



RIDGEWOOD INDUSTRIAL CENTER

W165N5830 RIDGEWOOD DRIVE
MENOMONEE FALLS, WI

RIDGEWOOD INDUSTRIAL CENTER



Prime Industrial Opportunity in Milwaukee's Top Business Park

Positioned on nearly 25 acres in one of Wisconsin's most active and sought-after business hubs, this highly functional, Class A industrial facility offers over 300,000 SF with 31'6" clear height, full air-conditioning, and exceptional parking (4.86/1,000 SF).



THE OPPORTUNITY



HIGHLY FUNCTIONAL INDUSTRIAL

- This Class-A property, originally built as a manufacturing facility, was converted to open-concept office space in 2015 and returned to industrial use in 2025. Now available for lease, the building retains many of its original industrial features.
- The property currently consists of 11 loading docks, with the ability to expand.
- The property is fully air-conditioned, featuring a built-up fan system supported by three chillers — two at 300 tons and one at 200 tons.
- Existing parking consists of approximately 1,458 spaces, or 4.86 / 1,000 SF, with additional capacity.



THE KEY ADVANTAGE

- Opportunity to retain or customize modern office interiors with enhanced lighting for both office and warehouse.
- State of the art, fully air-conditioned facility.
- Potential excess land for building expansion or secured outdoor storage.
- Strong location with a short travel time to the freeway provides great accessibility to workforce.
- Flexible layout with conditioned manufacturing space - a rare offering in today's market.



SILVER SPRING CORPORATE PARK

- Over 1.3 million square feet of industrial manufacturing, warehouse, distribution and corporate office space with current vacancy rate at 0.42%.
- Home to a myriad of users including: Kohl's Corporate, Frito Lay, & a variety of industrial manufacturers & suppliers
- Located three (3) miles from Interstate 41/45 providing easy access to:
 - Nearby retail and amenities
 - Executive housing
 - Downtown Milwaukee
 - General Mitchell International Airport
 - Madison

PROPERTY STATISTICS

| | |
|-------------------------------|---|
| Address | W165N5830 Ridgewood Drive |
| City, State | Menomonee Falls, WI |
| Year Built / Renovated | 1996 / 2015 / 2025 |
| Property SF | 311,700 SF |
| Office SF | 18,452 SF |
| Availability | 58,932 SF - 197,881 SF |
| Construction | Pre-Cast Concrete Walls & Structural Steel Roof |
| HVAC | Fully Air-Conditioned |
| Clear Height | 31'-6" |
| Loading Docks | 11 Docks (Ability to expand) |
| Power - Primary HV | 3,000 amp & 2,000 amp |
| Power - Voltage | 480y/277 volt service |
| Emergency Generator | 800 KWA/1000 KVA |
| Land Area | 24.97 Acres |
| Parking Ratio | 4.86 / 1,000 SF (1,458 Spaces) |
| Zoning | Industrial |
| Estimated CAM/Ins/Tax | \$1.92 PSF |
| Lighting | LED |
| Sprinkler | ESFR |
| Floor | Concrete Slab on Grade |
| Lease Rate | TBD |



SITE PLAN



Existing Docks



Planned Dock Installations (Expandable)



MARKET STATISTICS

With access to a population of over 1,101,000 within a 30-minute drive time, Ridgewood Industrial Center is a premier location for recruiting and retaining top talent. The demographics show a strong presence of skilled professionals, contributing to a dynamic and productive workforce in the Menomonee Falls area.



