



For Sale or Lease

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Warehouse & Production Facility

±163,128 SF | 12 acres

530 E Wisconsin St, Seymour, WI

Colliers is pleased to offer for sale or lease this
±163,128 SF facility

- Estimated \$3,500,000 in upgrades & improvements including new LED lighting, roofing, and concrete work
- Large trailer parking area
- 103,900 of warehouse storage

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Property Highlights

Address: 530 E Wisconsin St, Seymour, WI 54165

Parcel #: 340044800

Property Type: Industrial – Warehouse & Production Facility

Building SF: ±163,128 SF

Year Built: 1927 with multiple additions since

Loading: 6 dock doors, 2 drive-in doors

Ceiling Height: Varies up to 27'

Land Area: 12 acres

Recent Upgrades/ Improvements:

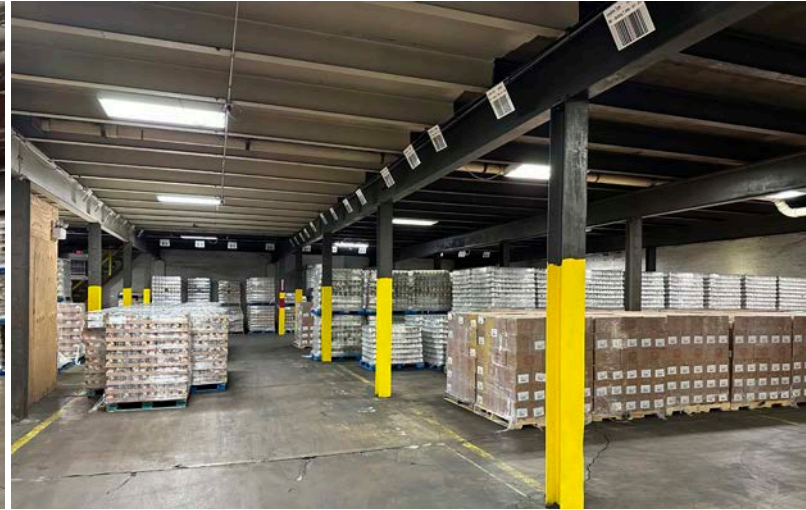
- Added 3 truck loading docks to the exterior yard next to building
- Exterior of buildings all have new LED lighting
- Yard: Concrete work for increased utilization while connecting 2 yards together
- Tank room, boiler room, and metal shed: Installed new concrete floors, roof, electrical, gas, HVAC, doors, & LED lighting
- Office: New roof

