



## City of Two Rivers, WI – Lake Michigan Redevelopment Site



### Site Description

This is a high visibility redevelopment opportunity on a 3.8 acre site located off of State Highway 42. The site has stunning views of Lake Michigan and easy access to the popular Mariner's Trail.

The site is within easy traveling distance of both downtown Two Rivers and Manitowoc giving easy access to urban amenities such as shopping, dining, and entertainment at local attractions such as the Capitol Civic Center, Rahr West Art Museum, the Wisconsin Maritime Museum, marinas at both Two Rivers and Manitowoc, and much more.

The warehouse is currently vacant, allowing for quick turnaround.

### Site Specifications

#### Site Information

Site Address: 2209 Roosevelt  
 Building Size (sq ft): 73,600  
 Ceiling Peak (ft): 13  
 Site Size (acres): 3.8  
 Zoning: Industrial  
 Topography: Flat  
 Setting: Lakefront

#### Transportation

Nearest major highways: US Hwy 42  
 Distance to nearest highways: 0.1 miles  
 Number of lanes: 2  
 Nearest interstate: I-43  
 Distance to nearest interstate: 8  
 Number of lanes: 4  
 Nearest commercial airport: Austin Straubel  
 Distance to airport: 40  
 Rail service: No  
 Nearest port facility: 2 miles

#### Utilities

Electricity supplier: Two Rivers Water and Light  
 Gas supplier: WPS  
 Municipal water: Yes  
 Water source: Lake Michigan  
 Peak capacity at water plant: 3 mgd  
 Peak capacity at sewer plant: 3 mgd

#### 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

Sale Price: \$499,900  
 Ownership: Private

#### Building/Site Contact

Name: Bill Illgen  
 Company: Choice, Inc.  
 Phone: (920) 682-0307  
 Website: listing.loopnet.com/14353255

#### Community Contact

Name: Dan Pawlitzke  
 Title: Economic Development Director  
 Organization: City of Two Rivers  
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