

MARSHFIELD INDUSTRIAL CENTER

8351 County Road H
Marshfield, WI

For Sale or For Lease

KO-LINKS LLC

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REAL ESTATE GROUP, INC.



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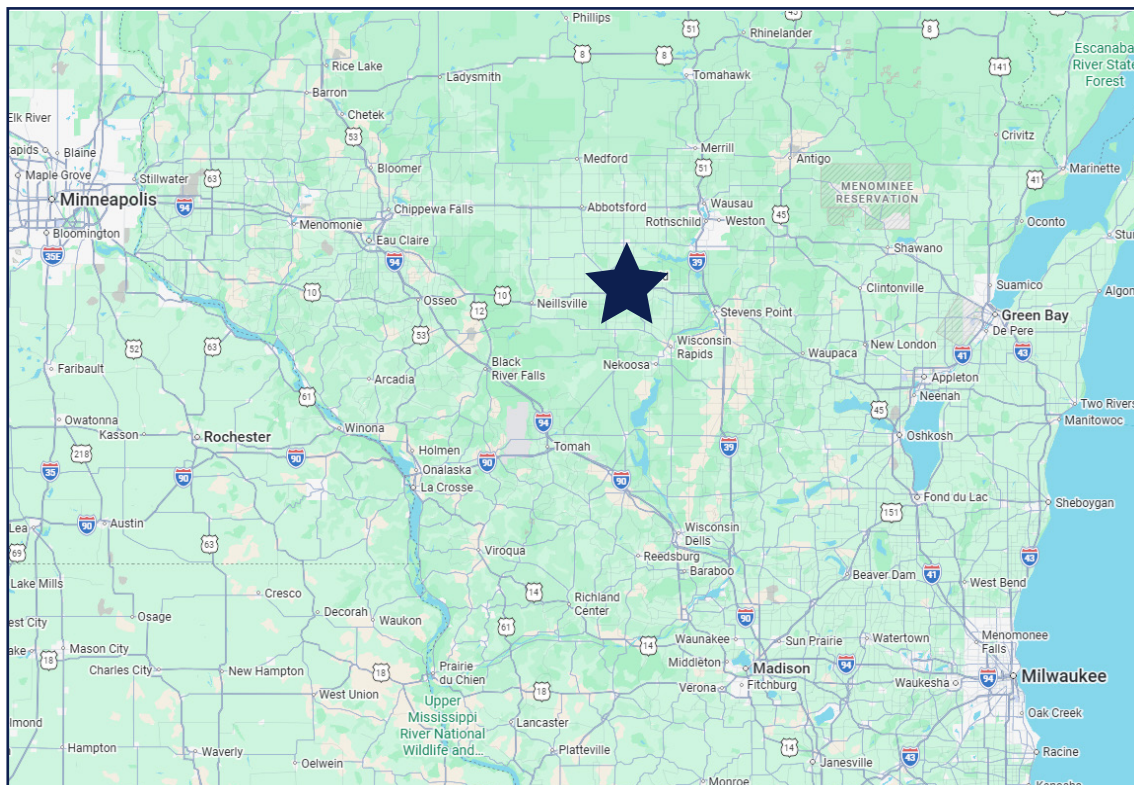
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*Look Upland. Where Properties
& People Unite!*