Lease Rate: \$3.95/SF NNN

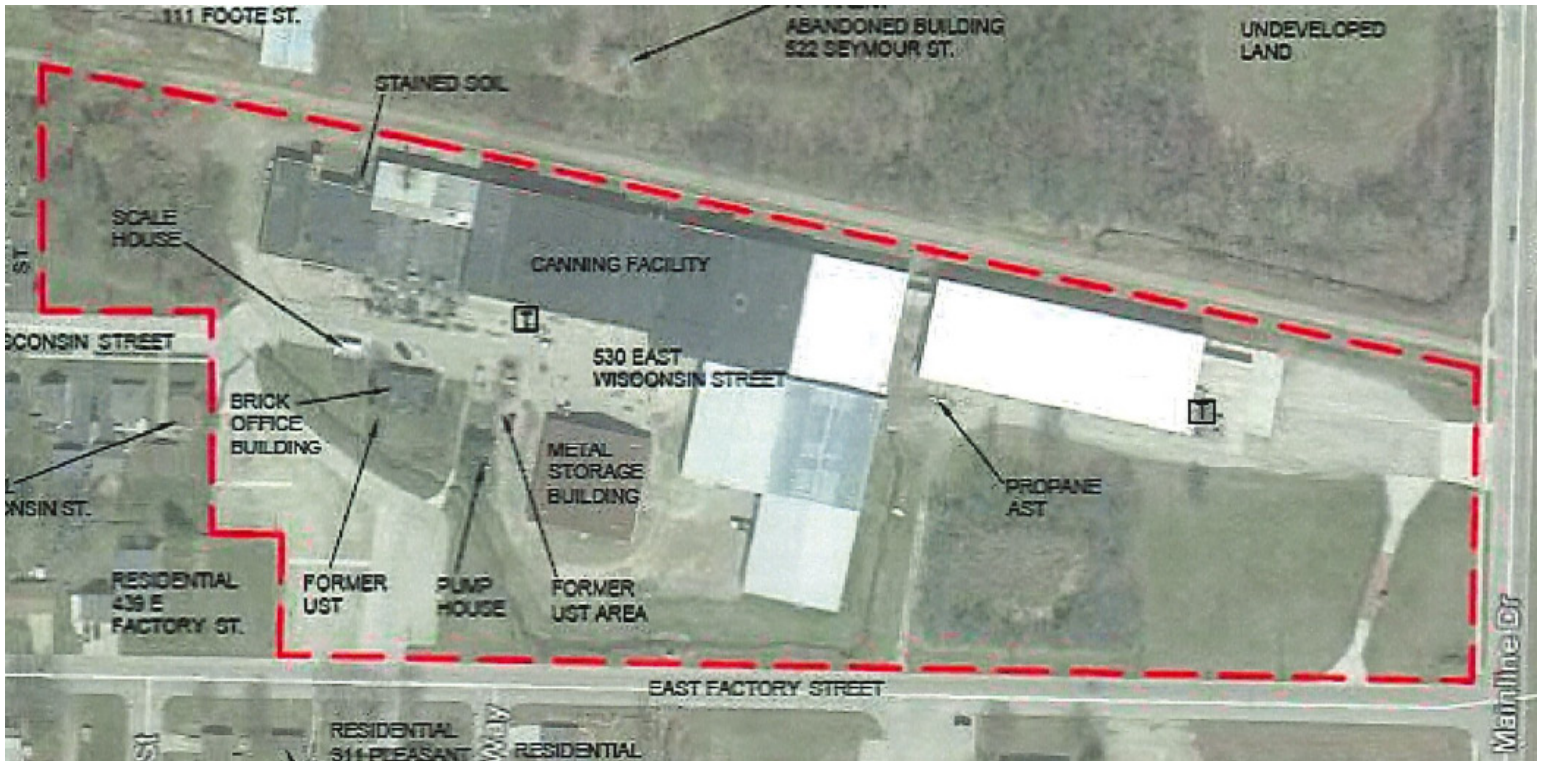
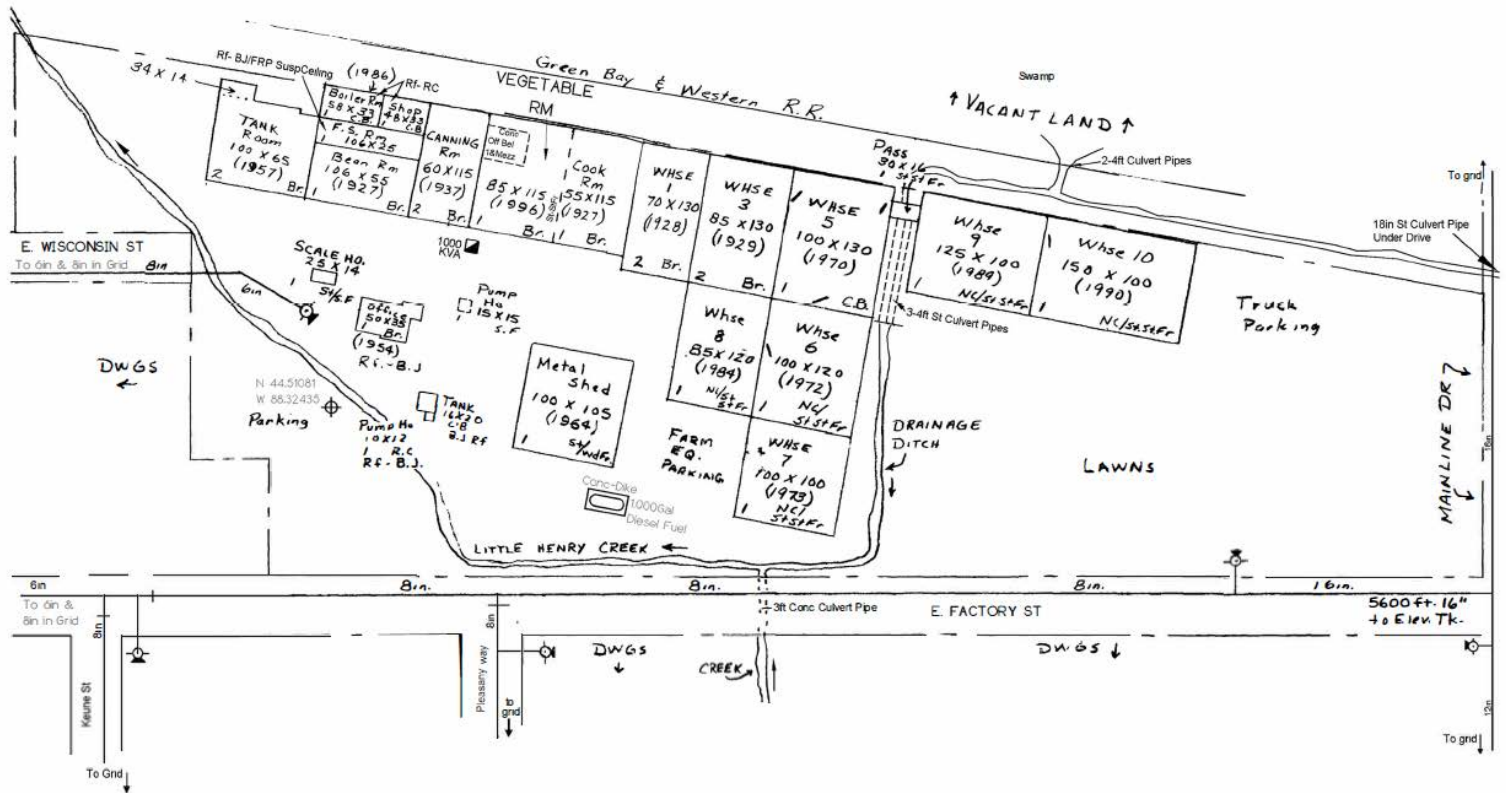
Sale Price: \$6,350,000



