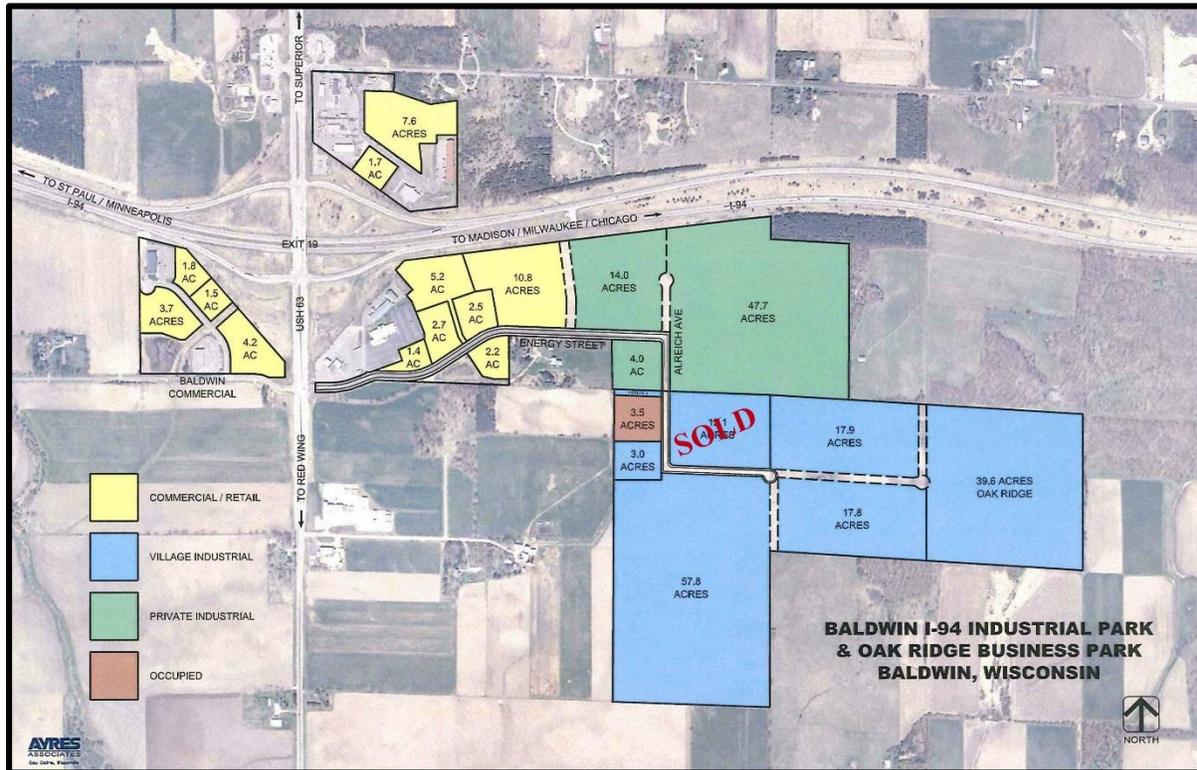


VILLAGE OF BALDWIN

I-94 INDUSTRIAL PARK & OAK RIDGE TECH PARK



Owned and operated by the Village of Baldwin, the I94 Industrial Park and Oak Ridge Tech Park offers a total of 145 acres zoned for industrial use. The park is located on the south side of Baldwin, within in the Village limits. The main entrance to the park is off WI Hwy. 63, just south of Interstate 94.

Amenities include:

- 101 Acre Industrial Park
- 40 Acre Tech Park
- Easy On/Off Access
- I94 and Hwy. 63 Access and Visibility
- Existing Traffic Pattern to Twin Cities
- Variable Lot Sizes
- Investment and Job Credits Available
- Friendly Business Atmosphere

Available Utilities Include:

- Municipal Sewer
- Municipal Water
- Fiber-Optic Cable
- High Speed Internet
- Electric
- Natural Gas
- Telephone

LOCAL UNIVERSITIES/TECH SCHOOLS

UW– River Falls ~ UW – Stout (Menomonie)
 WITC – New Richmond ~ WITC – Rice Lake
 CVTC – River Falls ~ CVTC – Menomonie
 CVTC ~ Eau Claire

AREA BUSINESSES INCLUDE:

Super 8 Motel ~ N & M Trucking ~ Midwest Trucking
 Services ~ Fireworks Stores ~ Agstar Financial
 AmericInn Hotel ~ A & W ~ Subway ~ Kwik Trip
 Freedom Gas Station ~ Dairy Queen ~ McDonald's
 The Phoenix Bar & Grill ~ Woodville Warehousing
 The Orchard Restaurant and Banquet Hall ~ Culvers