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Niagara Worldwide Turns Similar Plant Closings into Two Very Different Redevelopments

Niagara, Wisconsin – Niagara Worldwide was already 18 months into the redevelopment of the 1,300 acre Newpage Paper Mill in Niagara, Wisconsin when Eric Spirtas, President of Niagara Worldwide signed the final contract to purchase the Wausau Paper Mill in Brokaw, Wisconsin. Both facilities were once thriving pulp and paper mills but that's where the similarities end.

The Newpage Redevelopment was a complex facility on a large tract of land. 800 of the 1,500 acres were located in Michigan and 500 acres in Wisconsin. The development opportunities were on many levels and would require a multidirectional plan. Many of the existing structures had outlived their functional use and had to be removed to make room for new commercial ventures. This was also necessary to make use of the 100,000 square feet of usable buildings on the property.

The former 50 acre Wausau Paper Mill was deemed a full site sale, making the presently idle plant viable and productive. The Niagara Worldwide Team culled through the large number of inquiries and requests, finalized negotiations with the buyer after 6 months of purchasing the site. "From day one, we had a goal of selling the former mill property as a whole to a group that would be beneficial to their stakeholders as well as the community as a whole", said Eric Spirtas.

After two and a half years the Newpage Redevelopment is will underway. A metal fabrication facility, hydro plant and type 3 low hazard landfill have all taken advantage of the location. Four additional buildings from 11,000 to 46,000 square feet have been updated and are ready for sale or lease. A total of 1,200 feet of rail runs through two of the buildings, with loading docks, wastewater treatment and other infrastructure available for various operations.

Niagara's in-house team is internationally recognized for finding solutions to complex redevelopment challenges. We have the expertise to provide quick analysis and comprehensive plan based solutions. With instant access to proven capital, Niagara creates immediate owner to owner communication, facilitating a quick close.

Niagara Worldwide LLC is a full service property development company that educates, trains, and invests in global resources, inspiring community growth through the re-purposing of idle assets, revitalizing area economics.

To learn more, visit: www.niagaraworldwide.com

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