

ST. CROIX BUSINESS PARK

HUDSON, WISCONSIN



With the conveniences, amenities and workforce of the city along with the affordability and lifestyle of a small town, St. Croix Business Park offers an ideal place for business, industry and commerce.

The park's location in Hudson off I-94 leads directly to the Minneapolis/St. Paul metropolitan area but without the high costs, traffic and red tape that often come with doing business in the big-city.

“When we outgrew our longtime location in Hudson we couldn't imagine expanding our business in any other community. The St. Croix Business Park is an excellent location for our business because it allows us to serve our clients throughout the region and also provides a place for us to expand with future company growth. We appreciate the big town advantages and small town personality of Hudson for our business and our families. “

Todd Gilbert, Valley Cartage

WHY WISCONSIN?

THE ST. CROIX BUSINESS PARK ADVANTAGE

- Wisconsin's corporate income tax rate is 7.9%, compared to Minnesota's 9.8%.
- The average Wisconsin employer in 2009 paid between .05% and 9.8% of taxable wages in U.C. taxes, depending on the category of compensation - well below the U.S. average.
- Even though St. Croix Business Park is located within the Minneapolis/St. Paul metropolitan area, wage rates in St. Croix County are generally lower than the metro area average.
- Wisconsin's worker's compensation rates for most industries consistently rank among the lowest in the country.
- The City of Hudson/St. Croix Business Park Loan Fund offers a flexible source of loan funds for businesses wishing to expand or locate in the St. Croix Business Park.
- Wisconsin electric, commercial and industrial water and sewer rates are among the lowest in the nation.

THE BEST PLACE FOR BUSINESS

All the Amenities You Need.
None of the Hassle You Don't.

Designed as a mixed-use site, this state-of-the-art business park is capable of handling both business and industrial applications.

- The Hudson community is served by a significant network of interstate and state trunk highways. Interstate Highways 94 & 35, and Wisconsin State Highways 35 & U.S. Highway 12 provide easy access from all directions.
- Minneapolis/St. Paul International Airport is just 25 miles from Hudson. Our community benefits greatly from the accessibility that an international facility provides. Passenger service is also available at the St. Paul Downtown Airport, and local air service is just eight miles away in Lake Elmo, Minn.



EXPERIENCE HUDSON

Hudson is a unique community that is growing and thriving, while preserving its friendly small-town atmosphere and historic character. It's a unique mix of natural beauty, a clean environment, healthy living and respect for arts and culture. It's a great place to live and work.

Housing One of Wisconsin's fastest growing communities, Hudson has balanced this growth with a connection to its past and preserving the character in architecture of days gone by. Whether you prefer enchanting historic neighborhoods or polished new developments, Hudson has housing options to fit your style.

Education Hudson is home to a strong public education system as well as several private schools for K-12 education. There are also many quality options for state-licensed daycare and preschool. Hudson is also home to the University of Wisconsin - River Falls satellite campus offering continuing education classes and a MBA program.

Healthcare The state-of-the-art Hudson Health Campus opened a full service, 17 plus acre facility in 2005 and serves Hudson as well as surrounding communities. A member of the HealthPartners family of care, the campus is home to Hudson Hospital and Clinics, Hudson Physicians clinic, as well as many specialty care providers. The area also has numerous other healthcare services such as dentistry, orthodontics, chiropractics, physical therapy, mental health counseling and senior/assisted living options.

Recreation and Lifestyle Hudson is located on the scenic St. Croix River which offers not only breathtaking views, but outstanding opportunities for outdoor recreation. Golf, fishing, camping, hiking and biking are popular with residents, as well as winter sports such as skiing and snowmobiling. Downtown Hudson is home to a variety of restaurants that will suit most tastes, as well as The Phipps Center for the Arts, the area's premier performance and visual arts center.

THE BALL'S IN YOUR COURT

Contact us to learn more about how St. Croix Business Park can benefit your enterprise.

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Scan this icon or visit our website to find out more about St. Croix Business Park.



“We were very excited to move to the business park three years ago. The easy access to I-94 was very attractive. We have enjoyed working with and meeting other business in our area both on a professional level and personal level. Of course, when it comes to the bottom line, the price of the land was critical in helping us make our dream of our new building come true.”

LouAnne Berg
CEO, J & L Steel & Electrical Services

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