

420 E OSHKOSH STREET

RIPON, WISCONSIN



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REALTOR

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**Adashun
Jones** 

REAL ESTATE

WWW.ADASHUNJONES.COM

Position your business for growth in Ripon, Wisconsin, this substantial industrial warehouse/manufacturing facility offering strong functionality, flexibility, and logistical value. Located within Fond du Lac County, this property provides a large-scale industrial footprint designed to support warehouse, manufacturing, distribution, and operational users needing dock access, power capacity, and room to move. Industrial users will appreciate the property's practical infrastructure, including concrete construction, fire sprinkler system, high-speed cable, large paved parking areas, and 8,000 amp 3-phase 277/480 volt electrical service. These features make the site well-suited for businesses requiring substantial operational capacity, trailer movement, employee parking, and production or storage efficiency.



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INVESTMENT HIGHLIGHTS



420 E OSHKOSH STREET

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INVESTMENT HIGHLIGHTS

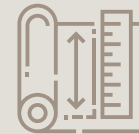
INDUSTRIAL SPACE IN PRIME LOCATION

With its central Ripon location, large site size, multiple truck docks, and adaptable layout, 420/424 E Oshkosh Street offers a compelling opportunity for companies seeking a functional industrial presence in east-central Wisconsin. This property is built for users who need space, access, power, and flexibility without the fuss. Industrial bones, big-rig breathing room, and enough utility muscle to keep operations humming.



PROPERTY ADDRESS

420 E OSHKOSH STREET
RIPON WI 54971



TOTAL USABLE SQ FTG

301,247 SQ FT



ACREAGE

37.748 ACRES



ZONING

INDUSTRIAL DISTRICT (M-1)