116,231
POPULATION
WITHIN 5 MILES



\$108,281
AVG. INCOME
WITHIN 5 MILES



\$ 299,880
AVG. HOME VALUE
WITHIN 5 MILES



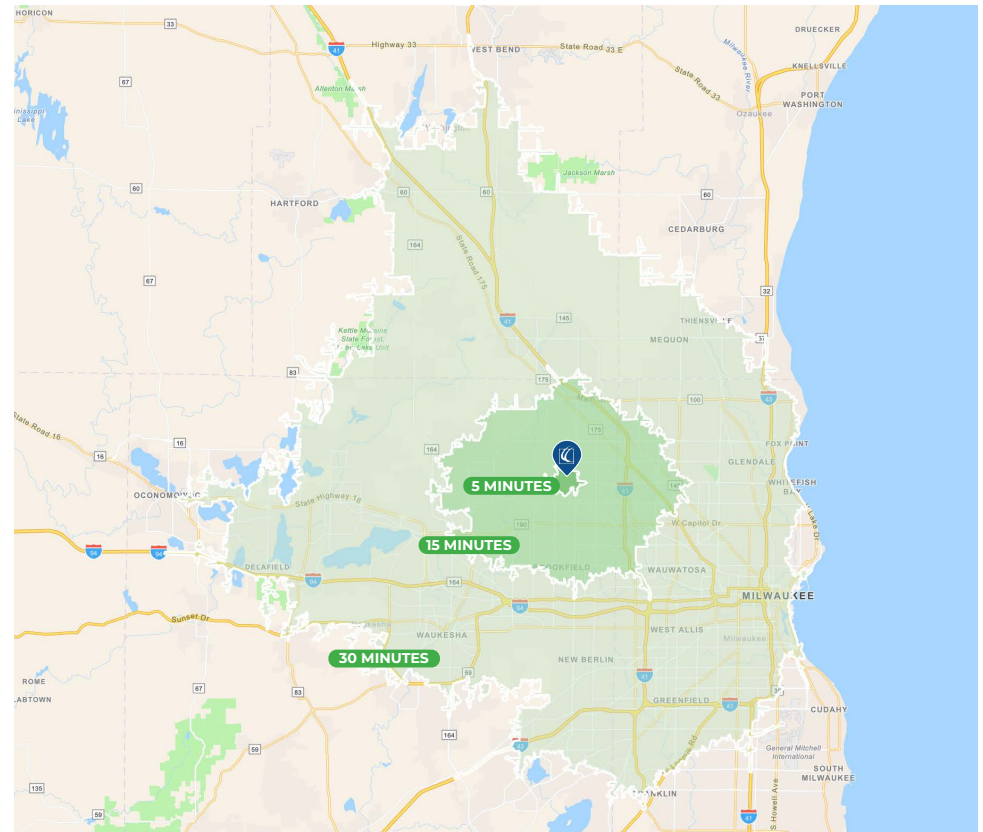
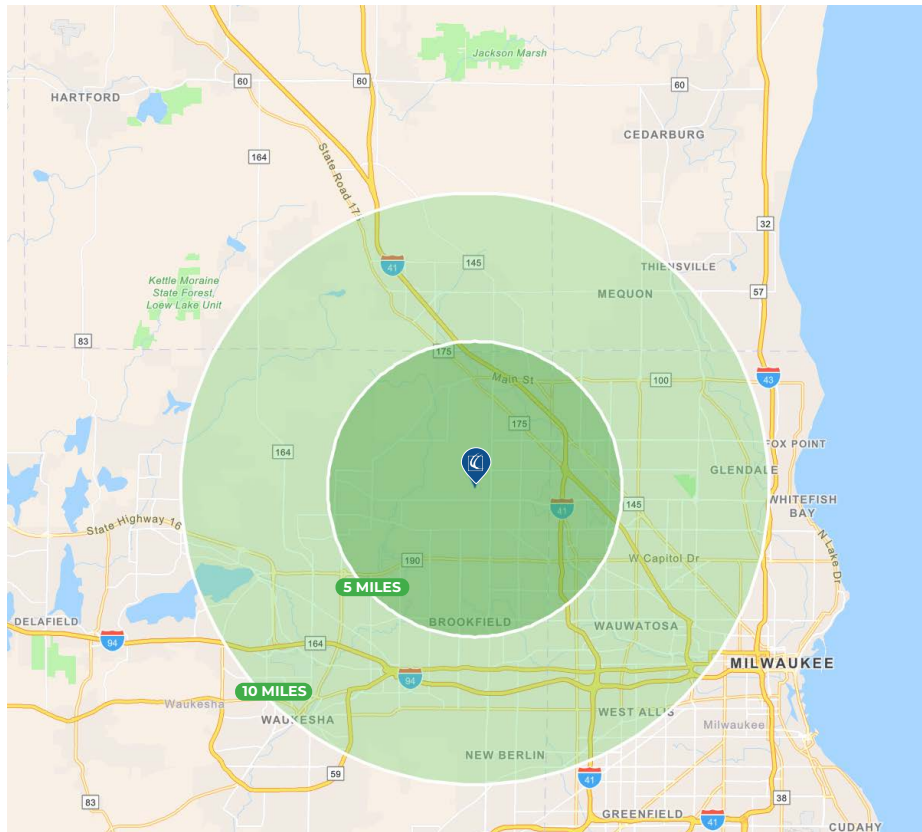
41
AVG. AGE
WITHIN 5 MILES

