

## Village of Little Chute

### Little Chute Industrial Park

Site Information	
County	Outagamie
Total acres	232.2
Improved available	17
Unimproved available	0
Number of acres sold	215.2
Optioned	0
Expansion plans	No
Acres available for future expansion	0
Largest contiguous acreage available	8.37
Existing businesses	33
Zoning	Industrial
Covenants	Yes
Topography	Level
Flood plan	No
Soil boring test available	No
Curb	Yes
Paved Street	Yes-Concrete
Gutter	Yes
Fire insurance	ISO Rating-3
Streetlight	Yes

Utilities	
Electric supplier	Kaukauna Electric
3 phase electric available	Yes
Gas Supplier	WE Energies
Municipal water	Yes
Water main size	12 inches
Water source	Wells
Water lateral size	Variable
Sanitary sewer main size	Yes
Sanitary sewer lateral size	Various
Storm sewer	Yes
Fiber optics	Yes
Digital switching	Yes

Adjacent Land Use	
North	I-41
South	Industrial
East	Mixed Used
West	Mixed Used

Transportation	
Nearest major highway(s)	Interstate 41 & CTH 00
Distance to nearest major highway	Adjacent
Lanes	4 lanes and 4 lanes respectively
Nearest commercial airport	Appleton International Airport
Distance to airport	12 miles
Rail provider	Wisconsin Central Ltd.
Rail siding on site	Yes
Nearest port facility	Port of Green Bay
Distance to airport	24 miles

Terms	
Asking price (per acre)	\$45,000
Terms available	Yes
Ownership	Municipal

Comments
Village owned and managed storm water treatment facilities are available to serve a majority of this industrial park. The Little Chute Industrial Park is located within the Village Tax Increment District No. 5.

#### For more information contact:

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