



Colliers

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

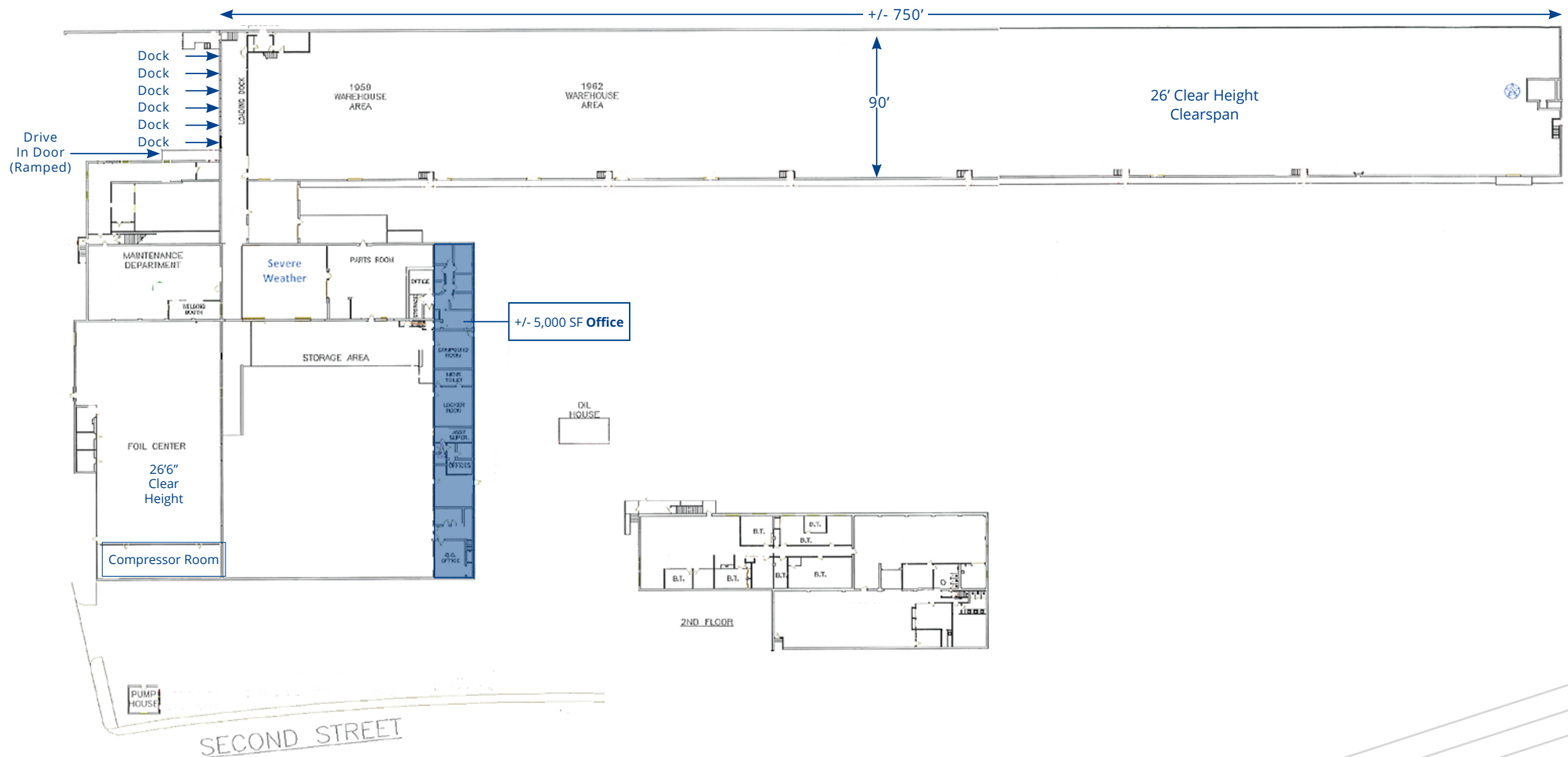
BUILDING SPECIFICATIONS

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 exerieor pad mount)
Electrical Service	2,500 Amp, 227/480 V 3-Phase (TBV by Buyer)
Roof	Portion replaced in 2023
2024 Property Taxes	\$23,675 (Total for 3 Parcels)
Fiber Optic	Building is equipped with Fiber. Provider to be verified.

