



Industrial Campus Available For Sale or Lease

5276 County Road R | Denmark, WI

+/- 31,004 SF Flex/Manufacturing, Storage & Warehouse

3
Total
Buildings

31,004 SF
Total
Square Footage

5.23 AC
Lot
Size

2.50 AC
Outdoor Storage
Available

Contact Us

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Site Overview

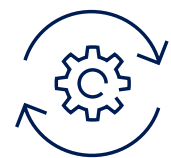
5276 County Road R | Denmark, WI

Three building Industrial Campus Available For Sale or Lease in the Village of Denmark, WI. Property consists of a 12,542 SF Showroom Building, a 11,550 SF Main Building and 6,912 SF Storage Building and is serviced by well and septic.

Building Size(s)	31,004 SF - 3 Buildings Showroom Building: 12,542 SF Main Building: 11,550 SF Storage Building: 6,912 SF
Parcel Size	5.23 Acres
Loading	10 Total Overhead Doors
Parking	Asphalt & Gravel Parking Lot
Clear Height	20' - 24'
Construction	Metal
Zoning	B-1 Community Business
2024 Taxes	\$6,944
Tax Key	ND 146-3

\$1,519,050
\$1,599,000
Asking Price

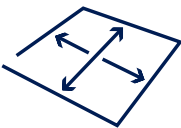
\$6.00/SF NNN
Lease Rate



Flexible-Use Site



10 Overhead Doors



Lot Size
5.23 Acres



Effortless Access
to I-43



Crane Bay



High Bay Space

Area Overview



Demographics | Denmark, WI



Population

1 mi: 180
3 mi: 2,355
5 mi: 6,480



Daily Population

1 mi: 168
3 mi: 2,214
5 mi: 5,502



Households

1 mi: 76
3 mi: 934
5 mi: 2,534



Household Income

1 mi: \$111,291
3 mi: \$90,880
5 mi: \$93,302

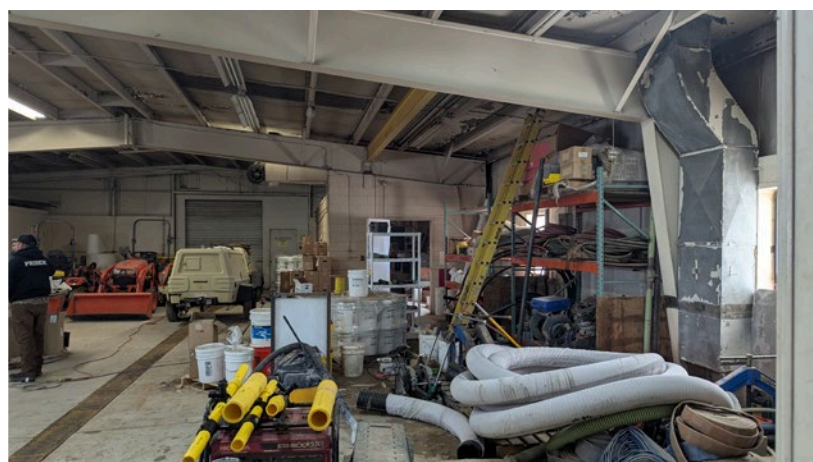
**Click
Here**

to learn more about
Denmark,
Wisconsin

Showroom Building



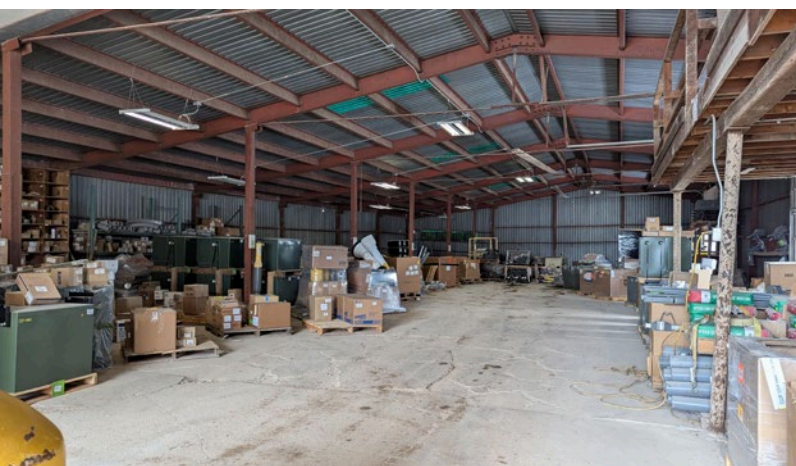
- Four (4) Private Offices
- Reception Area
- Bullpen Area
- Large Training Room
- Parts Room Shop with overhead door
- Two (2) Restrooms
- Five (5) Overhead Doors Total