601,987
POPULATION
WITHIN 10 MILES

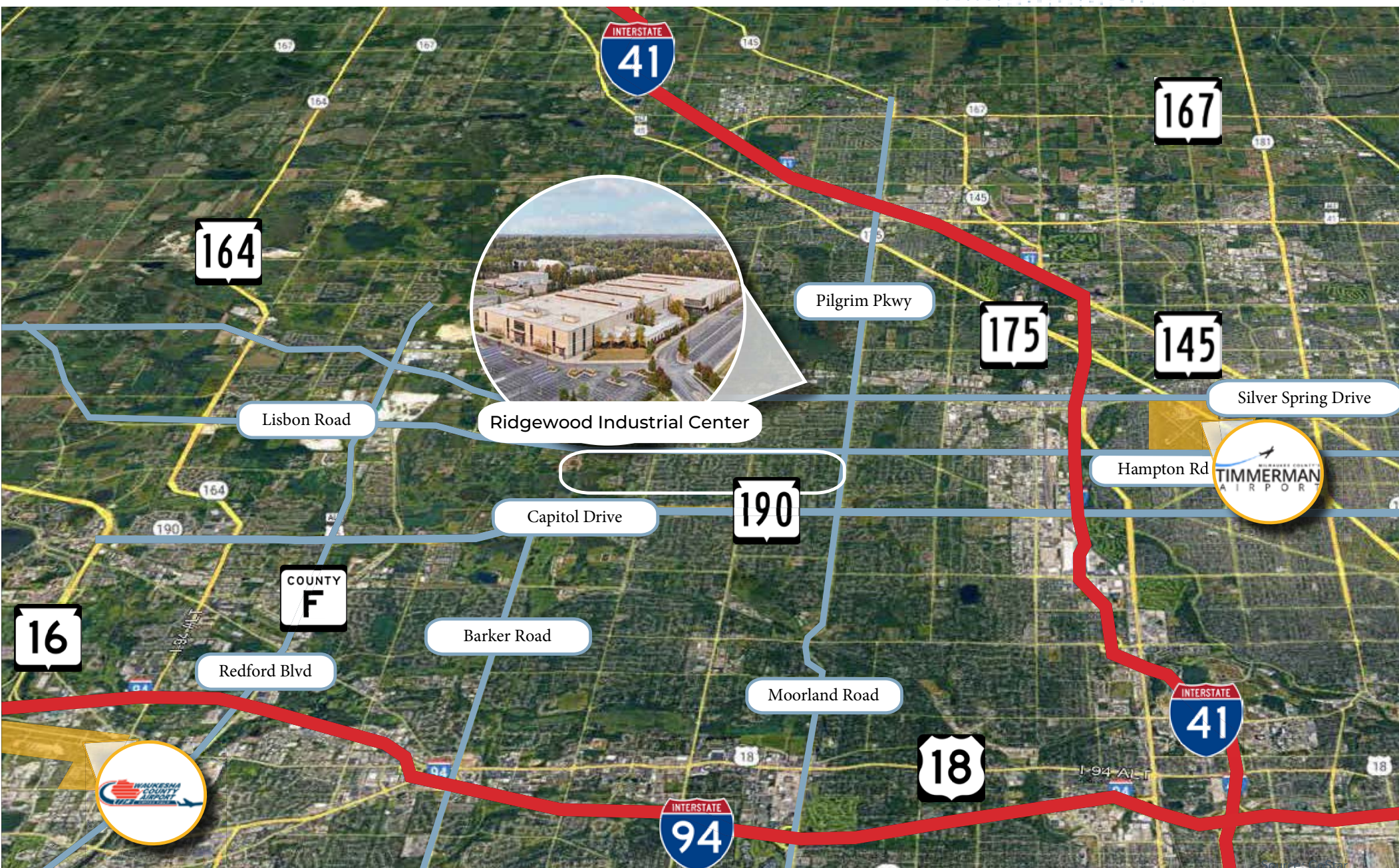
\$89,127
AVG. INCOME
WITHIN 10 MILES

\$250,286
AVG. HOME VALUE
WITHIN 10 MILES

39
AVG. AGE
WITHIN 10 MILES



LOCATION OVERVIEW



NEARBY TENANTS



ABOUT WANGARD



Wangard Partners is a Wisconsin-based real estate investment and development firm with more than 30 years of experience and a proven track record in industrial, flex-tech, and commercial asset classes. With more than \$2.5 billion in real estate value delivered and over 3.3 million square feet under management, Wangard offers integrated solutions spanning development, construction, and property management.

Industrial development is a core focus of the firm. Wangard identifies strategic infill, brownfield, and redevelopment sites across key logistics corridors—delivering high-performing environments for modern logistics, distribution, and manufacturing tenants. Our internal construction team ensures speed, quality, and cost efficiency from concept to completion.

Wangard's selective and hands-on approach results in award-winning developments recognized for their performance and community impact. We are experts in leveraging complex public-private financing strategies including TIF, New Market Tax Credits, and brownfield incentives to enhance project feasibility.

With a deep understanding of the Midwest market, Wangard continues to lead industrial growth across Wisconsin and neighboring states—driving long-term value for tenants, investors, and communities alike.



FOUNDERS|3

CONTACT

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DISCLOSURE TO CUSTOMERS

You are a customer of Wangard Business Development LLC, a 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:

- 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 within 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 of 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(l) of the Wisconsin statutes.

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.

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 section 452.01(5g) of the Wisconsin Statutes (see "Definition of 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 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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

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.

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