02

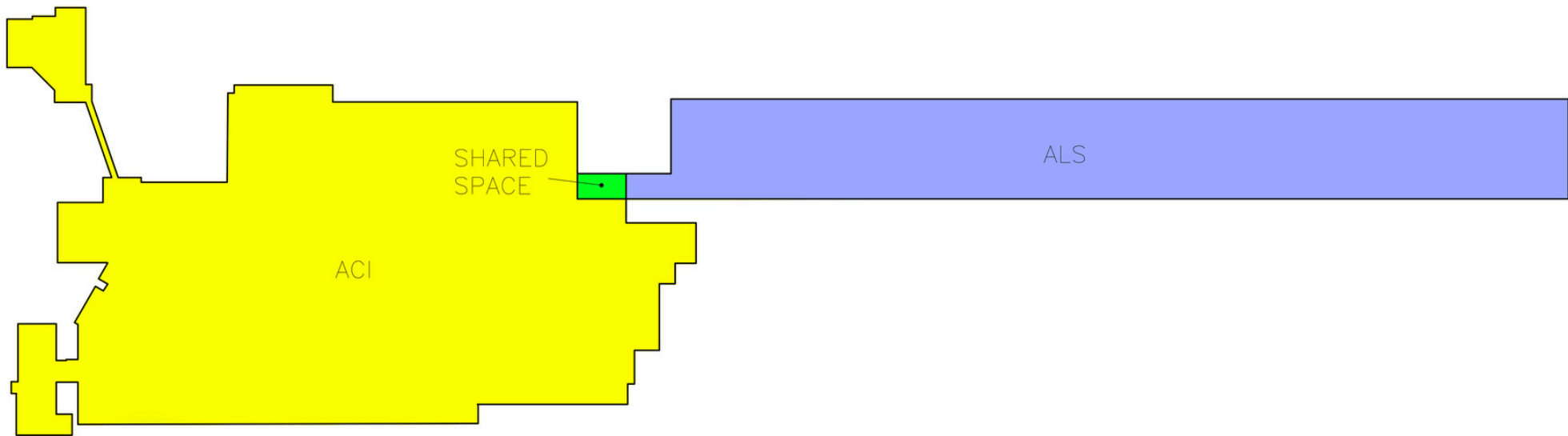
PROPERTY OVERVIEW

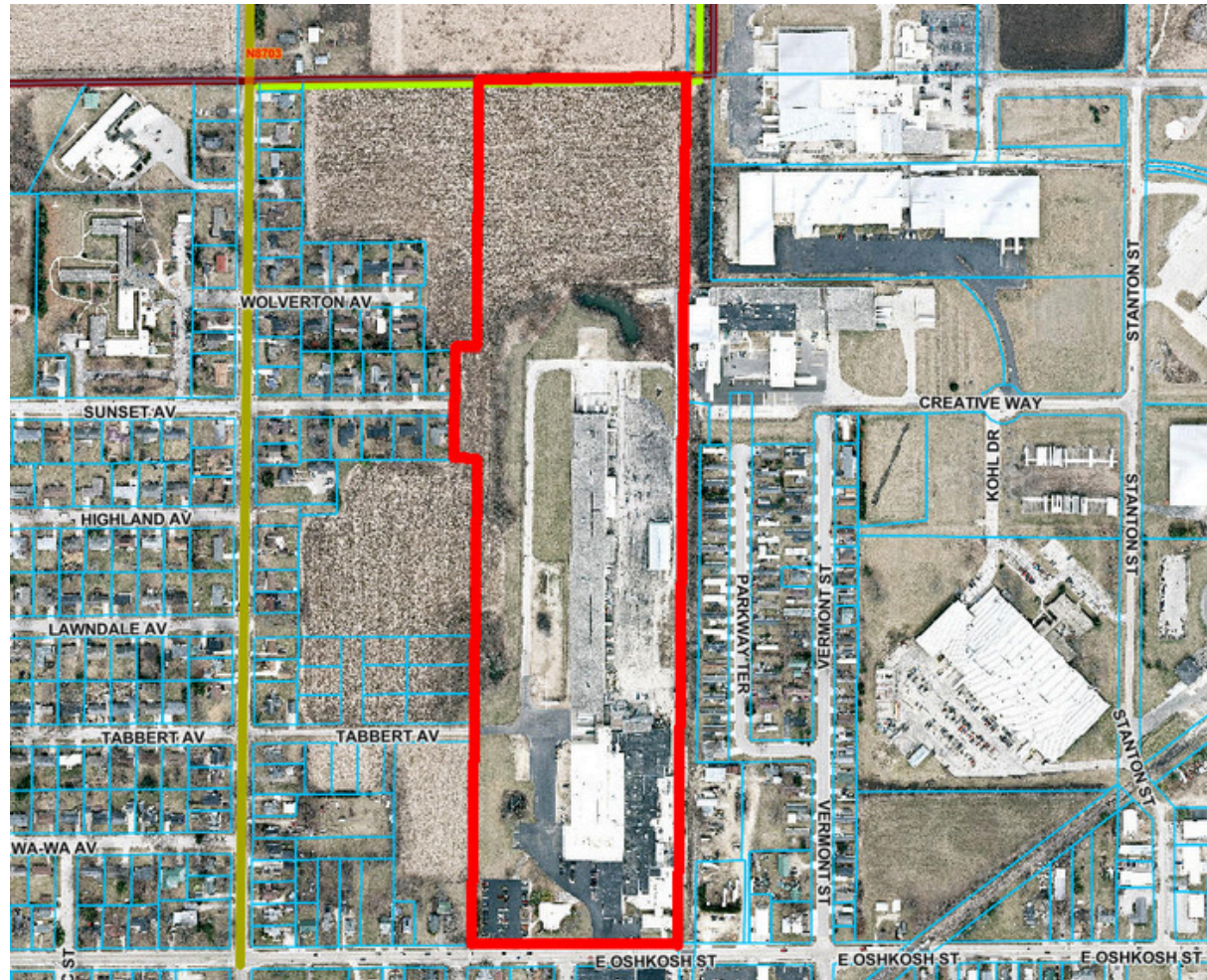


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PROPERTY OVERVIEW

FLOOR PLANS | A-F + K

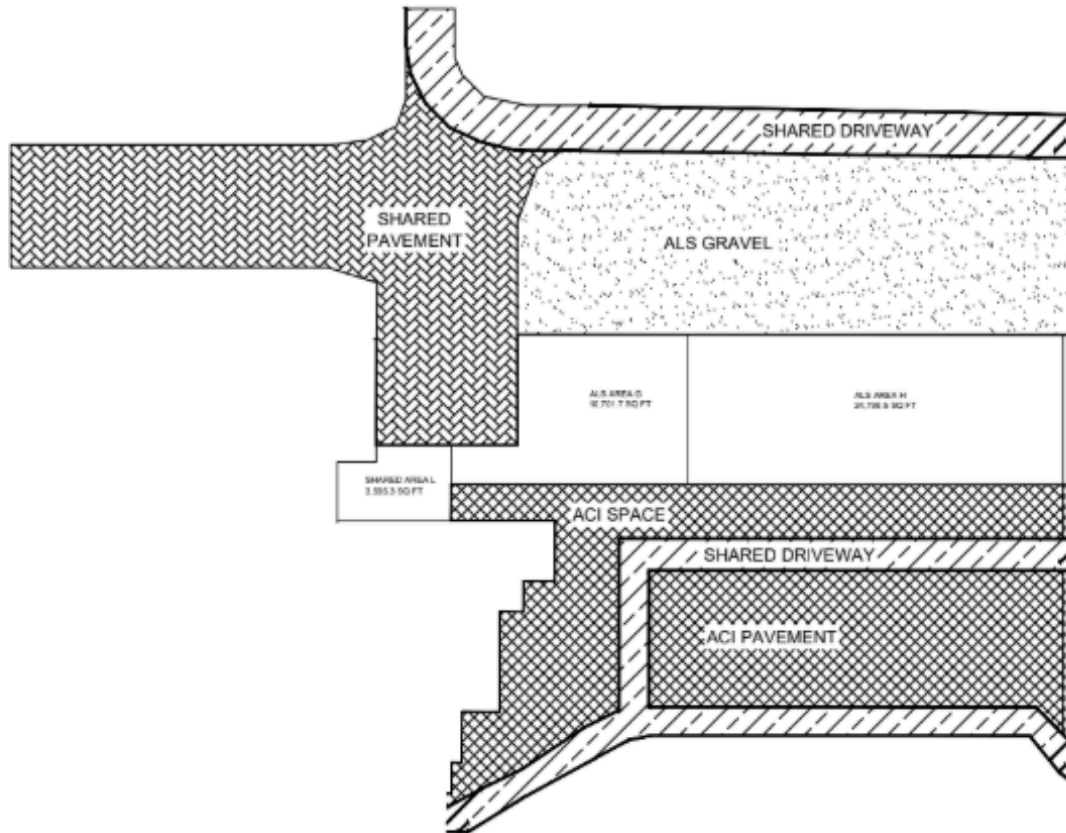


ACI AREAS:

AREA A: 34,554 SQ FT
AREA B: 12,707 SQ FT
AREA C: 18,681 SQ FT
AREA D: 37,422 SQ FT
AREA E: 30,017.6 SQ FT
AREA K: 6,194 SQ FT
AREA F: 35,591 SQ FT
UPPER AREA B: 13,160.8 SQ FT
UPPER AREA D: 950 SQ FT
UPPER AREA K: 7,058.8 SQ FT

PROPERTY OVERVIEW

FLOOR PLANS | G-H+L



SHARED AREA L: 3,595.3 SQ FT

ALS AREAS:

