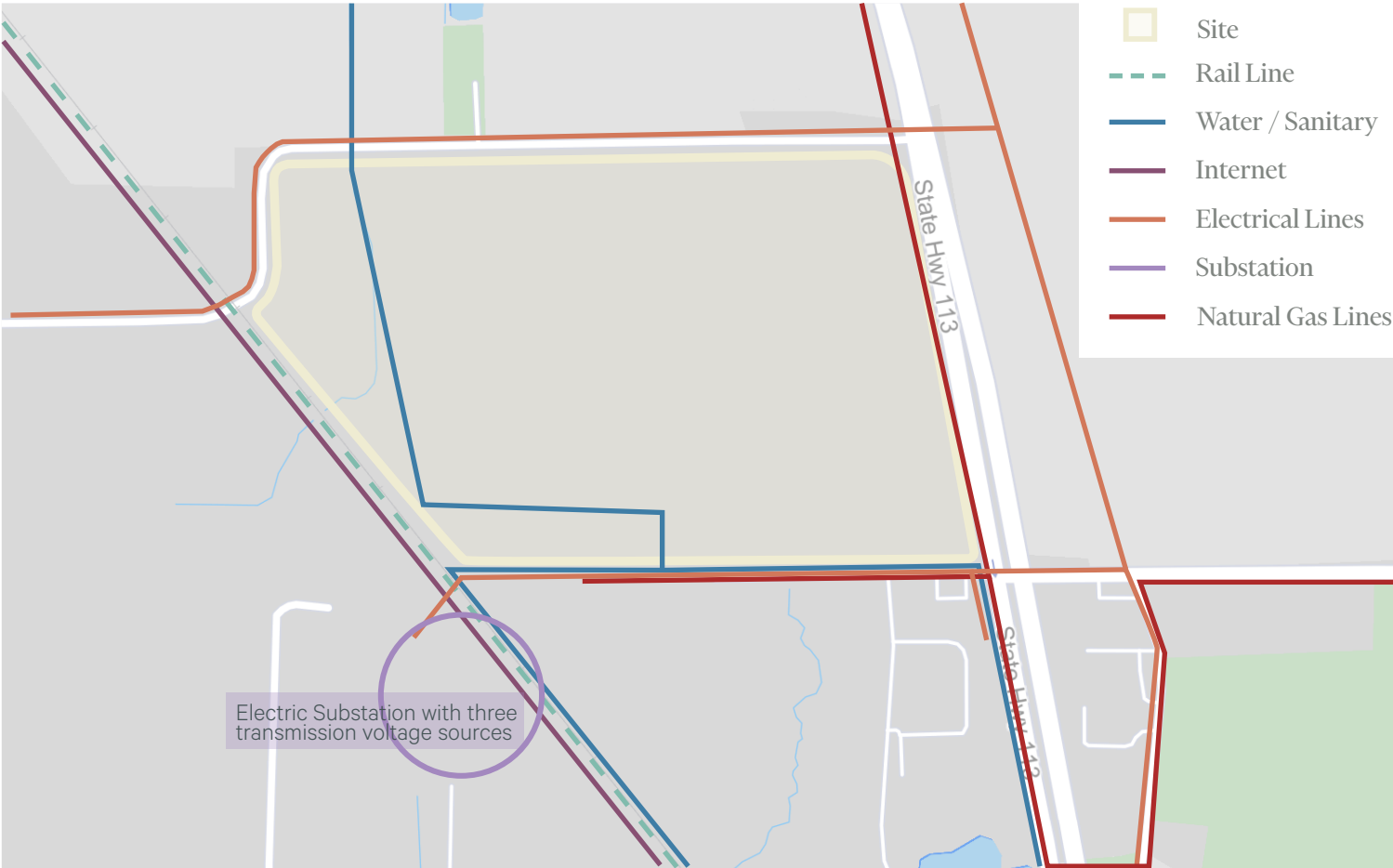
Shovel Ready

Site is shovel ready; due diligence development reports are complete:

- + ALTA Survey
- + Environmental Phase I
- + Geotechnical Survey
- + Topography Map
- + Wetlands Delineation

Site Features

	Details	Provider / Operator
Electric Services	Property adjacent to Substation with three (3) transmission voltage sources. 138 KV Transmission Line adjacent to property	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	Town of Westport
Natural Gas Service	High-Pressure Line (4 inch; 400 PSI) adjacent to property. Distribution Line (60 PSI) adjacent to property	Madison Gas and Electric (MG&E)
Rail Line	Two (2) spurs possible for property, up to 2,100 feet of track. WSOR is Class 22 regional railroad, operating in southern WI & northern IL	Wisconsin & Southern (WSOR)
Internet	Fiber adjacent to property on West, North and East property lines	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	Madison Metropolitan Sewerage District