WI Broker and
Project Broker of Record

KO-LINKS LLC

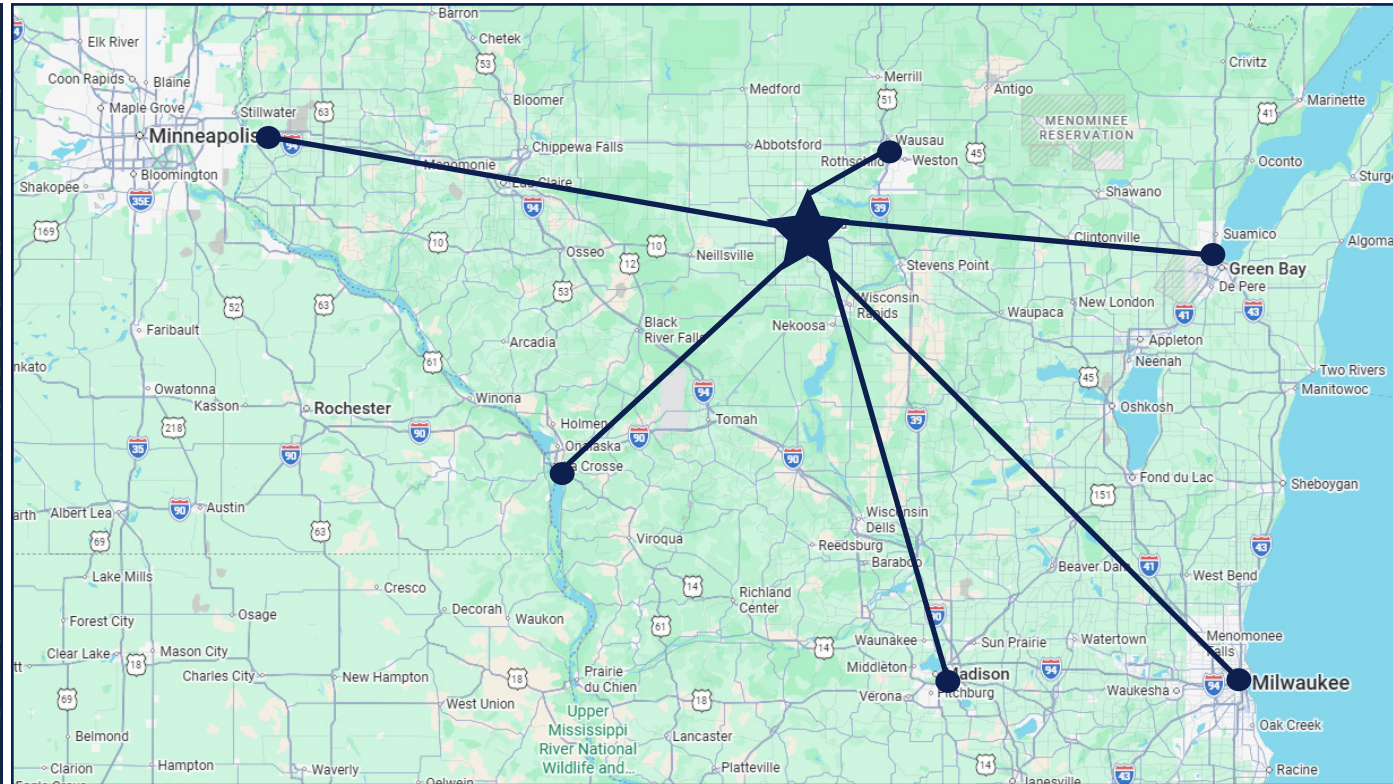
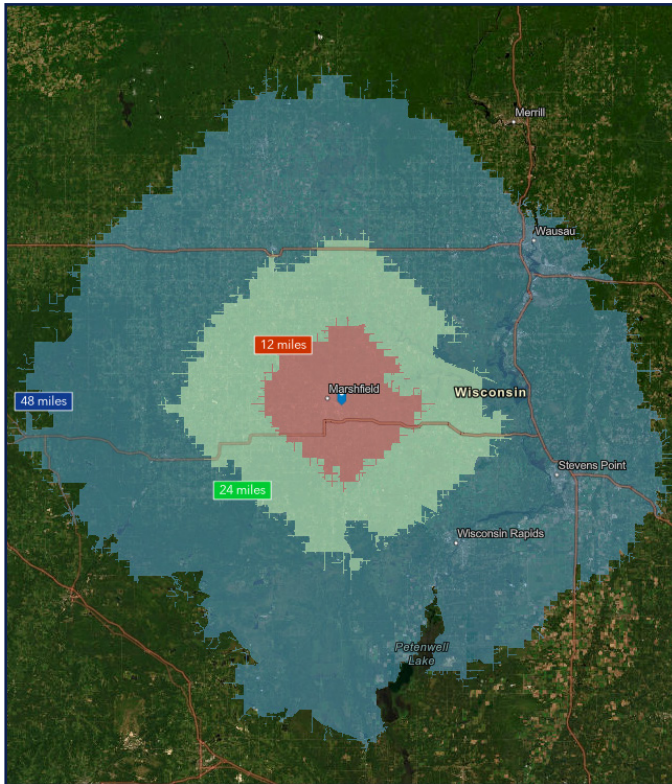
ADDRESS	8351 County Road H
CITY, STATE	Marshfield, WI 54449
SPACE AVAILABLE	210,000 SF
LOT SIZE	52.56 AC
SALE PRICE	\$7,495,000
LEASE RATE	\$4.95 PSF NNN
YEAR BUILT	1963
COUNTY	Wood
ZONING	Improved Parcel: C - Commercial Excess Land: A - Agricultural



HIGHLIGHTS

- Up to 3 MW of power available.
- Rail spur in place ready to activate service
- Two-parcel configuration: ~18.74 acres improved + ~33.82 acres excess land.
- 5-Mile Population of 23,232 & 1-Mile AHHI of \$102,593
- Centralized Location - Middle point for many large cities
- Improvement Mix: Office + interconnected industrial/warehouse/mill complex + shop/garage + ancillary structures.