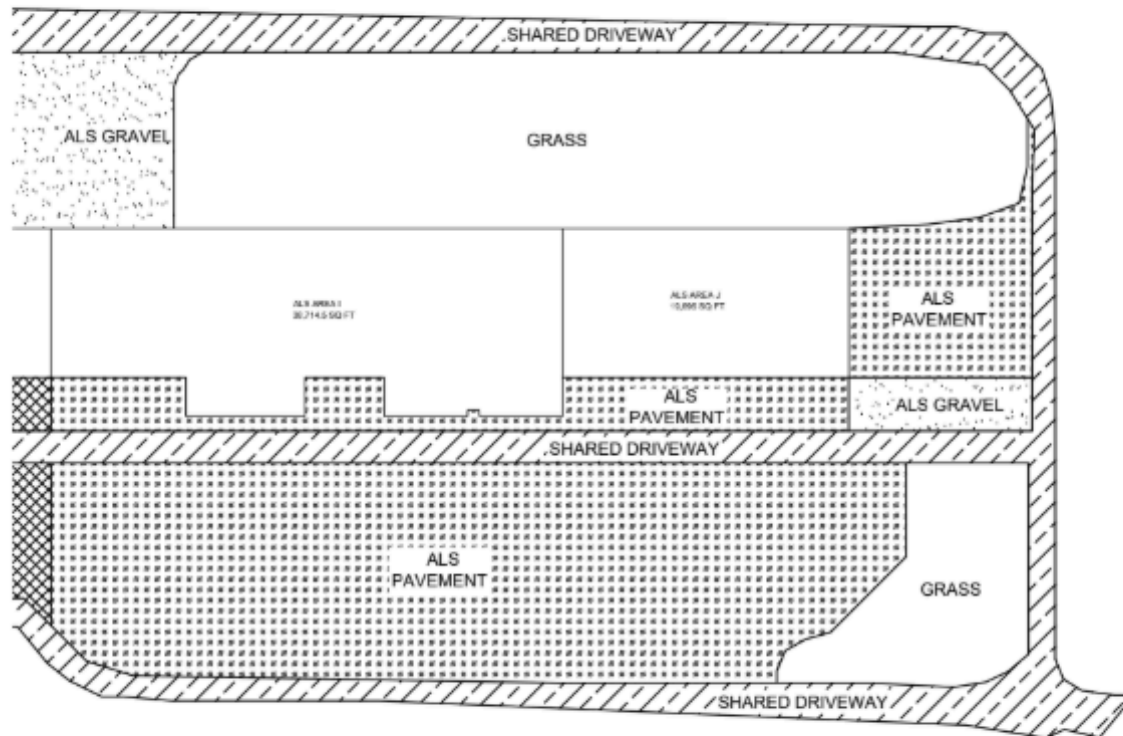
AREA G: 10,701.7 SQ FT

AREA H: 24,799.5 SQ FT



PROPERTY OVERVIEW

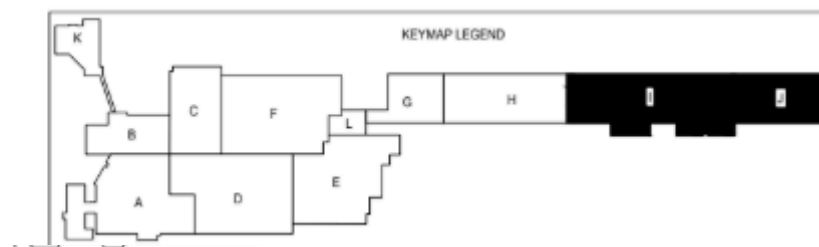
FLOOR PLANS | I + J



ALS AREAS:

AREA I: 38,714.5 SQ FT

AREA J: 19,695 SQ FT



PROPERTY OVERVIEW

KEY FEATURES

FOUNDATION	Concrete Slab on Grade	UTILITIES	Municipal Water & Waste	SQ FTG	Approx 301,247 Total Sq Ft
EXTERIOR	Concrete / Metal	TAXES	\$95,298.88 [2025]	LOT SIZE	37.748 Acres
HEATING & COOLING	Gas Forced Air Central Air	STORIES	1 Story	ZONING	M-1
HEATING FUEL	Natural Gas	PARKING	100+ Stalls	TYPE	For Sale Real Estate



PROPERTY OVERVIEW

EXPLORE THE SPACE

TOTAL # LOADING DOCKS 16	TOTAL # DRIVE-IN BAYS 7	# OF OFFICES +/- 105
DOCK #1 9'5 X 7'10	DOOR #1 (WEST SIDE X 4) 14'9 X 22'	# PRIVATE OFFICES +/- 65
DOCK #2 10' X 8'	DOOR #2 12' X 10'	# CONFERENCE ROOMS 3
DOCK #3 7'7 X 8'	DOOR #3 13'9 X 15'8	7 A/C ONLY ROOFTOP UNITS
DOCK #4 7'7 X 5'9	DOOR #4 9'9 X 10'	21 A/C & HEAT ROOFTOP UNITS
DOCK #5 (NORTH SIDE X 8) 9' X 9'	PRIVATE RESTROOMS 5 TOTAL	APPROX 27 INTERIOR HANGING HEATERS
DOCK #6 (WEST SIDE X 4) 9' X 9'	MENS RESTROOM 4 TOTAL	4,000-8,000 AMPS 277-480 VOLTS 3 PHASE
LOADING DOCK HEIGHT 52" OFF GRADE	WOMENS RESTROOMS 4 TOTAL	INTERNAL DRAIN SYSTEM

