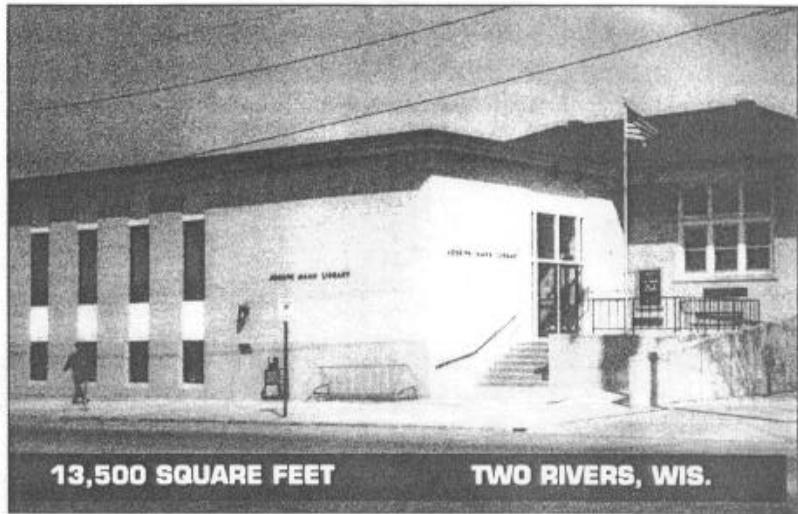


The Library at Two Rivers, Wisconsin



Easy Access

The former library building, owned by the city, is available for sale/redevelopment. This two-story, 13,500-square-foot building is ideally suited for professional offices. The site has a frontage of 120'. It is centrally located in Two Rivers, just one-half block off Highway 42, for easy access.



Building Specs

- ◆ Two-story, concrete, brick and block construction
- ◆ 1.5 inches of insulation in roof, shingles and builtup roof
- ◆ Clearance heights:
 - 8' to 13'4" (mostly 10') on upper level
 - 8' to 10' on lower level
- ◆ Lighting: fluorescent
- ◆ New ADT fire/intrusion security system
- ◆ Sprinkling system: none
- ◆ Truck docks: none
- ◆ Two wood fireplaces (capped)

◆ Floor type:

- Wood (1914 section) 40 psf load, about 2,000 square feet
- Concrete (1956 and 1968 sections) 100 psf load, about 11,500 square feet

- ◆ Small lift (300 lb. capacity) opens on each floor and at parking lot.

HVAC

- ◆ Heating: steam (\$5,000 est. 1994 operating cost)
 - Potential replacement with forced air \$50,000
- ◆ Fuel: gas
- ◆ Air conditioning: window unit in computer room only

Zoning

- ◆ Business - 1

Parking

- ◆ 10 spaces on site
- ◆ 20 spaces in adjacent metered city lot
- ◆ Additional handicap and on-street metered parking

Construction History

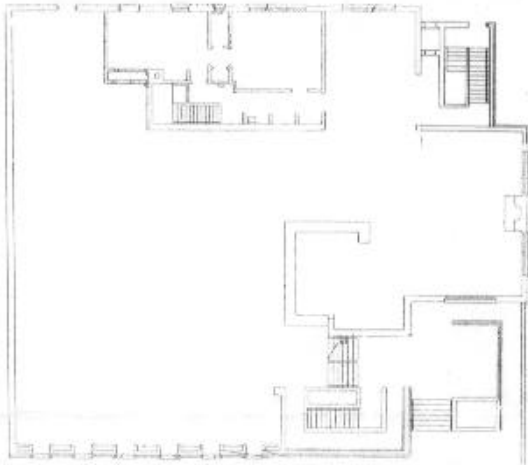
- ◆ Lot size: 15,000 sq. ft.
- ◆ Built in 1914
- ◆ Additions in 1956 and 1968
- ◆ Entire building remodeled in 1968

Utilities

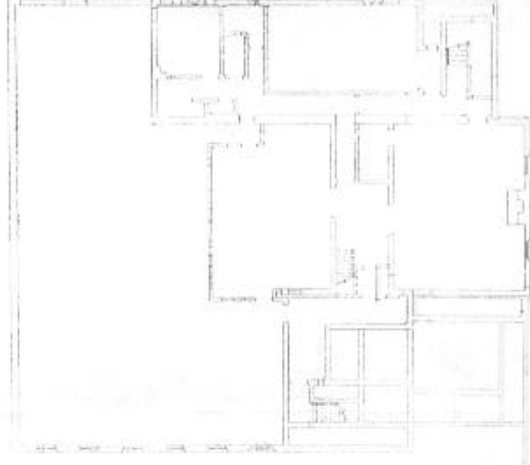
- ◆ Electricity: three-phase, 400-amp, 240-volt service
- ◆ Gas: 1" main; 50# pressure
- ◆ Sewer: 4" lateral size
- ◆ Water: 1 1/4" lateral size
- ◆ City fire insurance rating: 5

contact Rich Dillman at thedillmans@email.msn.com or fax to: (847)342-9097

PROFESSIONAL SPACE AVAILABLE — TWO RIVERS, WIS.