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	421	16,855	23,232
MEDIAN AGE	46.9	43.2	43.4
MEDIAN HH INCOME	\$81,050	\$61,668	\$67,520
AVERAGE HH INCOME	\$102,593	\$82,750	\$92,264



Distances

Central Wisconsin Airport	32 Miles
Wausau, WI	44 Miles
La Crosse, WI	100 Miles
Green Bay, WI	123 Miles
Madison, WI	137 Miles
Minneapolis, MN	172 Miles
Milwaukee, WI	187 Miles

2025 DEMOGRAPHICS	12-MILE DRIVE TIME	24-MILE DRIVE TIME	48-MILE DRIVE TIME
POPULATION	33,194	58,328	316,261
MEDIAN HH INCOME	\$72,257	\$73,502	\$72,960
AVERAGE HH INCOME	\$95,914	\$94,952	\$94,982
MEDIAN AGE	43.3	42.6	41.7
MEDIAN HOME VALUE	\$231,768	\$240,755	\$248,755

Local & Regional Incentives

1) Revolving Loan Funds

a) Wood County participates in or supports several low-interest revolving loan programs through partners like the Central Wisconsin Economic Development Fund (CWED). These loans are designed to help businesses

- Purchase land, buildings, and equipment
- Finance working capital
- Support new business ventures or expansions
- Stimulate job creation
- Offer longer, low-rate repayment terms (often up to 10 years at competitive rates)

2) Commercial & Developmental Grants

a) Wood County's Economic Development Grants (via the Conservation, Education & Economic Development Committee) can fund projects that support growth consistent with the county's economic plan (details vary by year and project).

State of Wisconsin Incentives

1) Business Development Tax Credit

a) The Business Development Tax Credit Program supports job creation, capital investment, and Corporate Headquarters location or retention by providing businesses located in, or relocating to Wisconsin, with the refundable tax credits that can help to reduce their Wisconsin income/franchise tax liability. Typically, the company will contract with WEDC focusing on a 3-year project earnings timeline; with an additional 2-year period wherein job count need be maintained.

- b) Credits may be claimed when a project increases or maintains net employment in Wisconsin.
- c) Eligible projects typically require a threshold of capital investment and job creation.

2) Major Economic Development Program (MED)

a) Performance-based grants for businesses investing significant capital and creating jobs in Wisconsin (used for construction, working capital, land/building/equipment acquisition).

3) Wisconsin Manufacturing & Agricultural Credits

a) The Manufacturing and Agriculture Credits is a state program operated by the Department of Revenue. It is available to individuals and entities for income derived from manufacturing or agricultural property located in Wisconsin and will offset a significant share of Wisconsin income taxes. The credit amounts to 7.5% of "eligible qualified production activities income," resulting in an effective corporate tax rate of 0.4%.

- b) Tax incentives for manufacturing operations and food processing facilities (e.g., credits on eligible expansion or storage costs).

4) Transportation Economic Assistance (TEA)

- a) State grants supporting road, rail, harbor, and airport infrastructure that helps job creation and retention.

5) On-the-Job Training/Hiring Incentives

- a) Programs help subsidize employee training costs or offer incentives to hire and upskill workers.

6) Sales & Use Tax Exemptions (from state and local sales and use tax of 5-5.5%)

- a) Machinery and Equipment used in Manufacturing - The purchase and use of machines and specific processing equipment used by a manufacturer.
- b) Fuel and Electricity use in Manufacturing - The purchase and use of fuel and electricity used in manufacturing tangible personal property.
- c) Personal Property Tax for Businesses - Act 12 repealed business personal property tax as of January 1, 2024.

7) Wisconsin Fast Forward Training Program

- a) Awards funds to businesses from all Wisconsin Industry sectors that reimburse the costs of customized occupational training for unemployed, underemployed, and incumbent workers. The customized, business-driven training will qualify workers for full-time employment, higher-level employment, or increased wages. As this is the development of a new product line, I think the Fast Forward Grant could be an excellent way to assist with training costs. Please note this round of grant applications are due February 18th.

8) Workforce Advancement Training Grants

- a) The Wisconsin Technical College System provides funds to support employers in their efforts to retain and advance the skills of their existing workforce and help offset customized training costs.