03

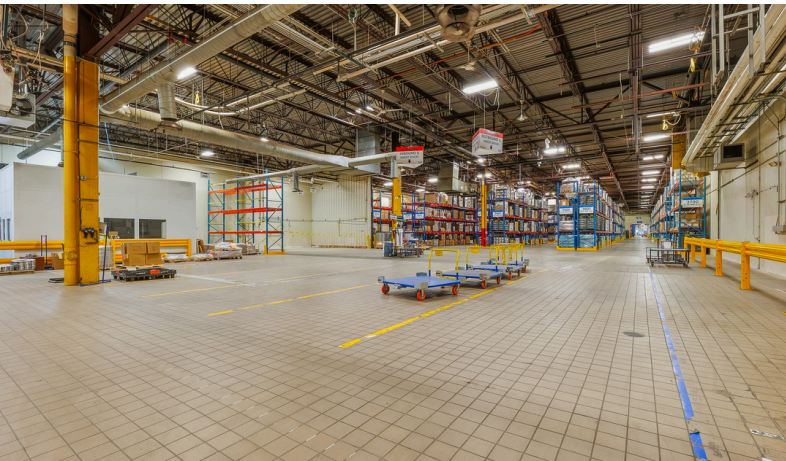
PROPERTY PHOTOS

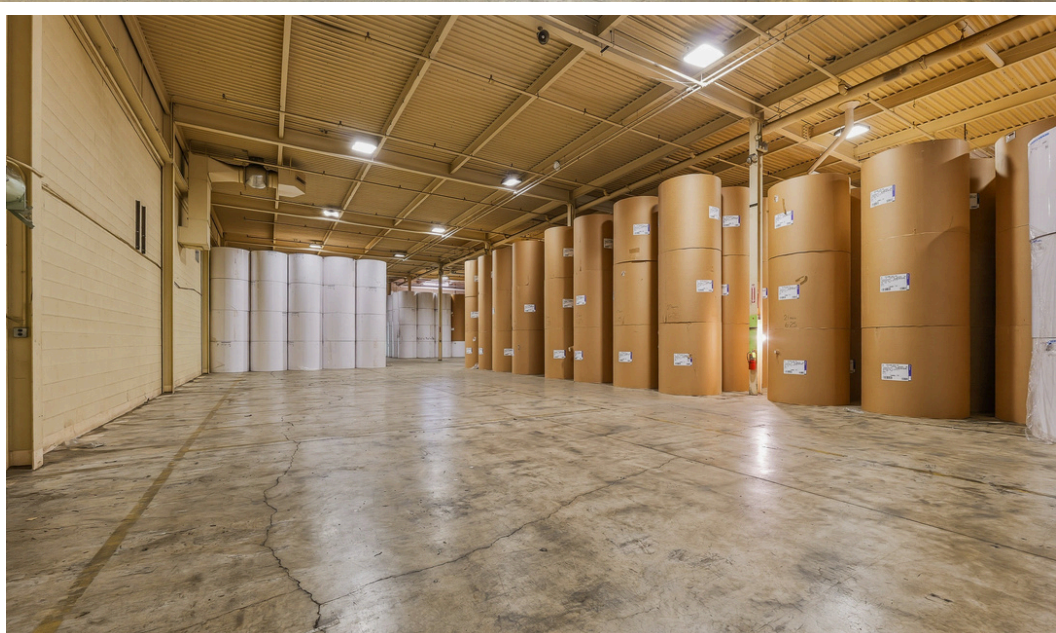
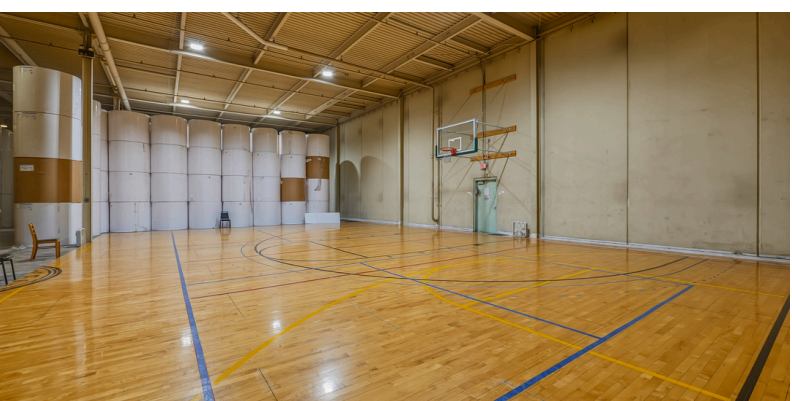