UPPER LEVEL - 7,284 SQUARE FEET



LOWER LEVEL - 6,229 SQUARE FEET

Willing Workers

A stable and highly productive work force of more than 40,000 people can be tapped within a 20-mile radius. Skilled workers offer a variety of manufacturing, office and retail experience.

The Two Rivers Development Zone offers added advantages for a business expanding at this location. Jobs tax credits ranging from \$4,000 to \$6,500 are available for eligible employees.

Telecommunications

General Telephone, the local service provider, offers digital switching equipment and is linked to a fiber optics/digital microwave network. It is located immediately adjacent to the former library building.

Employment Data

Manitowoc County, Aug. 1997

Labor force:	46,000
Employed:	45,700
Total non-farm:	37,000
Goods producing	16,000
Service producing	21,000

Successful Firms

Join a variety of firms that already enjoy success in this area. Major employers include:

- ◆ Fisher Hamilton Scientific
laboratory furniture
- ◆ Paragon Electric Co.
electronic timing devices
- ◆ Eggers Industries
furniture parts and veneers
- ◆ Metal Ware Corp.
houseware appliances
- ◆ Formrite Tube Co.
hydraulic tube assemblies

Education

There are ample opportunities to help workers keep their skills up to date with new technology. A technical college and seven universities are located within a 75-mile radius.

Financing

Two Rivers is your business partner. It offers financial assistance at a competitive rate. Two Rivers has the financial tools and knowledge to help you prepare a package that can't be beat.

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Population

	1990 Census	2000 Projected
City	13,030	13,529
County	80,421	82,871
State	4,891,769	5,047,190

Labor Force

(seasonally adjusted)

Manitowoc County has a labor force of 42,667 and total employment of 40,627. The unemployment rate averaged 4.81 percent in the first 10 months of 1995.

Employment Data

Nonagricultural wage and salary workers:	33,600
Manufacturing:	13,100
Nonmanufacturing:	20,500

Financial

There are four banks *(savings and loans)* in the city with assets of \$575 million. There are three credit unions with assets of \$46 million.

Health Facilities

Three clinics and two hospitals with a total of 269 beds serve the community.

Climate

The average summer daytime temperature is 70° F, and the average annual rainfall is 25.5 inches.

The average winter daytime temperature is 25° F, and the average annual snowfall is 40 inches.

Wage Rates

Hourly wage rates for persons in manufacturing occupations *(production and/or clerical)* living or working in the community.

Occupation or Job Title	Entry	Avg.
Assembler, class C	\$ 6.40	\$ 7.51
Buyer	\$11.27	\$ 13.93
Clerk, Accts. Pay./Rec.	\$ 7.12	\$ 8.81
Drafter, Mechanical	\$10.19	\$ 20.07
Engineering Manager	\$20.42	\$ 24.99
Machine Set-up Operator	\$ 8.68	\$ 11.12
Machine Shop Supv.	\$13.64	\$ 17.97
Material Handler	\$ 9.17	\$ 10.17
Painter, Spray	\$ 7.63	\$ 9.33
Plant Superintendent	\$13.83	\$ 18.51
Quality Control Inspector	\$ 8.36	\$ 9.78
Quality Control Supv.	\$13.26	\$ 16.81
Receptionist	\$ 6.08	\$ 7.19
Secretary	\$ 7.00	\$ 8.56
Secretary, Executive	\$ 8.48	\$ 11.46

Commercial/Industrial Support Services

Type	# of Firms
Tool & die	7
Machine shop	4
Computer sales	3
Computer service	3
Data processing	2
Sheet metal	2
Office equipment sales	1
Office equipment repair	1
Welding supplies	1

Major Area Employers

Major manufacturers or other large employers in community:

Name	Product/Service	Employees	Founded
1. Fisher Hamilton Scientific	Laboratory furniture	1,050	1895
2. Paragon Electric Co.	Electronic timing devices	500	1905
3. Eggers Industries	Furniture parts and veneers	222	1884
4. Metal Ware Corp.	Houseware appliances	150	1932
5. Formrite Tube Co.	Hydraulic tube assemblies	124	1950
6. Classic Modular	Laboratory furniture	88	1970
7. Crescent Woolen Mill	Wool fabric	80	1923
8. Riverside Seafoods	Food processor	64	1961
9. Carron Net Co.	Sports & fish nets	50	1942
10. S.A.G., Ltd.	Fishing reels/hockey games	49	1989
11. Seal Fab Inc.	Casting impreg. & coating	43	1989

Utilities

Electricity

Two Rivers Water & Light Co. is a municipal utility that provides three-phase power to the industrial parks with one of the lowest rates of all electric utilities.

Natural Gas

Wisconsin Public Service Corp. and ANR Pipeline Co. supply natural gas to the area.

Water

A municipal water system serves the community and the industrial parks with a ground storage capacity of 2.0 million gallons and an overhead storage capacity of 1.0 million gallons. The water source is Lake Michigan.

