



For Sale and Lease

Large Office/Flex Site Available

1851 South Alverno Road
Manitowoc, WI 54220

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Property Description

1851 South Alverno Road, Manitowoc, WI 54220

Building Size	+/- 36,942 SF
Parcel Size	8.44 Acres
Parcel ID	449-008-011
Year Built	2007 - 8,400 SF
Additions	2012 - 9,472 SF 2017 - 19,070 SF
Construction	Pre-engineered steel frame structure
Parking	Exceptionally large surface lot
Sale Price	\$3,250,000
Lease Rate	Negotiable

- Design built for adaptability and growth
- Located near Interstate 43
- Property grounds designed and cared for with exceptional quality
- Ample surface parking
- 23% occupied by long term tenant.



Prime Location
Strong Visibility



36,942 SF
Total Building Size



8.44 Acres
Total Land Size



Lease Rate
Negotiable

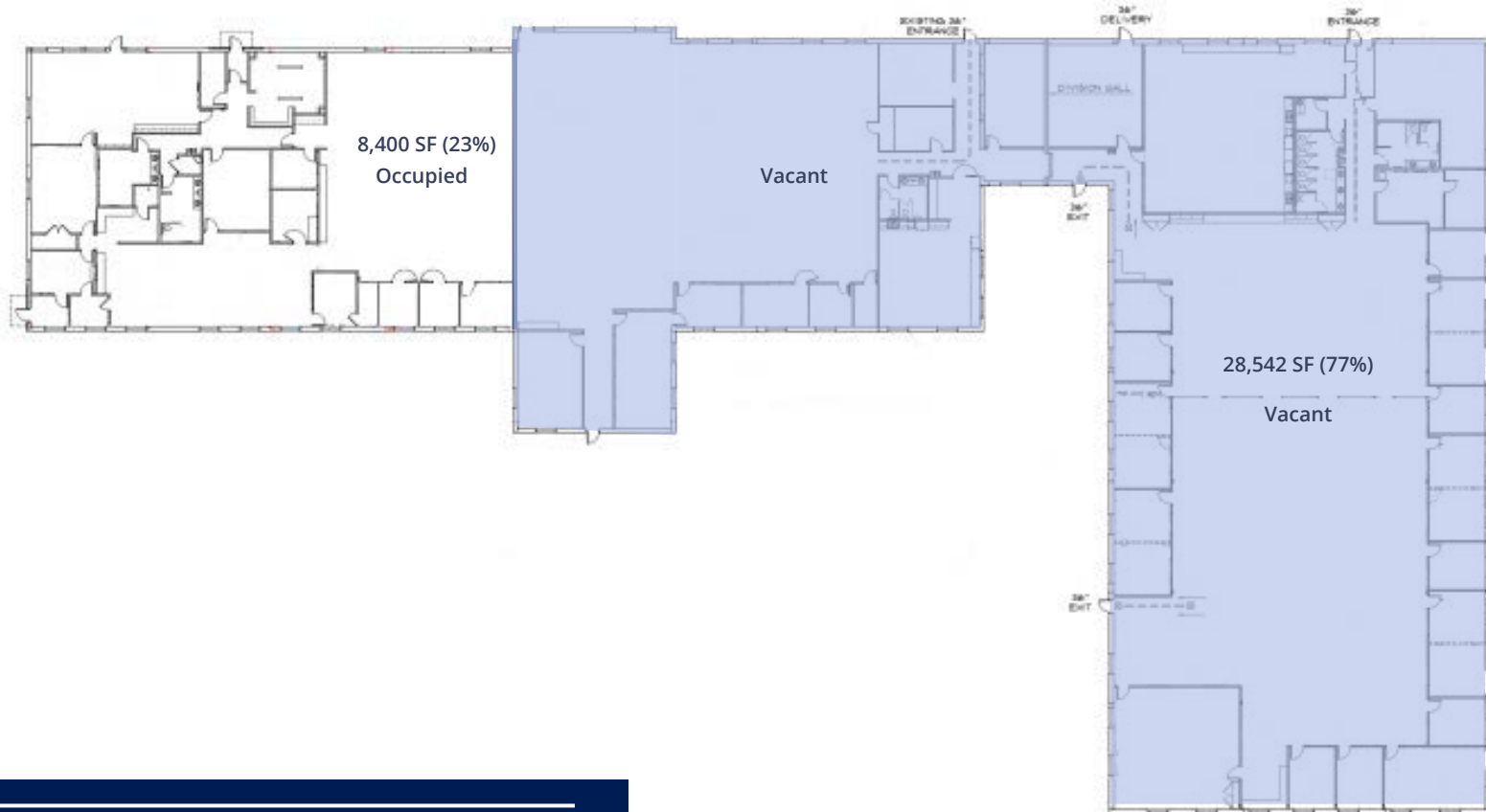


Sale Price
\$3,250,000

Floor Plan

1851 South Alverno Road, Manitowoc, WI 54220

LARGE OFFICE/FLEX SPACE
DESIGNED TO FIT YOUR VISION



Note:

Financial details are available upon signing a confidentiality agreement.