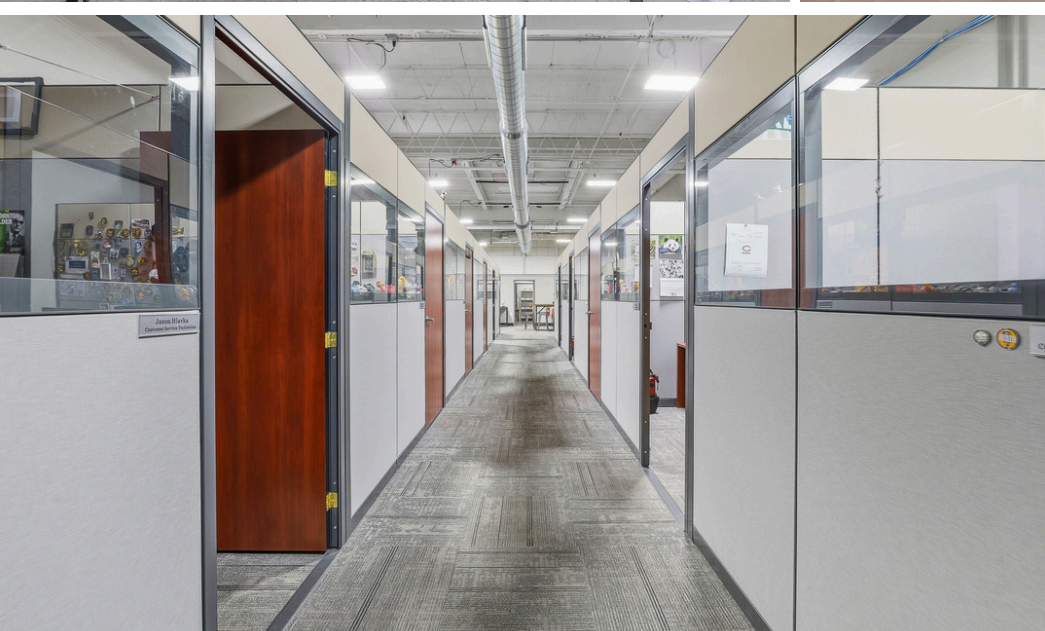
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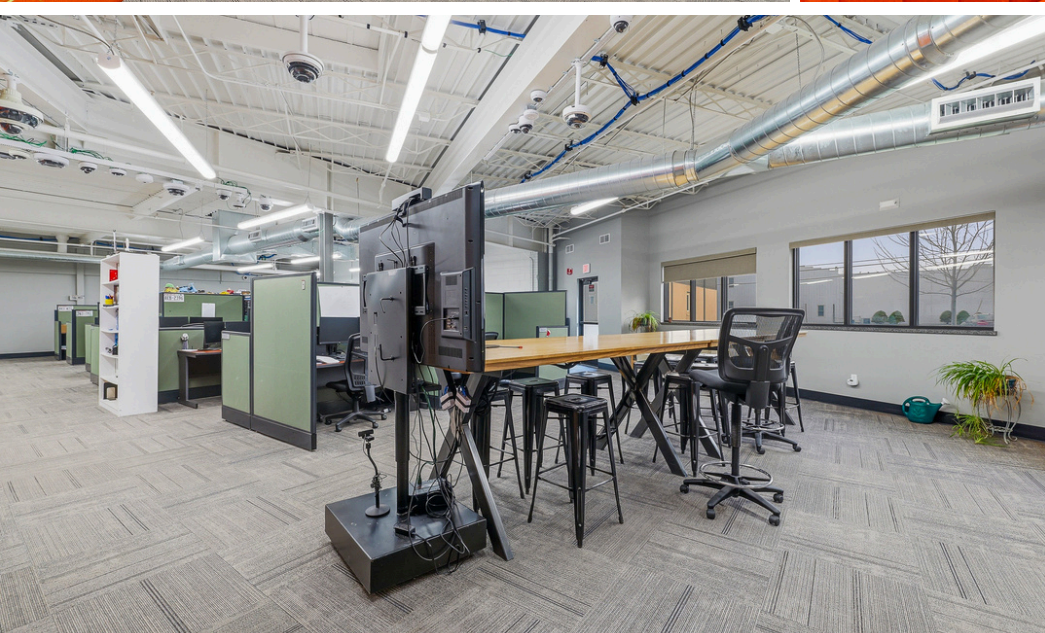
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LOCATION OVERVIEW



