

# 200 INDUSTRIAL DRIVE

## FREDONIA, WI



**FOR SALE OR FOR LEASE**

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**CUSHMAN &  
WAKEFIELD**

**BOERKE**



# 200 INDUSTRIAL DRIVE

Executive Summary



Prior FDA  
certification

Up to 38'7"  
Clear Height

125,320 SF  
Expansion in  
2021

Partially Air-  
Conditioned  
Manufacturing  
Warehouse





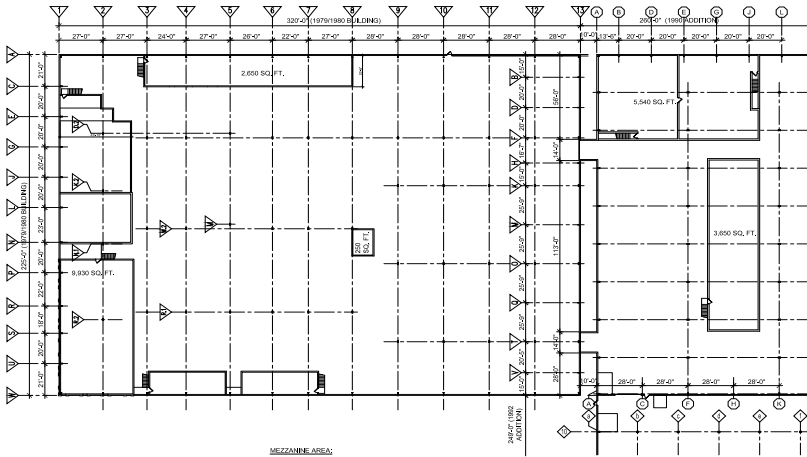
## PROPERTY DETAILS

<b>Building Size:</b>	317,400 SF
<b>Available SF:</b>	317,400 SF
<b>Office Space:</b>	13,560 SF
<b>Site Size:</b>	12.00 Acres
<b>Zoning:</b>	M-2
<b>Clear Height:</b>	Up to 38'7"
<b>Loading:</b>	16 Docks 2 Drive-In Doors
<b>Sprinkler:</b>	Wet
<b>Power:</b>	TBV
<b>Lighting:</b>	Motion Sensor LED
<b>Parking:</b>	147 Stalls
<b>Availability:</b>	Immediate



## ECONOMICS

<b>Sale Price:</b>	\$19,044,000 (\$60/SF)
<b>Lease Rate:</b>	\$5.00/SF Absolute Net
<b>2024 Taxes:</b>	\$133,190.55 (\$0.41/SF)