Property Photos



Property Plans



Location Overview

Outagamie County



194,317 (2023)

Population



69% of population
between ages 19-75

Workforce



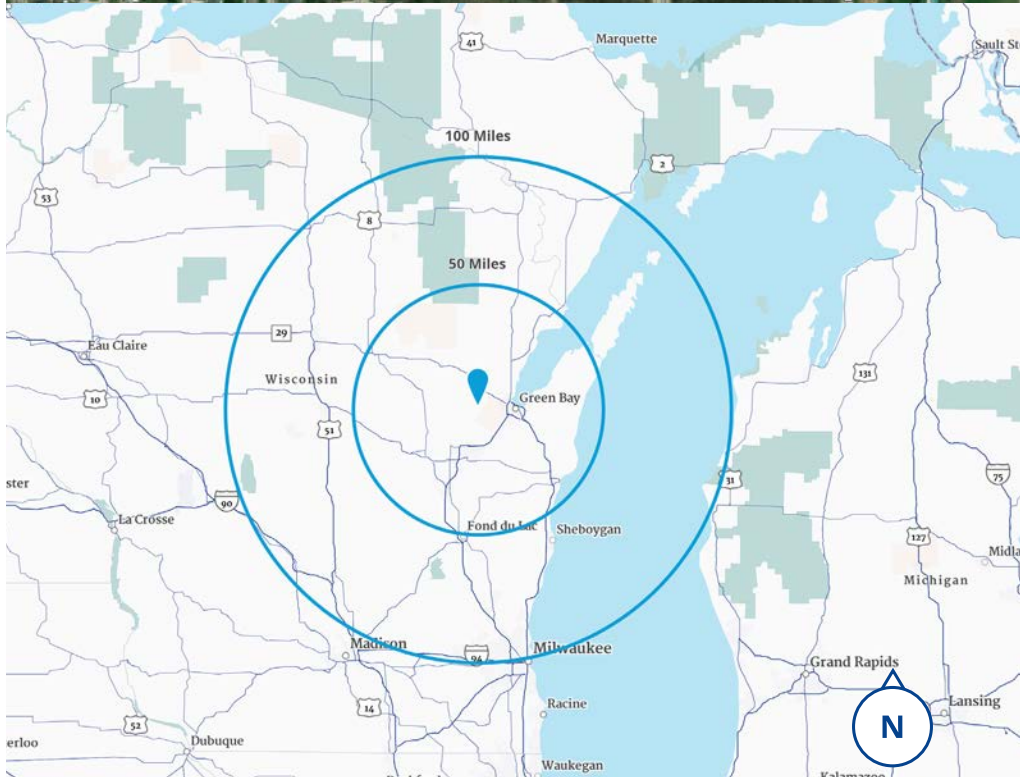
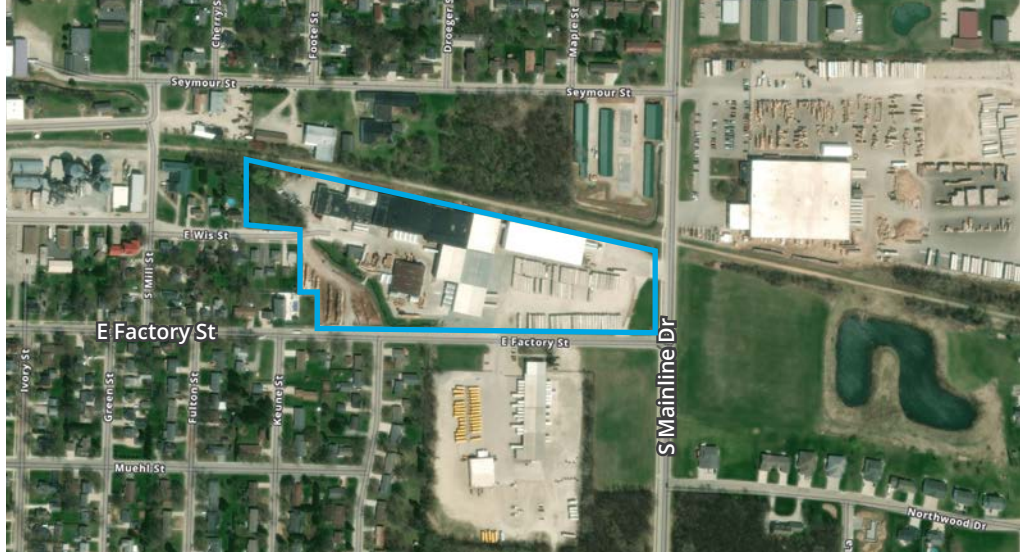
\$76,022 (2023)

Median
Household
Income



7,007 (2023)

Businesses



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