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LOCATION OVERVIEW

RIPON

Fond du Lac County serves as a regional center for manufacturing and its economy is rooted in long-standing industrial businesses, skilled trades, health care, education, and logistics. Located at the south end of Lake Winnebago along the I-41 corridor.

CoStar Economic Summary | Fond du Lac

WISCONSIN

Wisconsin's central Midwest location ensures direct access to national markets. With robust transportation networks and a business-friendly climate, the state is committed to supporting industrial growth and success. Investing here means joining a thriving industrial community.

<https://www.cbre.com/offices/corporate/wisconsin>



LOCATION OVERVIEW

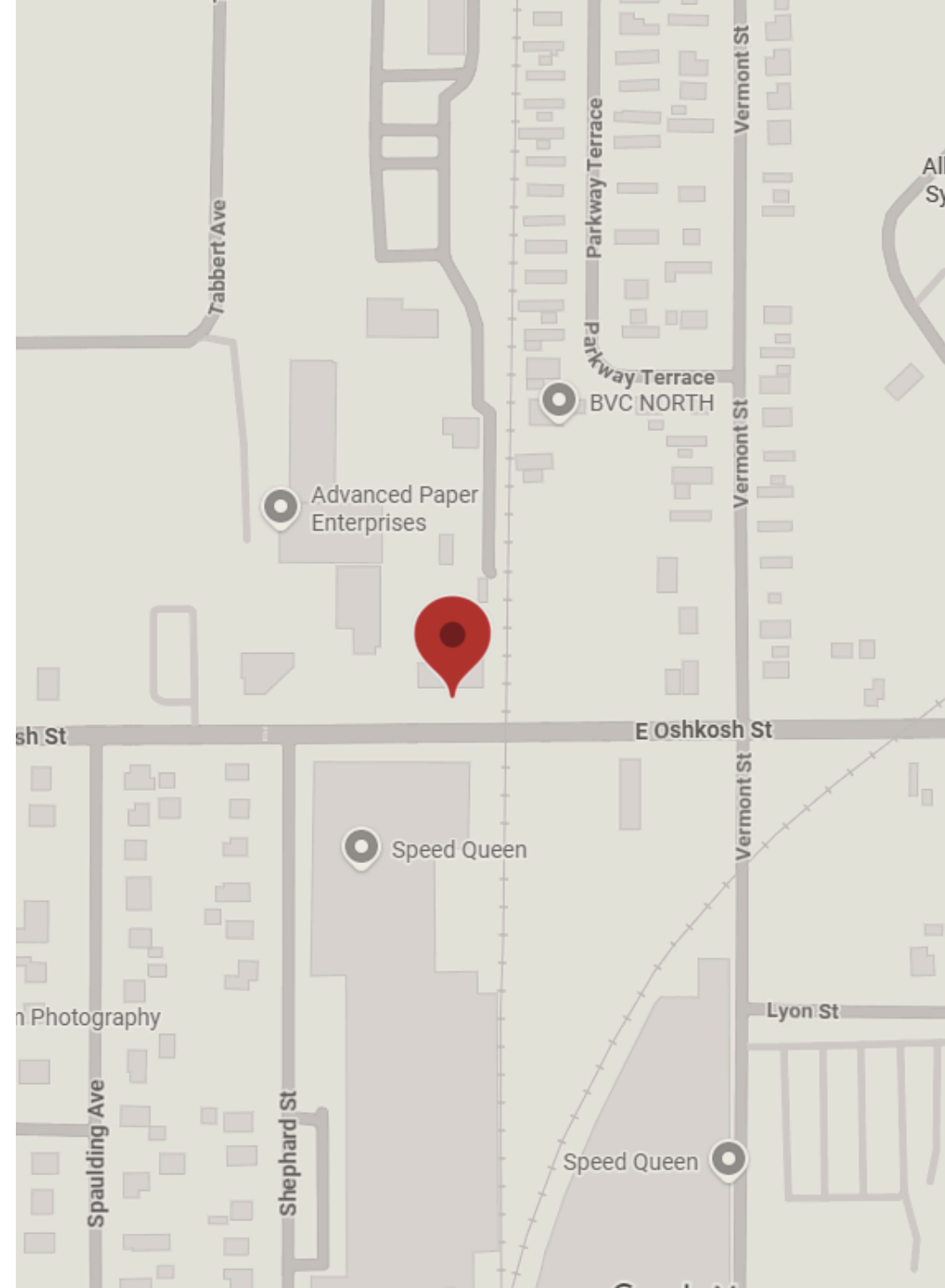
NEARBY AMENITIES

TRANSPORTATION & ACCESSIBILITY

- Highways & Major Roads
 - <1 Mile to HWY 23
 - 20 Miles to HWY 151
 - 20 Miles to HWY 151
- Airports
 - Fond du Lac County Airport - 30 Minutes
 - Milwaukee Mitchell International Airport - 1 Hour 45 Minutes
 - Appleton International Airport - 45 Minutes
- Proximity to Major Cities & Distribution Hubs
 - Milwaukee - 1 Hour 40 Minutes
 - Madison - 1 Hour 30 Minutes
 - Green Bay - 1 Hour 20 Minutes

DINING & ACCOMODATION

- Casual Dining & Quick Service
 - 10+ within 5 Miles Including Popular Chains like McDonalds, Subway, Taco Bell, KFC + More
- Local Favorites
 - Mr. & Mrs. P's Eatery, Knuth Brewing Company, Roadhouse Pizza, Mugs Coffeehouse, Kristina's Family Café, J's BBQ, Pastimes Pub & Grille, The Public House, and Ripon Family Restaurant.
- Hotels
 - Various lodging options within a 10-mile radius, including Welcome Inn, Heidel House Resort & Spa, Cobblestone Suites, etc.