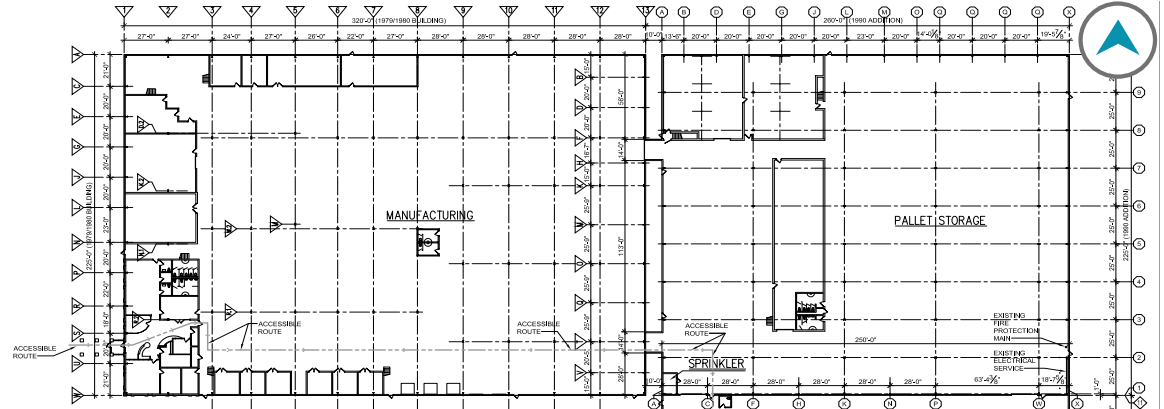


MEZZANINE AREA  
TOTAL 22,930 SQUARE FEET



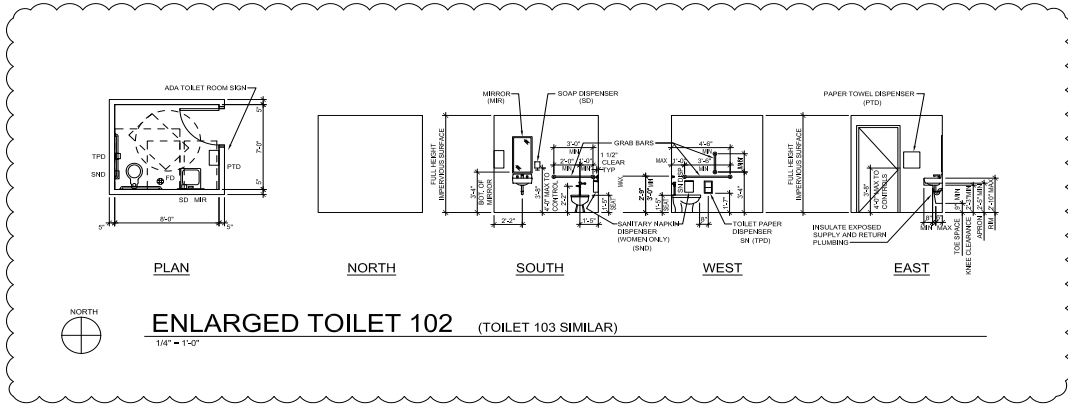
### OVERALL MEZZANINE PLAN

1/32" = 1'-0"



GROUND FLOOR AREAS

1979/1990 BUILDING 72,000 SQUARE FEET  
1990 BUILDING 56,500 SQUARE FEET  
1990 BUILDING 1990 BUILDING 42,200 SQUARE FEET  
NEW 2021 ADDITION 125,200 SQUARE FEET  
TOTAL 396,670 SQUARE FEET



PLAN

NORTH

SOUTH

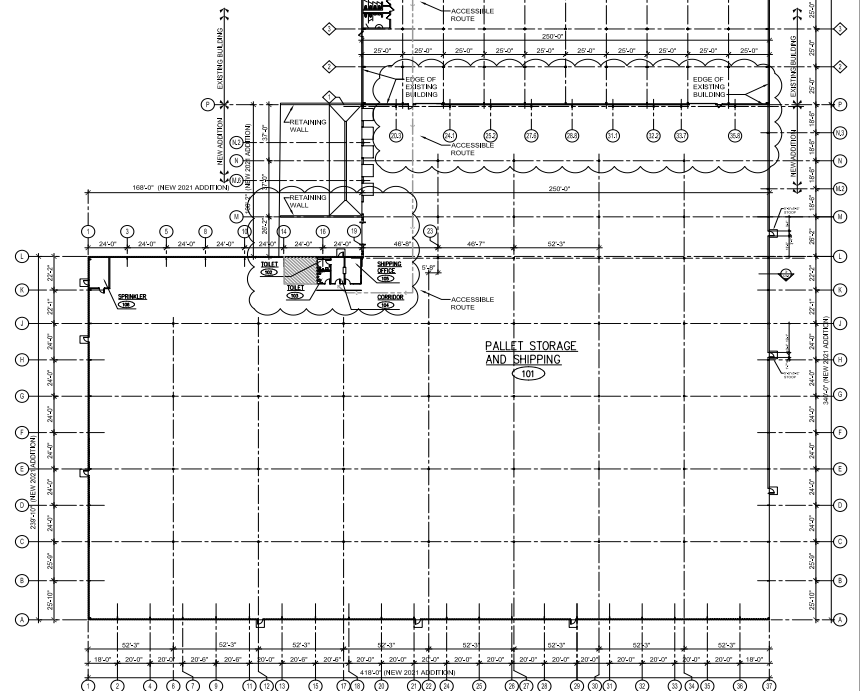
WEST

EAST



### ENLARGED TOILET 102 (TOILET 103 SIMILAR)

1/4" = 1'-0"



