



S Park Street

S Concord Road

W 2nd Street

# 520 W. 2nd Street

Oconomowoc, WI 53066

**FOR SALE**  
**Manufacturing & Distribution Facility**  
**5.62 Total Acres across 3 parcels**

**CONTACT US:**

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# PROPERTY OVERVIEW

## **520 W 2nd Street & 126 S Park Street**

Colliers | Wisconsin is pleased to present this manufacturing & distribution facility located in Oconomowoc, Wisconsin. Silgan Containers has manufactured, warehoused, and distributed products from this facility since the mid-1980's.

Situated among three parcels, totaling 5.62 acres, the sale includes the main manufacturing & distribution facility which is +/- 117,000 SF, as well as a 1.29-acre vacant lot currently utilized for parking, and a 0.48-acre lot with a free-standing +/-4,000 SF shop / service building. The three parcels are currently zoned Industrial allowing for a wide range of uses, including manufacturing, distribution, and potential conversion to self-storage for any industrial user.

**Purchase Price: \$4,250,000**



For Sale | 520 W 2nd Street, Oconomowoc, WI 53066

# BUILDING SPECIFICATIONS

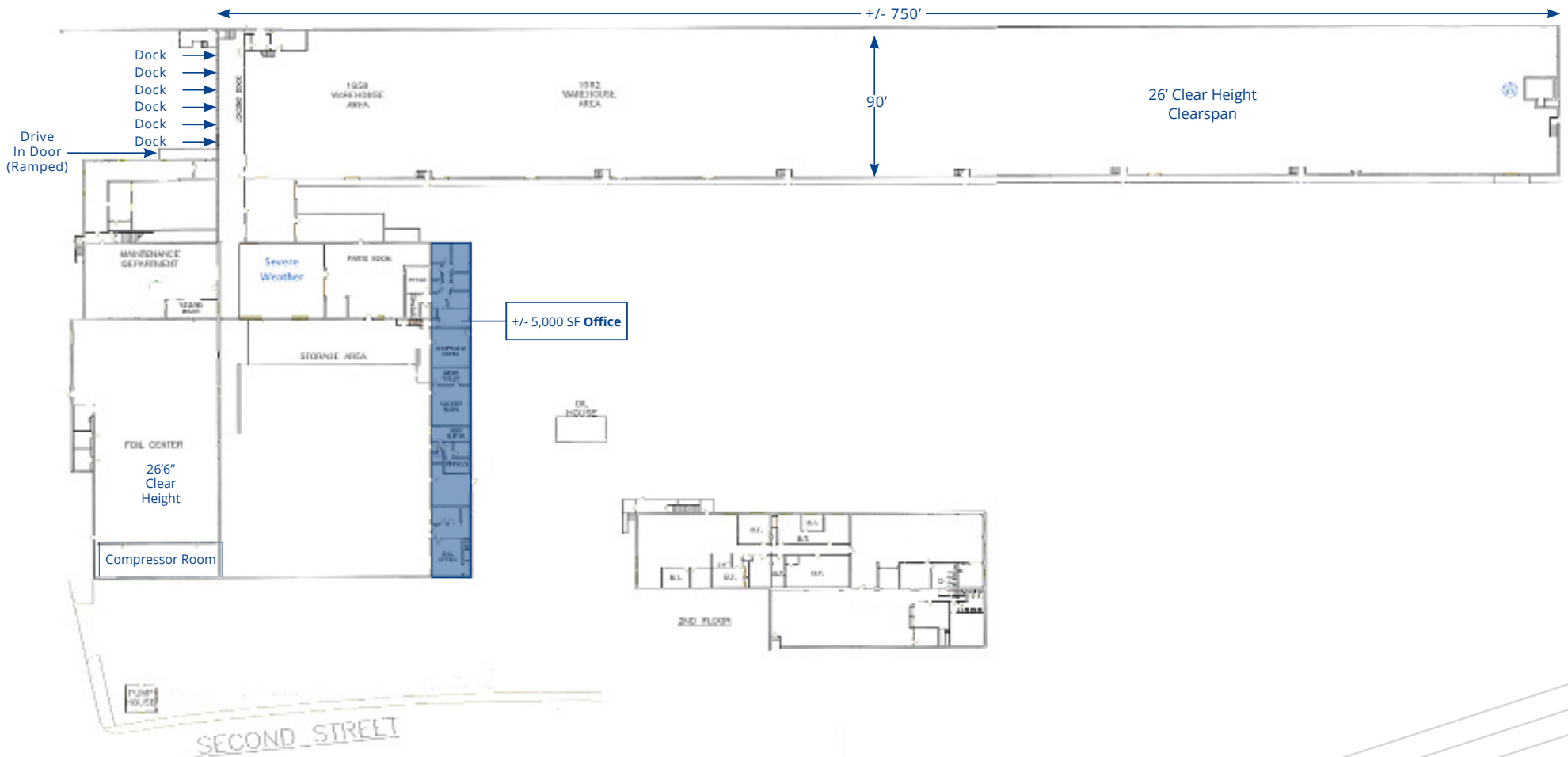
Building Size	+/- 117,000 SF Main Building(To be verified) +/- 4,000 SF Additional Shop/Service Building
Office Size	+/- 5,000 SF
Construction	Precast, Masonry Block & Insulated Metal Panel
Loading	Six (6) Loading Doors Two (2) Drive-In Doors (Both Ramped)
Clear Height	16' - 26'6" (Varies between building sections)
Column Spacing	Varies
Fire Suppression	100%: Wet System
Lighting	LED (Updated within the last 3 years)
HVAC	Full HVAC in Office, Cambridge Units & Gas Fired Heaters (Rooftop and exterior pad mount)
Electrical Service	2,500 Amp, 227/480 V 3-Phase (TBV by Buyer)
Roof	Portion replaced in 2023
2023 Property Taxes	\$23,134.10 (Total for 3 Parcels)
Fiber Optic	Building is equipped with Fiber. Provider to be verified.

\*All square footages are approximate.





# BUILDING FLOORPLAN



\*SF figures are believed to be accurate and should be verified by potential buyers.



# SITE SPECIFICATIONS

Parcel Size	5.62 Acres (Three Parcels)
Zoning	Industrial
Sewer & Water	Municipal
Utility Providers	WE Energies
Parking	1.3 Acres of Parking Available ± 40 Trailer Parking Stalls ± 68 Automobile Stalls





# PROPERTY PHOTOS





# LOCATION



## Drive Times

Downtown Oconomowoc	0.8 Miles   3 Minutes
I-94 Onramp	4.1 Miles   10 Minutes
Zoo Interchange	27.5 Miles   29 Minutes
Milwaukee	35.1 Miles   39 Minutes
General Mitchell Airport	40.6 Miles   43 Minutes
Madison	49.7 Miles   55 Minutes
WI/IL Border	71.1 Miles   1 Hour 9 Minutes
O'Hare	109 Miles   1 Hour 15 Minutes
Green Bay	125 Miles   2 Hours 6 Minutes

## Demographics:



### Population

1 mi: 6,861  
 3 mi: 23,970  
 5 mi: 34,662



### Household Income

1 mi: \$112,919  
 3 mi: \$126,469  
 5 mi: \$132,725



### Blue Collar Workforce

1 mi: 779  
 3 mi: 2,118  
 5 mi: 3,224



### Businesses

1 mi: 369  
 3 mi: 904  
 5 mi: 1,304



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Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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 broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

## Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

## Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

## 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/>

## 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 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.