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DEMOGRAPHICS



420 E OSHKOSH STREET

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DEMOGRAPHICS

FOND DU LAC COUNTY

POPULATION

103,948

OF
HOUSEHOLDS

44,262

OF
HOUSING UNITS

46,157

MANUFACTURING
EMPLOYMENT

13,305

TRANSPORTATION &
WAREHOUSING
EMPLOYMENT

2,020

CONSTRUCTION
EMPLOYMENT

5,280

Census data: ACS 2023 1-year



\$71,285

MEDIAN HH INCOME



\$232,900

MEDIAN HOME VALUE



55,107

EMPLOYED POPULATION



41.6

MEDIAN AGE



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06

MEET OUR TEAM



420 E OSHKOSH STREET

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OUR TEAM



GARRETT JENNINGS

REALTOR WITH ADASHUN JONES REAL ESTATE

Garrett Jennings is a dedicated real estate professional with a passion for helping others achieve their goals. A native of Ripon, Wisconsin, Garrett is proud to be a part of the Adashun Jones team, making a positive impact in the communities he knows and loves.

With a focus on guiding clients through their real estate journeys Garrett brings a fresh perspective and unwavering work ethic. As both a Realtor and a real estate investor, he combines his vision, knowledge, and adaptability to meet the unique needs of each client.



KEVIN JONES

BROKER | CO-OWNER OF ADASHUN JONES

My lifelong passion for real estate and construction has driven me to help countless clients achieve their goals.

With over 20 years of experience and success, we have led our company to record sales and impressive growth. Adashun Jones consistently maintains its #1 position in the markets we serve, thanks to our exceptional team of agents, unparalleled local service, and outstanding results.





CONTACT US

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