Water system capacity is 4.0 million gallons/day, with the average consumption at 1.4 million gallons/day and peak consumption at 2.5 million gallons/day. *(Analysis is available.)*

Sanitary Sewer

The municipal sewer system, that serves the industrial park, has a secondary *(activated sludge)* treatment plant.

The entire community is served by municipal sewer with an average load of 1.3 million gallons/day, a peak load of 2.0 million gallons/day and a design load of 2.5 million gallons/day.

Telephone

General Telephone, the local service provider, offers STEP switching equipment and is linked to a fiber optics/digital microwave network.

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Municipal Services

Local Government

A comprehensive city plan was completed in 1988 and is currently being updated. City and county zoning ordinances are in effect as well as an industrial park subdivision ordinance with design standards.

The city offers quality service at an affordable price. The city has operated under council/manager government since 1924.

Police and Fire Department

Two Rivers has 25 full-time city police officers.

There are 19 full-time and 11 "paid-on-call" personnel in the fire department. The fire insurance is Class 5 in the city and Class 8 outside the city.

Other Services

- ◆ Industrial waste pick-up service
- ◆ Public library
- ◆ 90 percent of city streets are concrete paved

Tax Structure

Local

- ◆ Net effective property tax rate per \$1,000 of full market value is \$28.17.
- ◆ The total market value of all property in the city is \$338,323,100.
- ◆ The total bonded indebtedness of the city is \$6,445,000.
- ◆ The total bonded indebtedness of the school district is \$6,740,000 with an allowable maximum of five percent of the market property value.

State

Machinery and equipment:	Exempt
Inventory:	Exempt
Retail sales:	5%
Personal income (married, filing jointly)	
Minimum rate:	4.9%
Maximum rate:	6.93%
Corporate income:	7.9% (flat)
State capital gains:	60% exclusion

Education Facilities

Public and Private Schools

Type	No.	Faculty	Students
Preschool	4	8	109
Elementary	3	75	1,041
Middle	1	39	542
High School	1	63	780
Private	4	81	1,043

Graduation Rates

The high school graduation rate is 90.18 percent. In 1990, eight percent completed college (four or more years) and 56 percent of high school graduates enrolled in post secondary education.

Technical Colleges and Universities

Within a 75 mile radius, there is Lakeshore Technical College and seven universities - UW-Green Bay; Silver Lake College, UW-Manitowoc, Lakeland College, UW-Sheboygan, UW-Oshkosh, Lawrence University and St. Norbert College.

Transportation Services

Rail Service

Fox Valley & Western, Ltd. is only 37 miles away for easy piggyback service.

Motor Carrier

Intercity bus service: available
Highways serving city:

Federal 10 & I-43
State 42, 147 & 310

Distance to nearest four-lane

interstate highway: 5 miles to I-43

Number of local truck terminals: 2

Number of intrastate carriers: 17

Number of interstate carriers: 17

Port Service

Port service is available locally nine months of the year. The channel depth is 18 feet and the capacity of the largest crane is 100 tons.

Air Service

The Manitowoc County Airport is just seven miles away. It has lighted, hard-surface runways that are 5,000' N/S and 3,500' E/W. It offers unicom radio, an instrument landing system, VOR and DME.

The nearest commercial air service, Austin Straubel International Airport is less than 40 miles away when traveling by Interstate 43.

Austin Straubel International Airport is served by:

Private - Executive Air, Jet Air
Commercial - American Eagle, Chicago Express, Northwest, Skyway and United Express.

Miscellaneous Information

Recreational Facilities

Two Rivers has many recreational facilities in or near the city, such as a public golf course, 16 public tennis courts, a public swimming pool and a country club. Its nine beautiful parks boast a half mile of groomed and life-guarded swimming beaches, a jet-ski launch, playgrounds and baseball diamonds. It offers superb Lake Michigan sport fishing.

Community Facilities

- ◆ 12 churches
- ◆ A first-class post office with 24-hour express delivery service
- ◆ United Parcel Service
- ◆ Six motels and a bed & breakfast inn (150 motel/hotel rooms)
- ◆ Six national chain retail stores

Communications

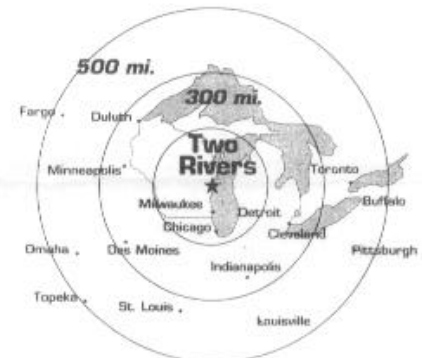
The city has both a daily and a bi-weekly newspaper. It has five radio stations, five TV channels and is served by cable TV.

Child Care Facilities

There are four group day-care centers in the city that can take eight or more children. There also are many families which open their doors to care for less than four children.

Two Rivers

Centrally Located



For More Information Contact

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