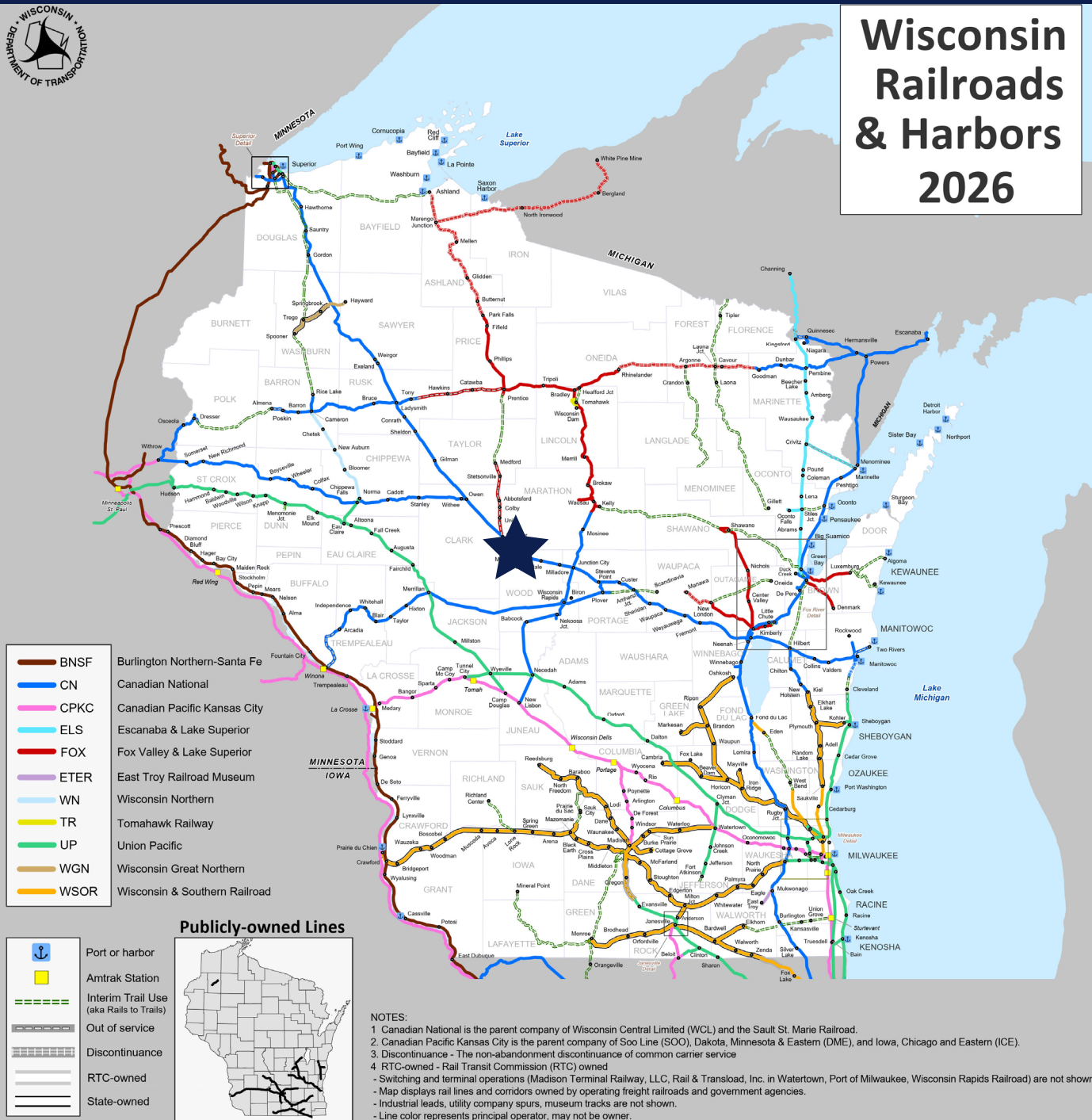
9) State Tax Incentive Finder Tool (DOR)

- a) Businesses can use this online tool to identify additional state tax incentives, exemptions, or credits by industry or incentive type.

