

AVAILABLE PROPERTY AND SITES IN LA CROSSE, WISCONSIN

March 7, 2007

| Light Industrial/Manufacturing/Distribution | Location | Size | Price/Rent | Contact | Uses | Notes |
|--|------------------------|---|-------------------|--|---|--|
| International Business Park | Berlin Drive -- Lot 4 | 0.63 acres | \$37,469 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| International Business Park | Berlin Drive -- Lot 6 | 3.04 acres | \$180,803 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| International Business Park | Berlin Drive -- Lot 7 | 2.65 acres | \$157,608 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| International Business Park | Berlin Drive -- Lot 8 | 2.65 acres | \$157,608 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| International Business Park | Berlin Drive -- Lot 9 | 1.73 acres | \$102,891 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| International Business Park | Berlin Drive -- Lot 11 | 2.16 acres | \$128,465 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| International Business Park | Berlin Drive -- Lot 13 | 1.64 acres | \$97,539 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| International Business Park | Berlin Drive -- Lot 17 | 1.15 acres | \$68,396 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| International Business Park | Berlin Drive -- Lot 18 | 1.15 acres | \$68,396 | Tim Kabat, City of La Crosse 608-789-7512 | Light Industrial | City's newest business park -- covenants apply |
| Muddy Flats Industrial Area | 1721 Miller Street | 11,200 square feet | | John Young at Remax Realty (608-779-5646 or 608-781-7629) | Manufacturing, commercial, light industrial | The Muddy Flats Industrial area is located north of the Gundersen-Lutheran Healthcare campus |
| Coulee Region Business Center | 1100 Kane Street | 2,000 square feet with flexibility | | David Loomis at 608-782-8022 | Office, commercial, light industrial, manufacturing | The Coulee Region Business Center is La Crosse's business incubator. The center includes flexible space, a commercial kitchen and many other features. |
| Central States Warehouse | 1629 Caledonia Street | 100 to 100,000 square feet with flexibility | | Cliff LeClerc at 781-2818 | Commercial, manufacturing, warehousing | Central State Warehouse is located on La Crosse's north side with convenient access to Interstate 90. |
| Interstate/Coulee Sites Industrial Park | 2525 Larson Street | 22,500 square feet | | Karl Schilling at 608.317.4481 | Light Industrial | The Interstate/Coulee Sites Industrial Park is located on the City's north side with convenient access to Interstate 90. |
| Interstate/Coulee Sites Industrial Park | 2338 Commerce Street | 55,000 square feet | | John Young at Remax Realty (608-779-5646 or 608-781-7629) | Manufacturing, commercial, light industrial | The Interstate/Coulee Sites Industrial Park is located on the City's north side with convenient access to Interstate 90. |
| Airport Industrial Park | 2967 Airport Road | 22,500 square feet plus 1.5 acres | | Gary Lass at Gerrard Hoeschler Realtors 608-781-8451 | Manufacturing, commercial, light industrial | The Airport Industrial Park is located immediately adjacent to the La Crosse Municipal Airport. |
| Airport Industrial Park | 3170 Airport Road | 4,800 square feet | | Dale Walters at Associated Bank 608-782-6600 | Warehousing, light industrial | The Airport Industrial Park is located immediately adjacent to the La Crosse Municipal Airport. |
| Airport Industrial Park | 2956 Airport Road | 9,600 square feet | | John Young at Remax Realty (608-779-5646 or 608-781-7629) | Light Industrial | The Airport Industrial Park is located immediately adjacent to the La Crosse Municipal Airport. |
| Airport Industrial Park | 2946 Airport Road | 13,500 square feet | | Dave Clark at Main Street Ingredients 608-781-2345 | Warehousing, light industrial | The Airport Industrial Park is located immediately adjacent to the La Crosse Municipal Airport. |
| Mid-City Industrial Area | 122 Buchner Place | 23,200 square feet | | Bob Schilling at 608-782-3856 | Manufacturing, commercial, light industrial | The Mid-City Industrial area is located on the City's north side. |
| Southside La Crosse | 3120 South Avenue | 25,000 square feet | | John Young at Remax Realty (608-779-5646 or 608-781-7629) | Warehousing, light industrial | Southside location adjacent to AVS Group facility. |
| Former Kenrich Foods | 709 Rose Street | 8,626 square feet | | Daniel Weinberger at Coldwell Banker at 608-784-9930 | Warehousing, light industrial | Former Kenrich Foods facility located on north side. |
| Downtown La Crosse | 200 Cameron Street | 30,000 square feet | \$820,000 | John Young at Remax Realty (608-779-5646 or 608-781-7629) | Warehousing, light industrial | Former Advanced Fiber Products facility. |
| Downtown La Crosse | 515 S. 2nd Street | 56,562 square feet | | David Prahler at First Supply 608-791-3660 or 608-792-0782 | Warehousing | The space is centrally located in Downtown La Crosse. |
| Commercial | Location | Size | Price/Rent | Contact | Uses | Notes |

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|---------------------------------|--------------------|-------------------------------|-------------------|--|----------------------------------|---|
| CenturyTel East Avenue Building | 2615 East Avenue | 53,700 square feet on 5 acres | | Jim Hill at LADCO 608-784-5488 | Commercial, light industrial | The East Avenue building is located on the City's south side. |
| Eagle Bluff Plaza | Highway 16 | 300 to 1,200 square feet | | Corky at 608-784-7744 | Commercial, office, retail | |
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| Retail | Location | Size | Price/Rent | Contact | Uses | Notes |
| Shelby Mall | Mormon Coulee Road | 1,300 to 7,000 square feet | | Elizabeth (Betty) Ewens at 1-800-399-4220 x. 110 or bewens@karealty.com | Retail on La Crosse's south side | Kraus Anderson Realty Company |