



THE  
BROOKSHIRE  
COMPANY  
COMMERCIAL & INDUSTRIAL REAL ESTATE

# 500 Simmon Dr. Osceola, WI 54020

68,843 SF

For Sale - \$6,385,000

For Lease - \$7.51/PSF NNN



## CONTACT

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**Schedule a viewing  
today to explore  
the possibilities!**

# 500 Simmon Drive, Osceola, WI

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Located at 500 Simmon Drive in Osceola, Wisconsin, this 68,843 SF light industrial facility offers the ideal foundation for a manufacturing or production operation seeking efficiency and growth. Built in 2002 and renovated in 2006, the property features 22' clear ceilings, six dock doors, two drive-ins, dual 3-phase electrical services, full sprinkler protection, and a two-story 6,000 SF office component on a 6-acre site with 2.4 acres of outdoor storage. Strategically positioned adjacent to the Osceola Municipal Airfield and just one mile from WI-35, the location offers exceptional logistics connectivity while benefiting from the area's strong manufacturing workforce and pro-business climate. Osceola's industrial parks are fully served by municipal utilities, and the community's long manufacturing heritage—supported by companies like Kage Innovation and Vulcan Industrial—makes it an ideal place for businesses to expand, innovate, and thrive.

## PROPERTY HIGHLIGHTS

- 68,843 SF Industrial Manufacturing Building
- 6 Docks & 2 Drive-in
- Previously Pharmaceutical Manufacturing

## LOCATION HIGHLIGHTS

- PID#165-00621-1000 (6 AC)
- Industrial Zoning
- Less than 1 mile from WI 35; 15.5 miles from I-35
- Adjacent to Osceola Municipal Airfield



## ZONING | I-1 Light Industrial

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### PERMITTED USES

manufacturing, assembly, fabrication and processing plants of a limited scope or other operational characteristics which would adversely affect surrounding uses or be basically incompatible with the surrounding environmental character and where not more than 10% of the lot or tract is used for open storage of products, materials or equipment; experimental, testing and research laboratories not involving the keeping of animals or use of animal products or any significant degree of danger or undesirable operational characteristics; printing and publishing houses ETC.