Site is
streamlined
for the
development
process



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
Minneapolis, MN	262 miles

Demographics

2019 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

Potential Site

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

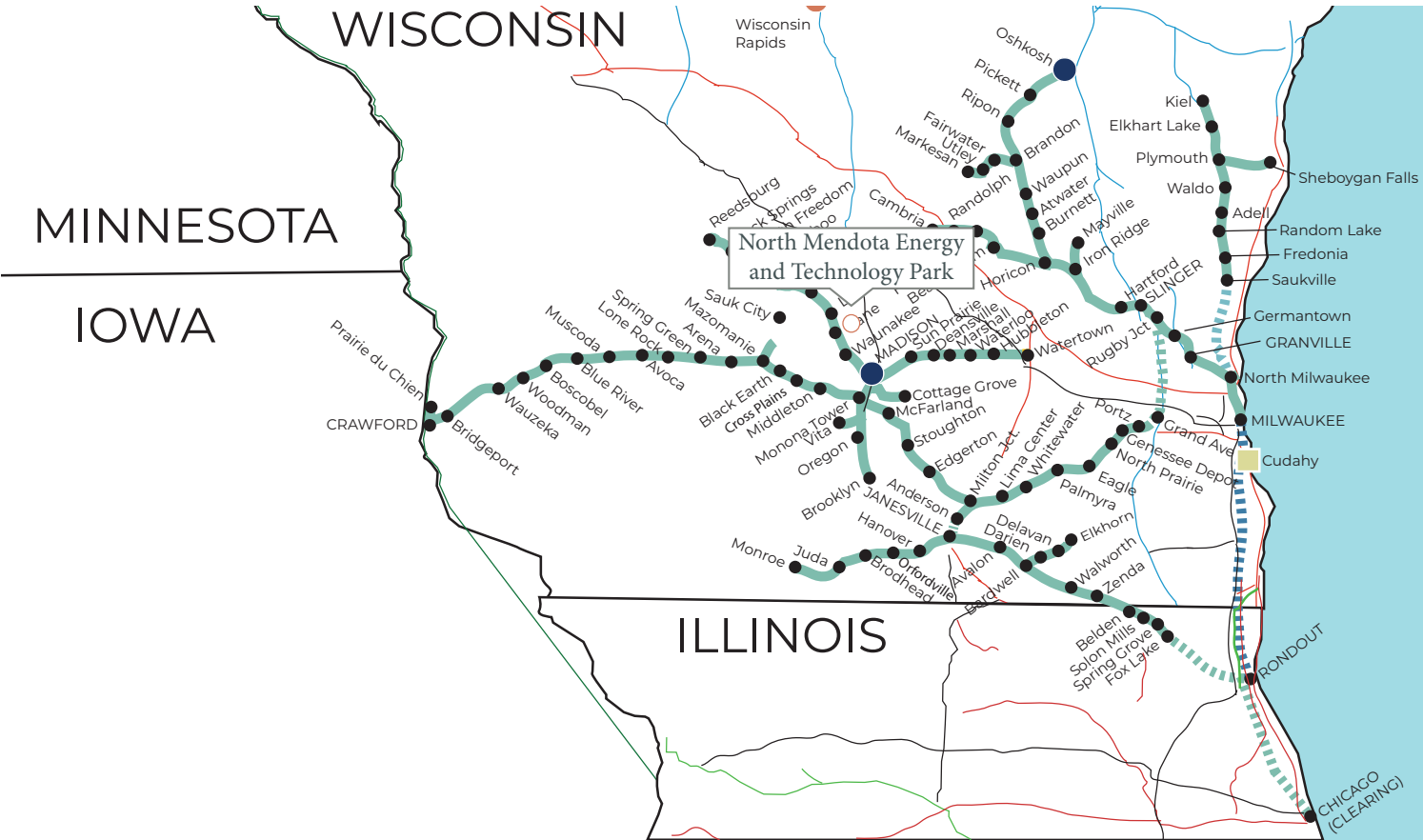


Potential site layout with rail spur

WEDC Reports

ALTA Survey	No significant hindrances to development
Environment 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

Current Wisconsin & Southern Railroad (WSOR)