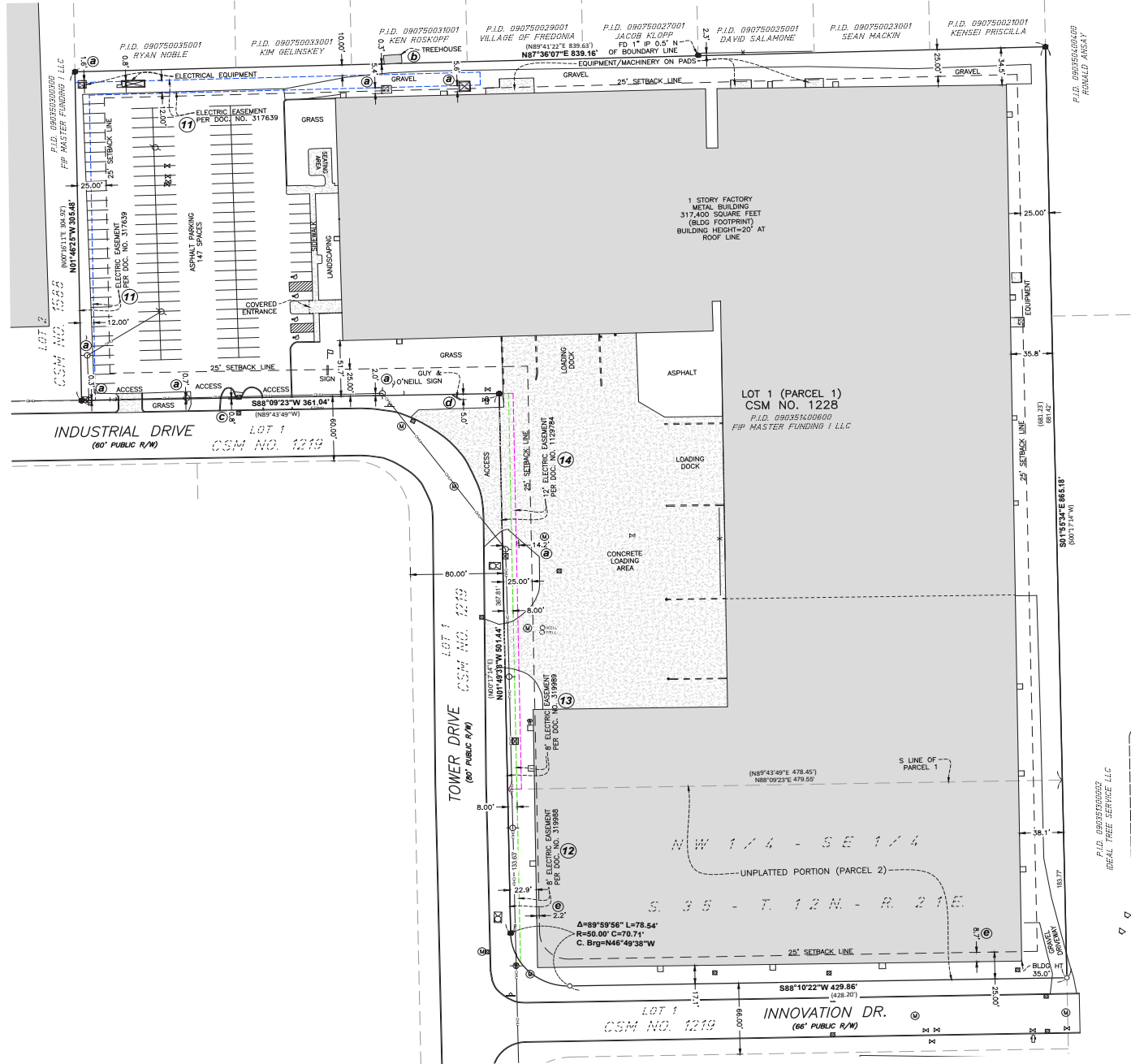
### OVERALL FLOOR PLAN

1/32" = 1'-0"