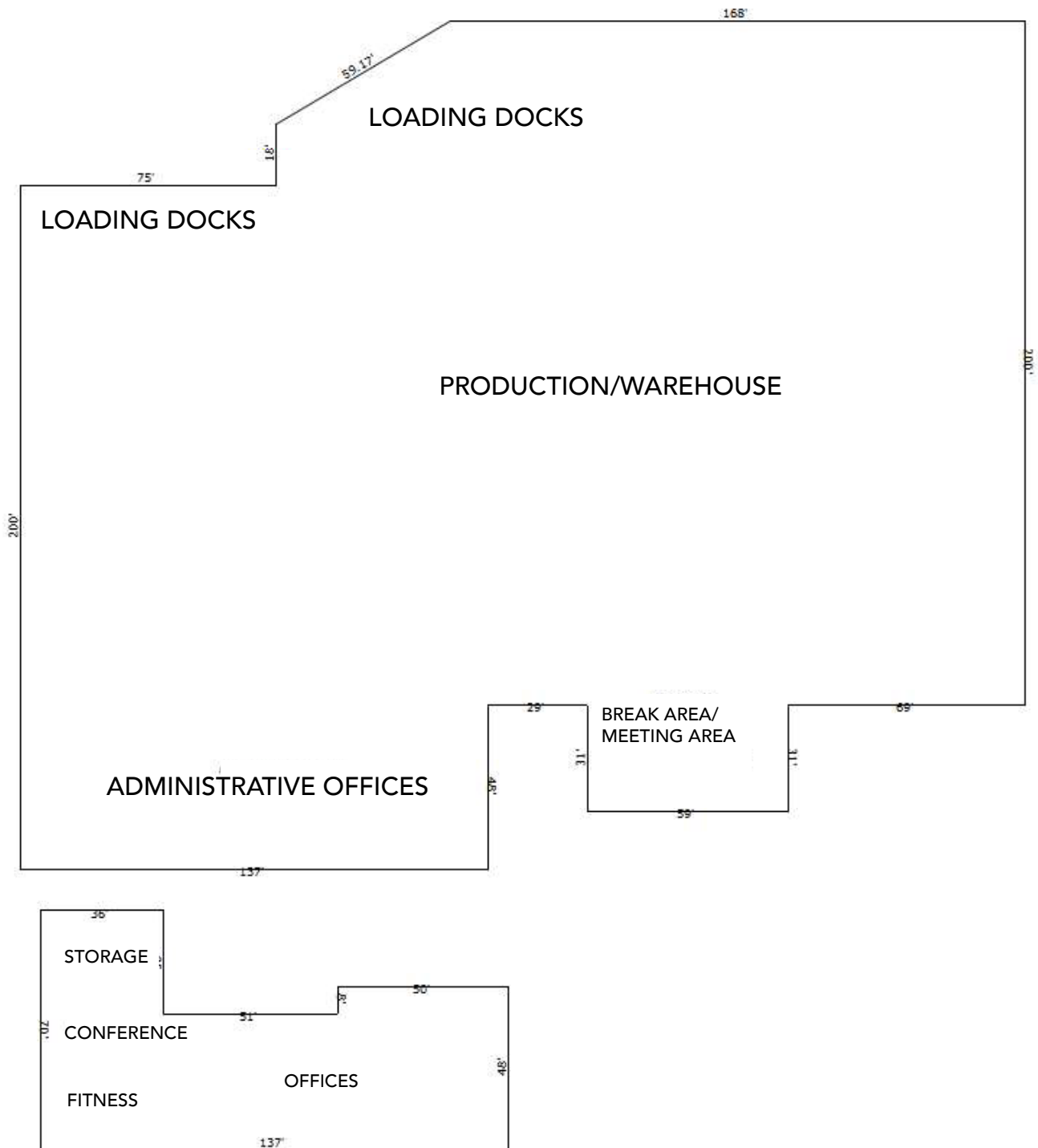
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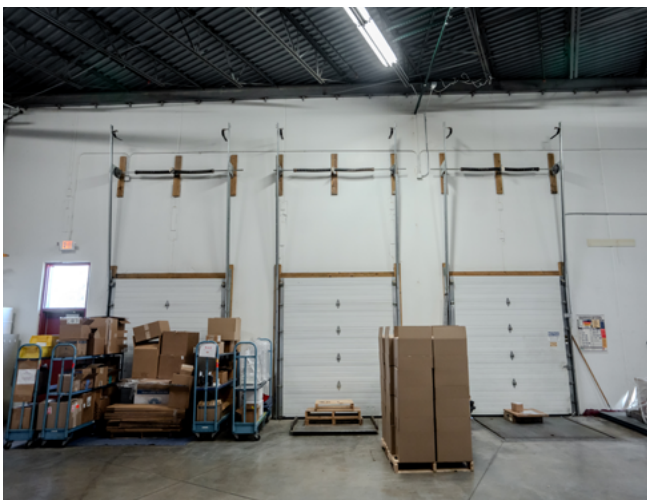
\*See [city zoning code](#) for complete list

<b>ZONING</b>	I-1 Light Industrial District
<b>PROPERTY USE</b>	Pharmaceutical Manufacturing
<b>YEAR BUILT</b>	2002 (renovated 2006)
<b>FLOORS</b>	Two-story office, single-story warehouse
<b>PROPERTY ACCESS</b>	
<b>Nearby HWY</b>	WI 35 (1 Mile); County 95 (2.6 Miles); I-35 (15.5 Miles)
<b>Nearby Airport</b>	Osceola Municipal Airfield (Adjacent)
<b>PARKING</b>	APX - 70 Stalls
<b>AVAILABLE</b>	68,843 SF
<b>Office</b>	6,000 SF
<b>Warehouse/ Production</b>	56,802 SF
<b>LOT SIZE</b>	6 Acres
<b>Outside Storage</b>	Truck Court/Outdoor storage area - 2.4 Acres
<b>BUILDING IMAGE</b>	Situated along Simmon Dr./Airport Rd.
<b>Building Materials</b>	Pre-fabricated Concrete
<b>Signage</b>	Available
<b>Roof</b>	Flat Roof - Built-up Membrane
<b>Surrounding Businesses</b>	Kage Innovation; Vulcan Industrial; F&M Plastics
<b>CEILING HEIGHT</b>	
<b>Warehouse/ Production</b>	22'