Legend

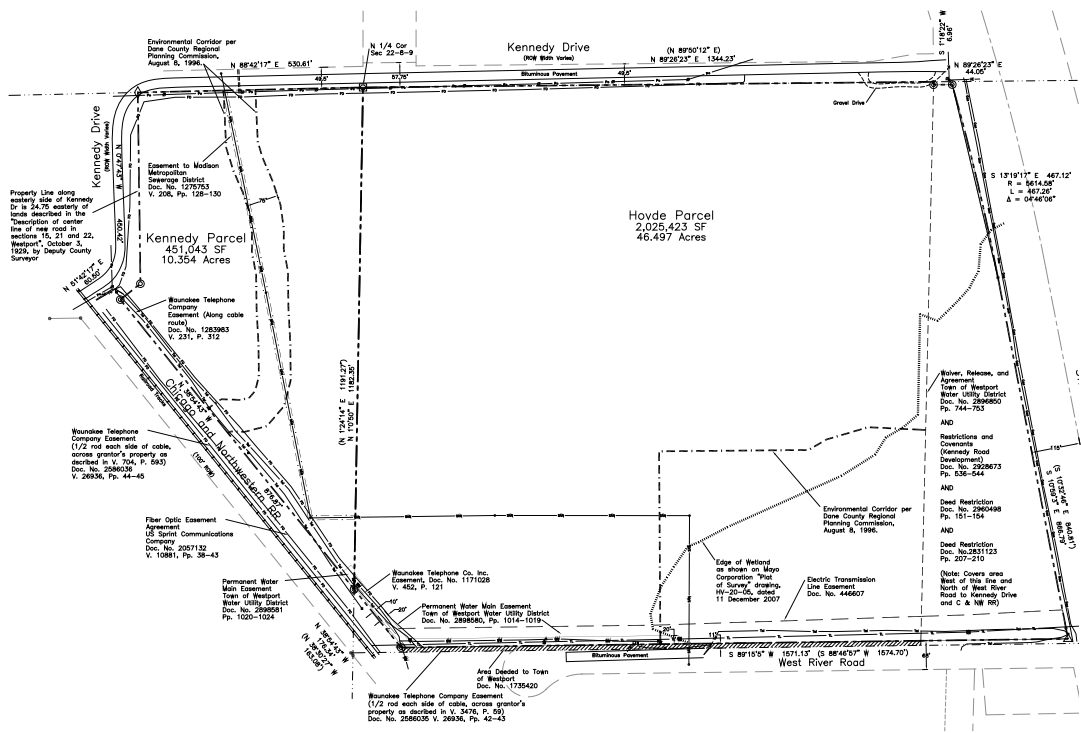
- Wisconsin & Southern Railroad (WSOR)
- WSOR Trackage Rights
- Unit Grain Train Traffic Only
- CN
- BNSF
- UP
- CPRS
- Terminal/Port
- Mechanical Services
- Switching

Interchanges

- Janesville, Madison, Milwaukee - CPRS
- Janesville, Granville - UP
- Crawford (Unit Trains Only) - BNSF
- Slinger - CN
- Chicago - CSXT, NS, UP, CPRS, CN, BNSF, BRC, SCIH, CFE, CRL, IAIS, INRD, MJ, CSS, IHB, GRW

Track Miles: 598
Trackage Rights: 180

Site Survey



Concept Lot Layout



Note

1. Developable acreage represent the area within each lot, less the area of wetlands & 75' wetland buffer.
2. Street setback assume south 113 is Class A & other roads are Class C. The village/ town may require unique & specific setbacks depending on the proposed land use.
3. Lot setback assume a zoning classification of C2, highway commercial (village), commercial (town)
4. In General, there is a 5' parking setback from all lot lines unless an access easement is in place.
5. This concept assumes wetlands and environmental corridors will be removed from lots 3 & 4 and the existing stream will be hard piped.