Cold Storage

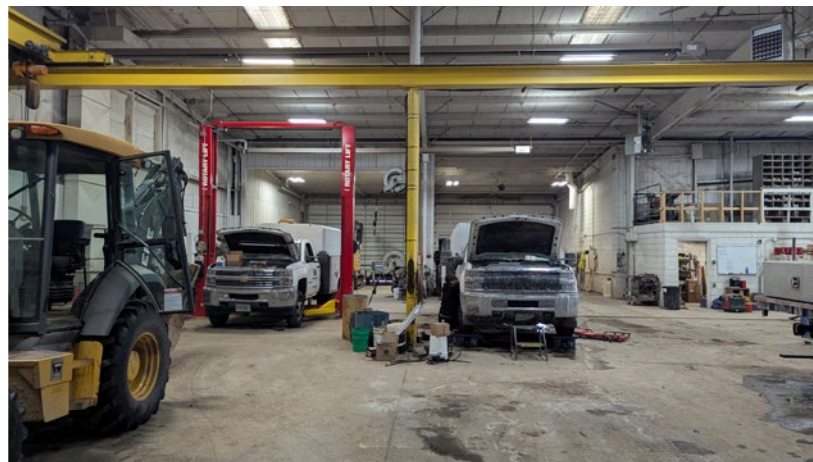


Cold Storage Building (70'x150')

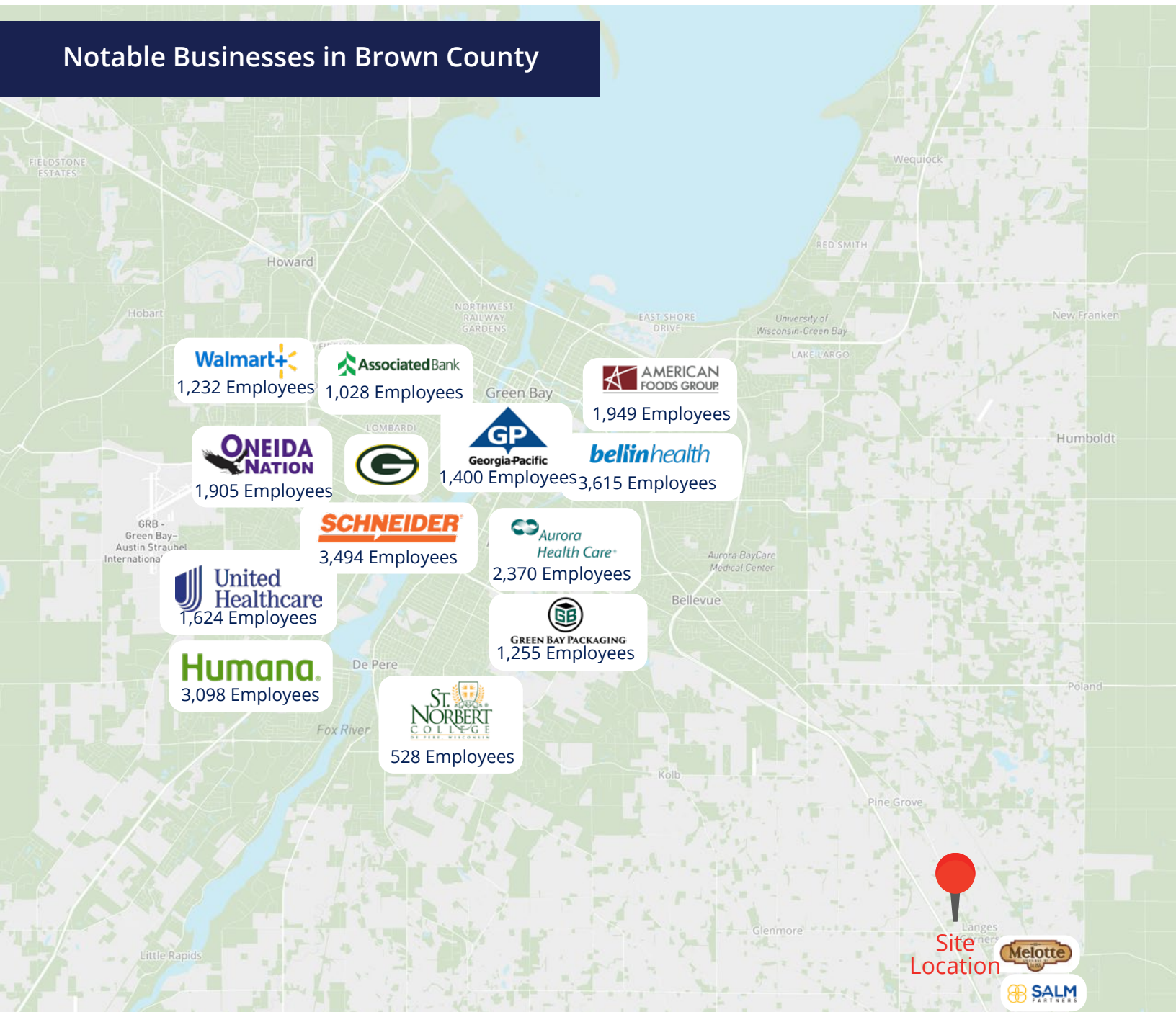


Main Shop Building

- 20' - 24' Clear Height
- 5-Ton Crane Bay
- Separate Wash Bay with Overhead Door
- Separate Smaller Shop Space
- Parts Room
- Several in-floor trench drains (3)
- Five (5) Overhead Doors up to 24'
- Modine & Radiant Heat



Notable Businesses in Brown County



Drive Times from Denmark, WI

I-43/Hwy 172	Green Bay	Appleton	Fond Du Lac	Manitowoc	Oshkosh	Sheboygan
5 Mins.	10 Mins.	39 Mins.	70 Mins.	75 Mins.	57 Mins.	60 Mins.