# ALTA/NSPS LAND TITLE SURVEY





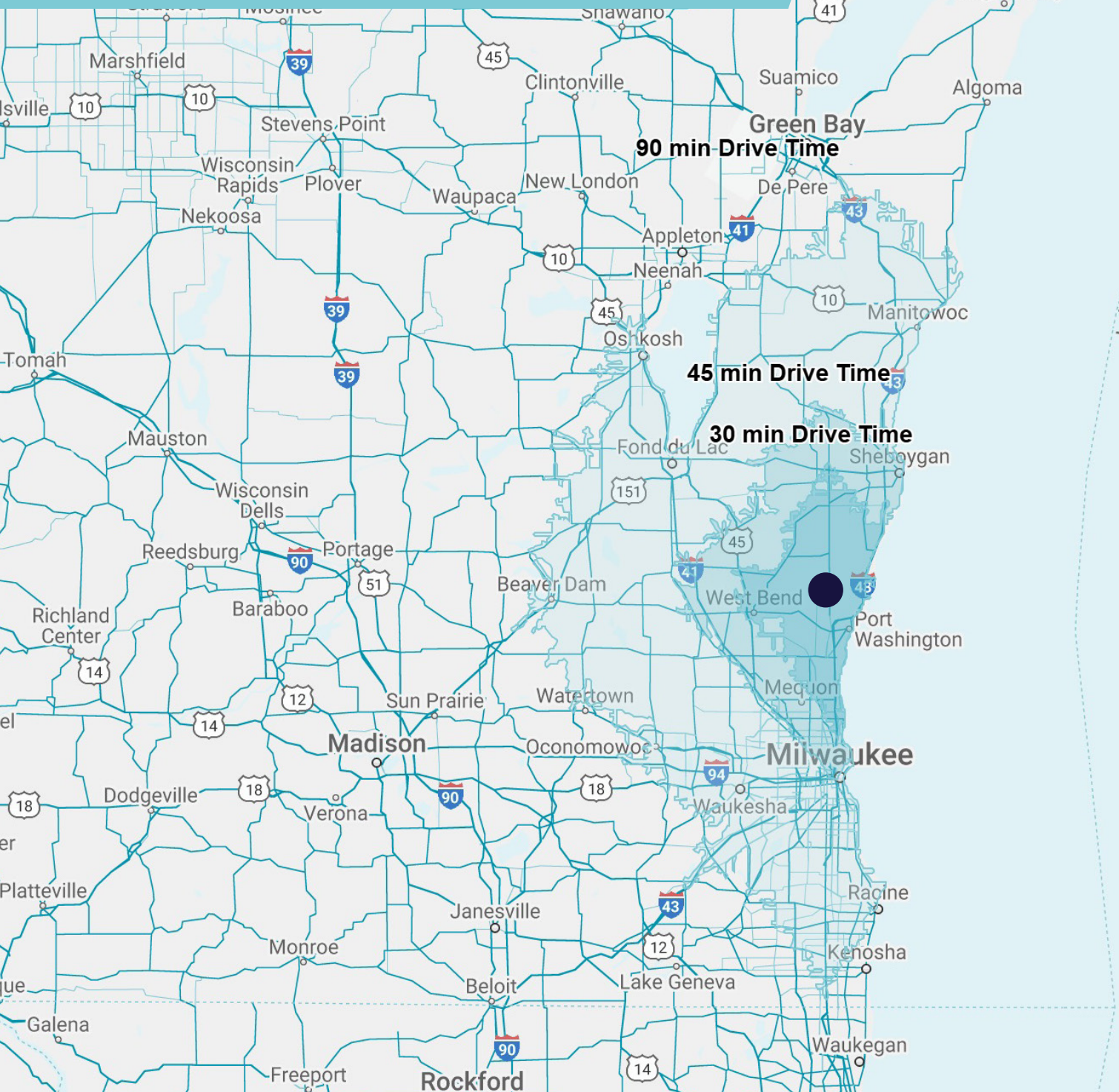
# 200 INDUSTRIAL DRIVE

Drive Time Map



CUSHMAN & WAKEFIELD

BOERKE



**39 MILES**

MITCHELL INTL. AIRPORT

**32 MILES**

MILWAUKEE

**48 MILES**

WAUKESHA

**122 MILES**

CHICAGO

**107 MILES**

O'HARE INTL. AIRPORT

**109 MILES**

MADISON

**65 MILES**

OSHKOSH

**84 MILES**

APPLETON

**88 MILES**

GREEN BAY



# 200 INDUSTRIAL DRIVE

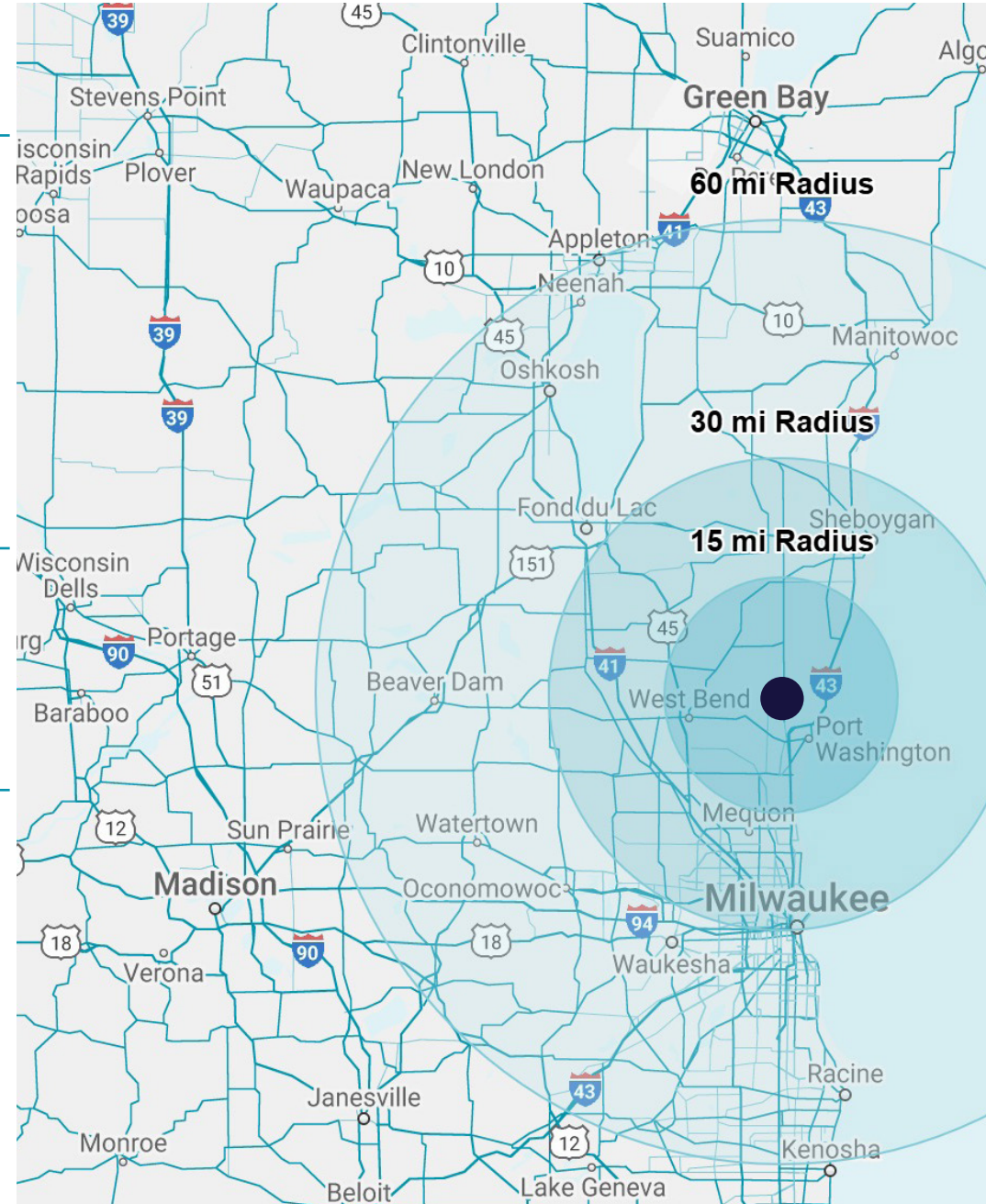
## Demographics



CUSHMAN & WAKEFIELD

BOERKE

POPULATION	15 MILE	30 MILES	60 MILES
Estimated Population (2024)	147,056	981,897	2.92 M
Median Age (2024)	42.9	38.4	39.6
Any College (Some College or Higher)	71,523 11.9%	453,298 67.7%	217,784 12.0%
College Degree + (Bachelor Degree or Higher)	39,313 37.4%	265,169 39.6%	639,893 35.3%
HOUSEHOLDS	15 MILE	30 MILES	60 MILES
Estimated Households (2024)	61,454	415,586	1.1 M
Estimated Average Household Income (2024)	\$116,854	\$109,763	\$107,300
OCCUPATION	15 MILE	30 MILES	60 MILES
White Collar Workers (2024)	49,108 38.6%	312,956 37.1%	805,504 59.9%
Blue Collar Workers (2024)	30,851 38.6%	184,690 37.1%	539,944 40.1%





## CONTACT

### INDUSTRIAL TEAM

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# STATE OF WISCONSIN

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

### 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. A 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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 of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 or 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
  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. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

### CONFIDENTIAL INFORMATION:

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### NON- CONFIDENTIAL INFORMATION *(the following information my be disclosed by the Firm and its Agents):*

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(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.

### NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.