Community Overview

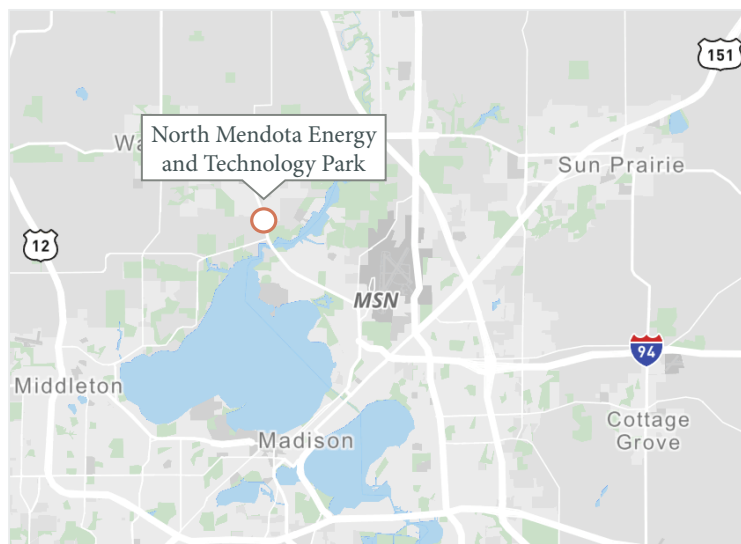
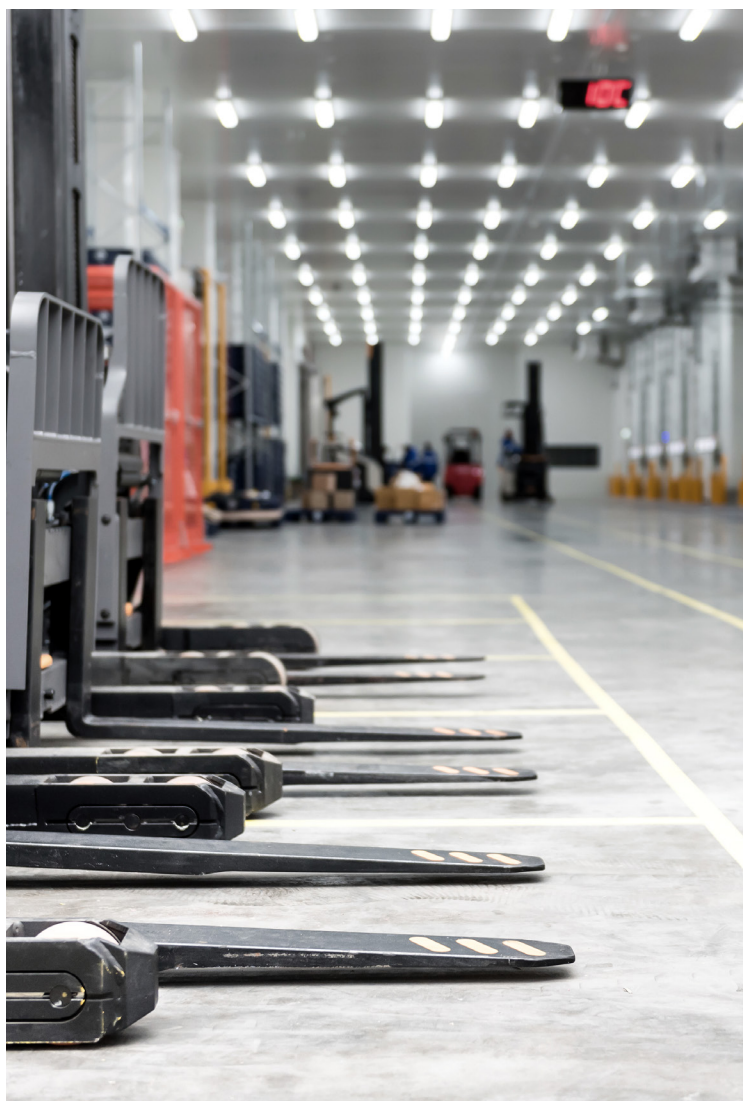
Located less than 10 minutes north of Madison, the Westport/Waunakee area has a small-town appeal accompanied by quick access to all of the amenities of the Wisconsin's capital city.

Part of the North Lake Mendota region, the Town of Westport has a population of about 4,000, while the neighboring Village of Waunakee has about 13,000 residents and has doubled its population since 1990.

With eight nearby colleges and universities—including the University of Wisconsin-Madison, Edgewood College and Madison College—the two communities boast a highly educated workforce that sustains and attracts world-class employers. Endres Manufacturing, Uniek Plastics, Nord Drivesystems, Suttle-Straus, Scientific Protein Laboratories and Kerry Ingredients all benefit from operational facilities in the area.

Westport and Waunakee also offer a quality of life that is ideal for families, with more than a dozen municipal parks and several nearby county and state recreational areas, including Governor Dodge State Park. In 2015, Waunakee was named one of the top 10 communities for families in the U.S. by Family Circle magazine.





Contact Us

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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 & 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(I) 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 (1e) 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