**All square footages are approximate.*



BUILDING FLOORPLAN



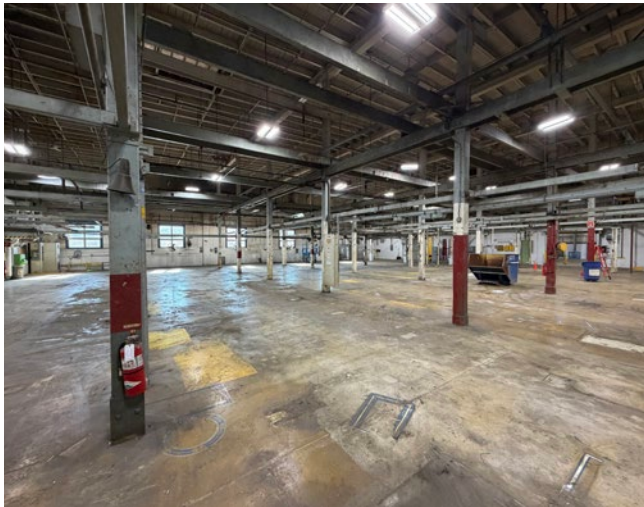
**SF figures are believed to be accurate and should be verified by potential buyers.*

SITE SPECIFICATIONS

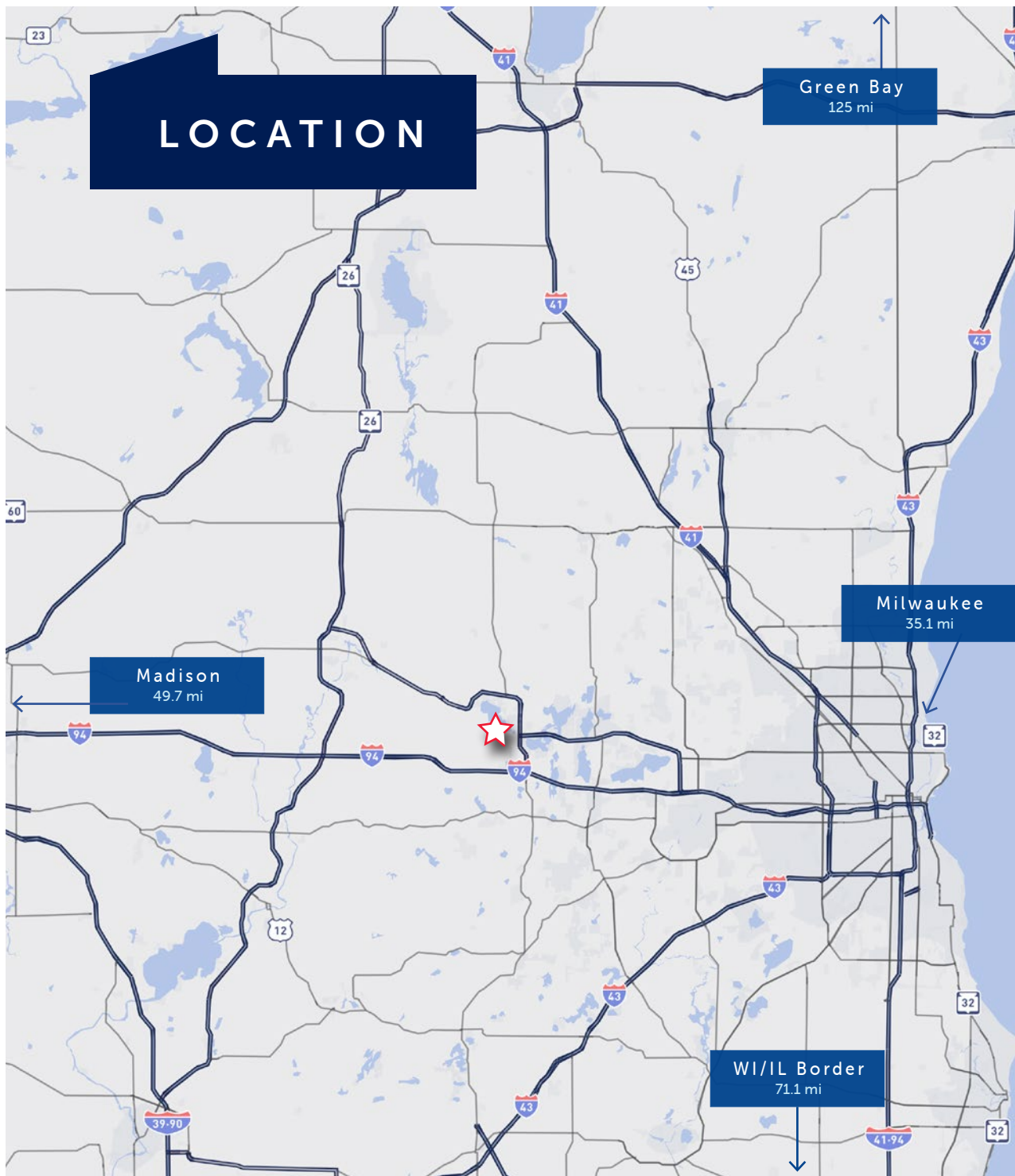
Parcel Size	5.62 Acres <i>(Three Parcels)</i>
Zoning	Industrial
Sewer & Water	Municipal
Utility Providers	WE Energies
Parking	1.3 Acres of Parking Available ± 40 Trailer Parking Stalls ± 68 Automobile Stalls



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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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/>