<b>WATER</b>	The Village of Osceola; Copper & PEX
<b>SEWER</b>	Supplied by The Village of Osceola Municipal Water Utility
<b>GAS</b>	Supplied by Wisconsin Public Service (WPS)
<b>POWER</b>	2 Services; Supplied by Xcel Energy
<b>Service #1</b>	208V/5,000A/3-Phase
<b>Service #2</b>	480V/2,000A/3-Phase
<b>FIRE PROTECTION</b>	Entire building is fire protected with a Wet suppression system
<b>HEATING</b>	Gas Forced Air Roof Top Units (production & office)
<b>AIR CONDITIONING</b>	Central Air Conditioning via Roof Top Units (production & office)
<b>DRIVE-INS</b>	2 total - 12'x12'
<b>LOADING DOCKS</b>	6 total
<b>Levelers</b>	6 total
<b>RESTROOMS</b>	6 total
<b>FLOORING</b>	Concrete floor framing and sub floor; Carpet/tile/stained concrete in Office area
<b>CEILING</b>	Office Area - Acoustic Tile Production/Warehouse - Panels or Steel

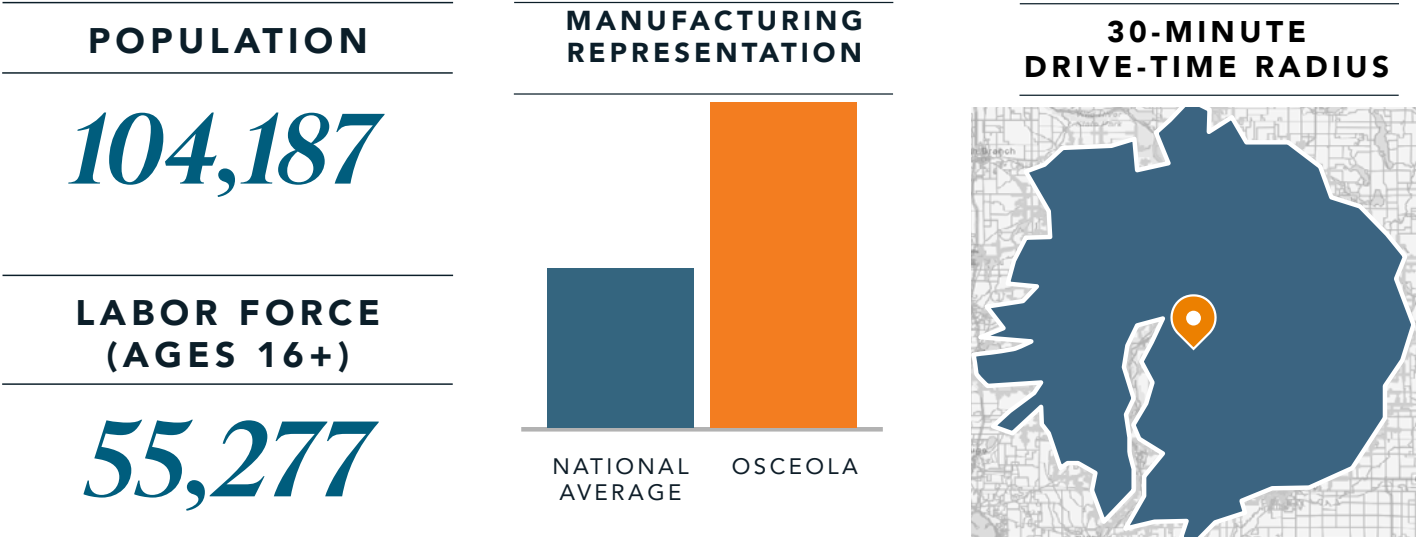
**Tour the property:** [WATCH VIDEO](#)





# LABOR SNAPSHOT OSCEOLA

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



## PLASTICS & RUBBER PRODUCT MANUFACTURING

Title	Employed	Avg Wage
Team Assemblers	500	\$21.11
Molding, Coremaking, & Casting Machine Operators	217	\$20.82
Laborers & Material Movers	516	\$20.53

## MEDIAN HOME VALUE



## TOP REPRESENTED INDUSTRIES

- Manufacturing (5,290 Employed)
- Plastics & Rubber Products Manufacturing (1,270 Employed)
- Fabricated Metal Product Manufacturing (979 Employed)

## WAGE SPECTRUM, ALL OCCUPATIIONS

Region	Mean	Entry Level	Experienced	50% Median
500 Simmon Dr. 30-minute Radius	\$28.88	\$15.32	\$35.67	\$23.62
Minneapolis/St. Paul MSA	\$35.46	\$17.17	\$44.60	\$27.92
Wisconsin	\$30.43	\$15.53	\$37.89	\$24.47

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.