Driving Times from Green Bay MSA

Highway 172	Milwaukee	Appleton	Fond Du Lac	Manitowoc	Oshkosh	Sheboygan
7 Mins.	110 Mins.	39 Mins.	75 Mins.	45 Mins.	55 Mins.	62 Mins.

Employment | Brown County, WI

141.7k

Total
Employees
in 2022

0.61%

Employment
Growth
from 2021 to 2022

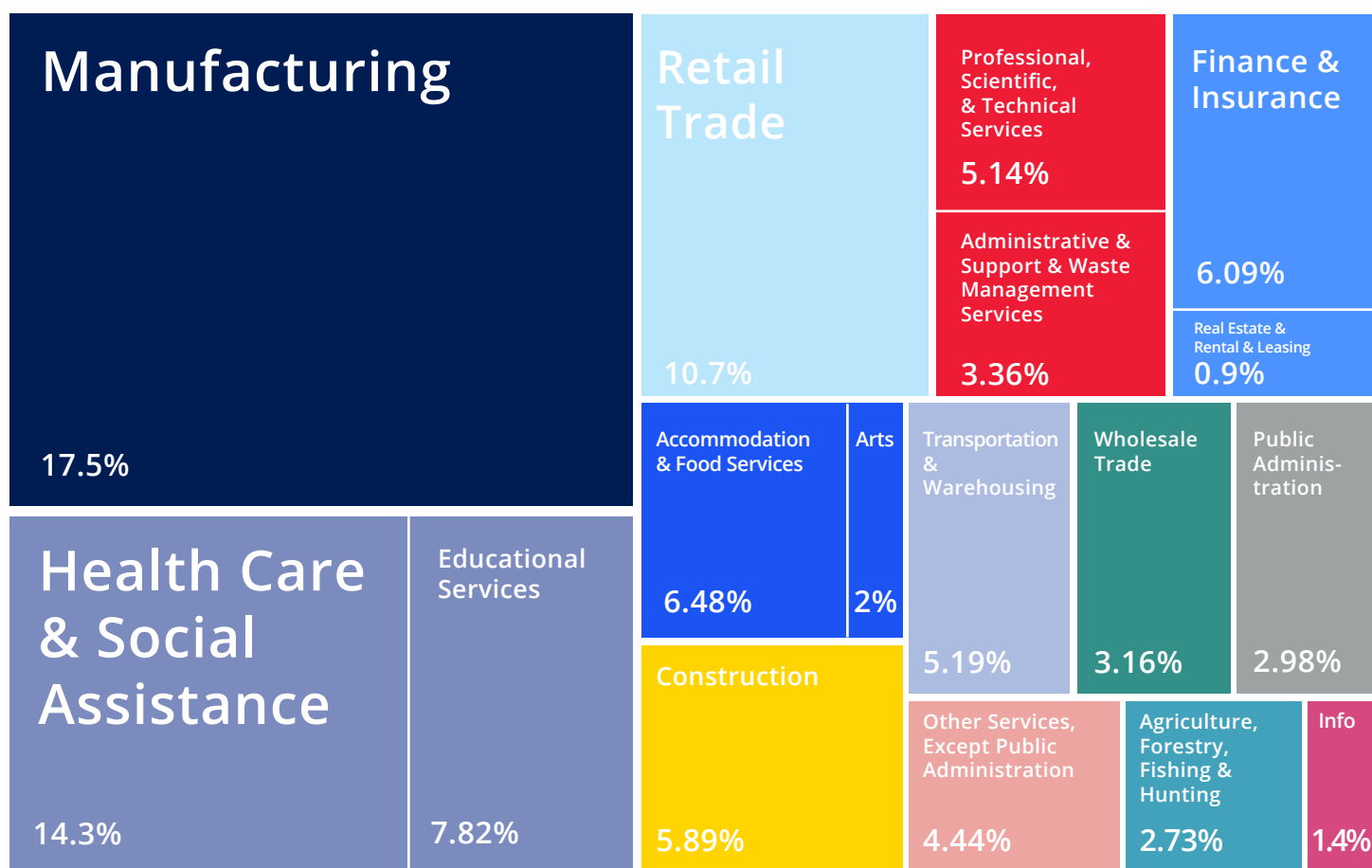
24,733

People in Manufacturing
Occupations
Most common Job Group

20,300

Health Care & Social
Assistance Employees
2nd Most common Job Group

Employment by Industries | 2022



Source: the Census Bureau ACS 5-year Estimate. This chart shows the share breakdown of the primary industries for residents of Brown County, WI, though some of these residents may live in Brown County, WI and work somewhere else. Census data is tagged to a residential address, not a work address.



Contact Us

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You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

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A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

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