Exterior Photos

1851 South Alverno Road, Manitowoc, WI 54220

LARGE OFFICE/FLEX SPACE
NEAR DOWNTOWN MANITOWOC

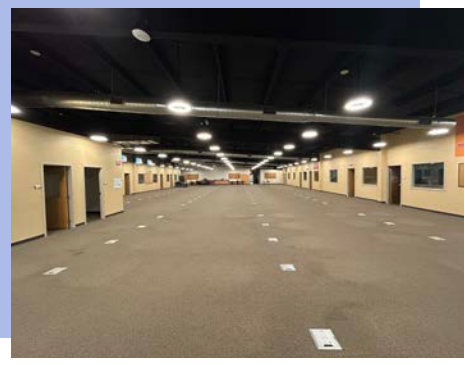
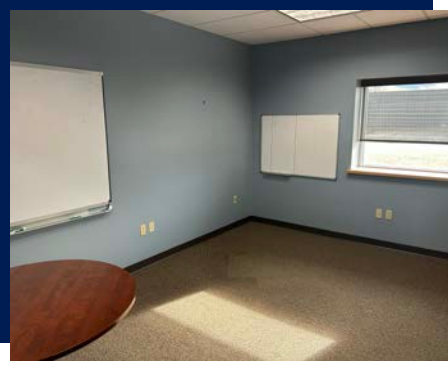
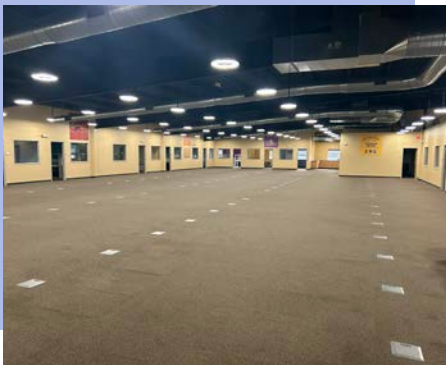
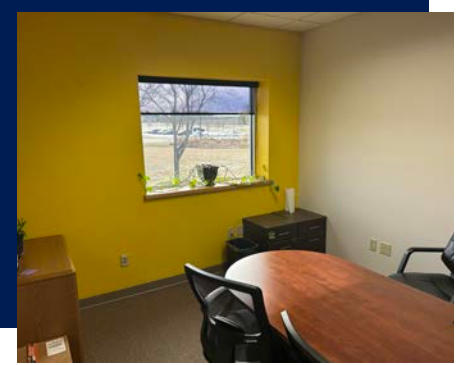
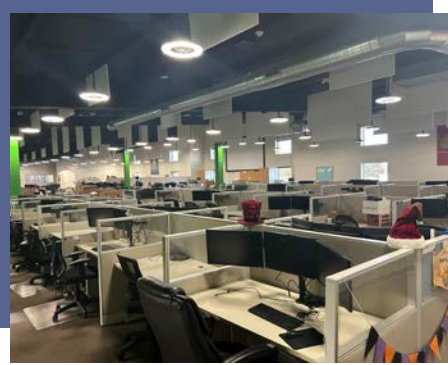
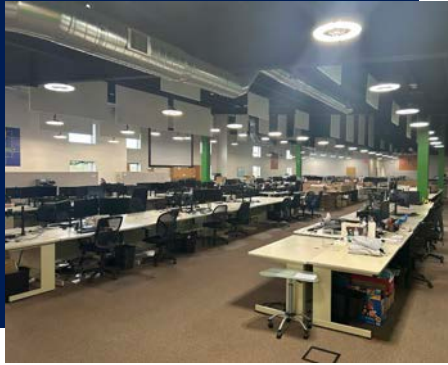