[Wisconsin Economic Development Graphic Link](#)

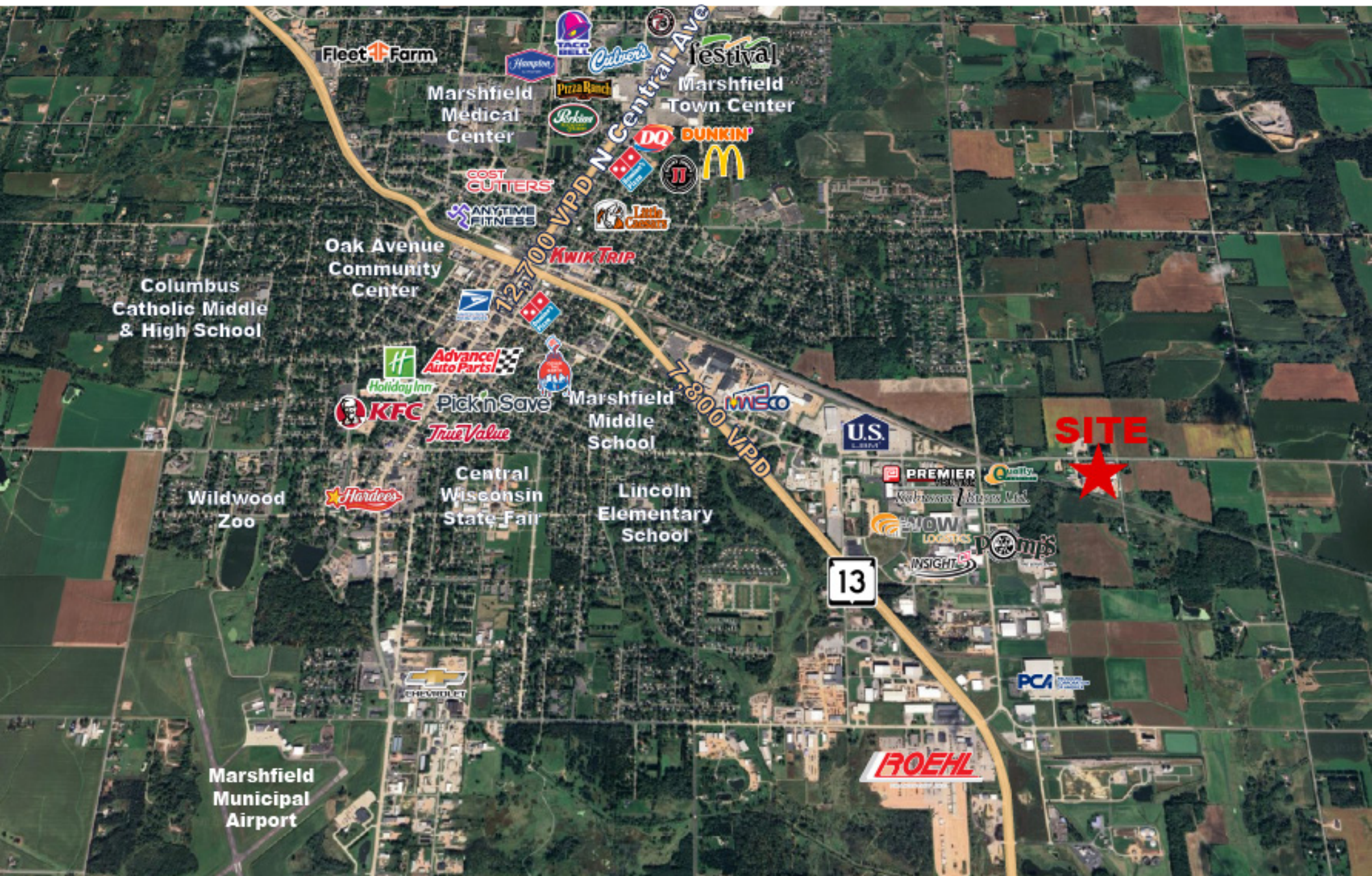


Wisconsin Railroads & Harbors 2026





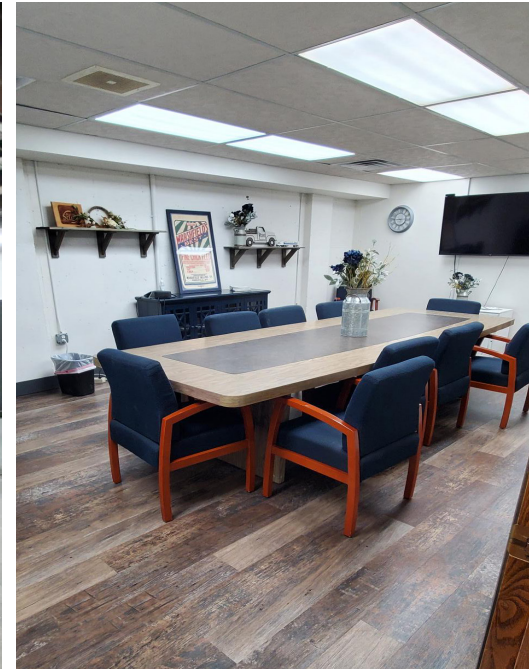














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