Interior Photos

1851 South Alverno Road, Manitowoc, WI 54220

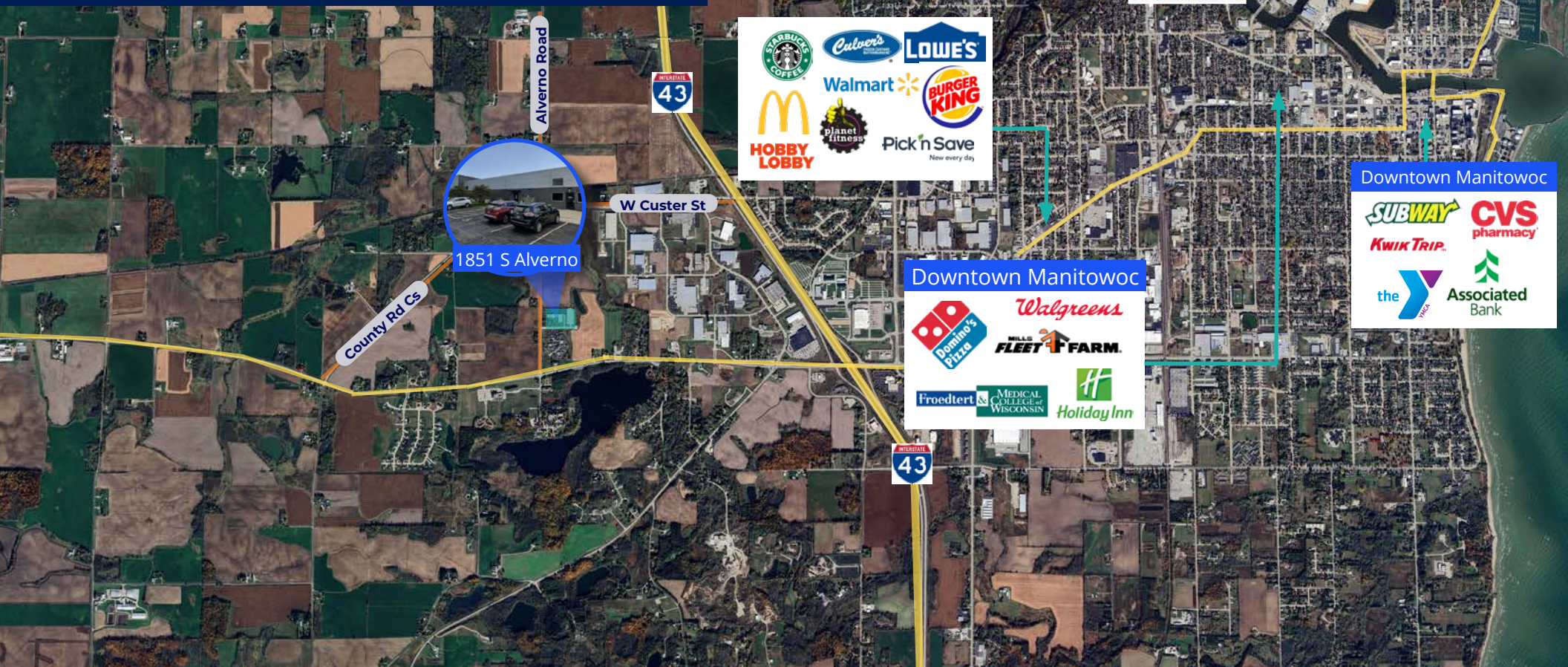
CLOSE PROXIMITY TO INTERSTATE 43

AMPLE SURFACE PARKING



Location

1851 South Alverno Road, Manitowoc, WI 54220



Demographics



Population

1 mi: 716
3 mi: 7,026
5 mi: 28,223



Daytime Pop.

1 mi: 2,161
3 mi: 10,319
5 mi: 28,114



Households

1 mi: 161
3 mi: 3,285
5 mi: 12,212



Household Income

1 mi: \$81,195
3 mi: \$64,879
5 mi: \$64,532

Location

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MANITOWOC, WI OVERVIEW

Located along the scenic shores of Lake Michigan, Manitowoc is a city that blends industrial strength with a vibrant community spirit—making it an ideal destination for businesses ready to grow. With a population rich in manufacturing heritage, Manitowoc offers a skilled workforce, competitive operating costs, and a business-friendly environment that fosters innovation. Manitowoc offers more than jobs—it offers a community where businesses thrive alongside a skilled, diverse workforce. Combined with its strategic location on Lake Michigan, robust infrastructure, and strong economic development support, Manitowoc is the perfect place to grow your business.

TOP EMPLOYERS IN THE AREA



Manitowoc is a city where opportunity meets inclusivity. With a population of approximately 35,000, Manitowoc reflects a growing mix of cultures and backgrounds. While the community is predominantly White (about 85%), it also includes vibrant Asian, Hispanic, and multiracial populations, creating a welcoming environment for families and businesses alike.



Manitowoc, Wisconsin is actively revitalizing its economy through a mix of redevelopment, industrial expansion, and workforce initiatives. While manufacturing and agriculture remain core drivers, the city is diversifying with mixed-use housing projects, downtown improvements, and tourism enhancements. Major efforts include transforming the former Mid-Cities Mall and Mirro sites, expanding industrial land near I-43, and investing in public spaces like the River Point District. Supported by grants from WEDC and EPA, as well as local incentives, Manitowoc's strategy emphasizes economic diversification, quality of place, and talent development—positioning the community for long-term growth and resilience.



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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

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.)

Definition of Material Adverse Facts

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/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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