



PRICE REDUCTION!



FOR SALE

9980 S Oakwood Park Drive
Franklin, WI

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Accelerating success.

Building Details

31,318 SF Industrial / Manufacturing Facility
Franklin, Wisconsin



Address 9980 S Oakwood Park Dr
Franklin, WI 53132

Property Type Industrial

Building Size +/- 31,318 RSF

Year Built 1999

Sprinklered 100%

Construction Masonry

Parking 77 surface stalls & 2 Handicap

Loading 1 dock door w/ leveler
1 drive-in door (12'x12')

Power 277/480 VOLT; 240 VOLT

Zoning PDL

Parcel Size +/- 5.94

Taxes (2025) #900-0010-001 / \$42,106.41

New Sale Price ~~\$4,350,000~~ \$3,288,390 (\$105 / SF)

- Just 2.6 Miles from I-94 via Ryan Road located in the Franklin Business Park
- Office area with an abundance of natural light, large reception area, 7 private offices, conference room, bull pen and lunchroom
- Clean warehouse and mezzanine space, heavy power throughout, fully sprinklered, floor drains, air lines and locker rooms
- 1 dock door with leveler + 1 drive-in door (12'x12'); Clear height +/- 18.6 ft
- +/- 5.94 Acres offers expansion potential (see attached site plan)

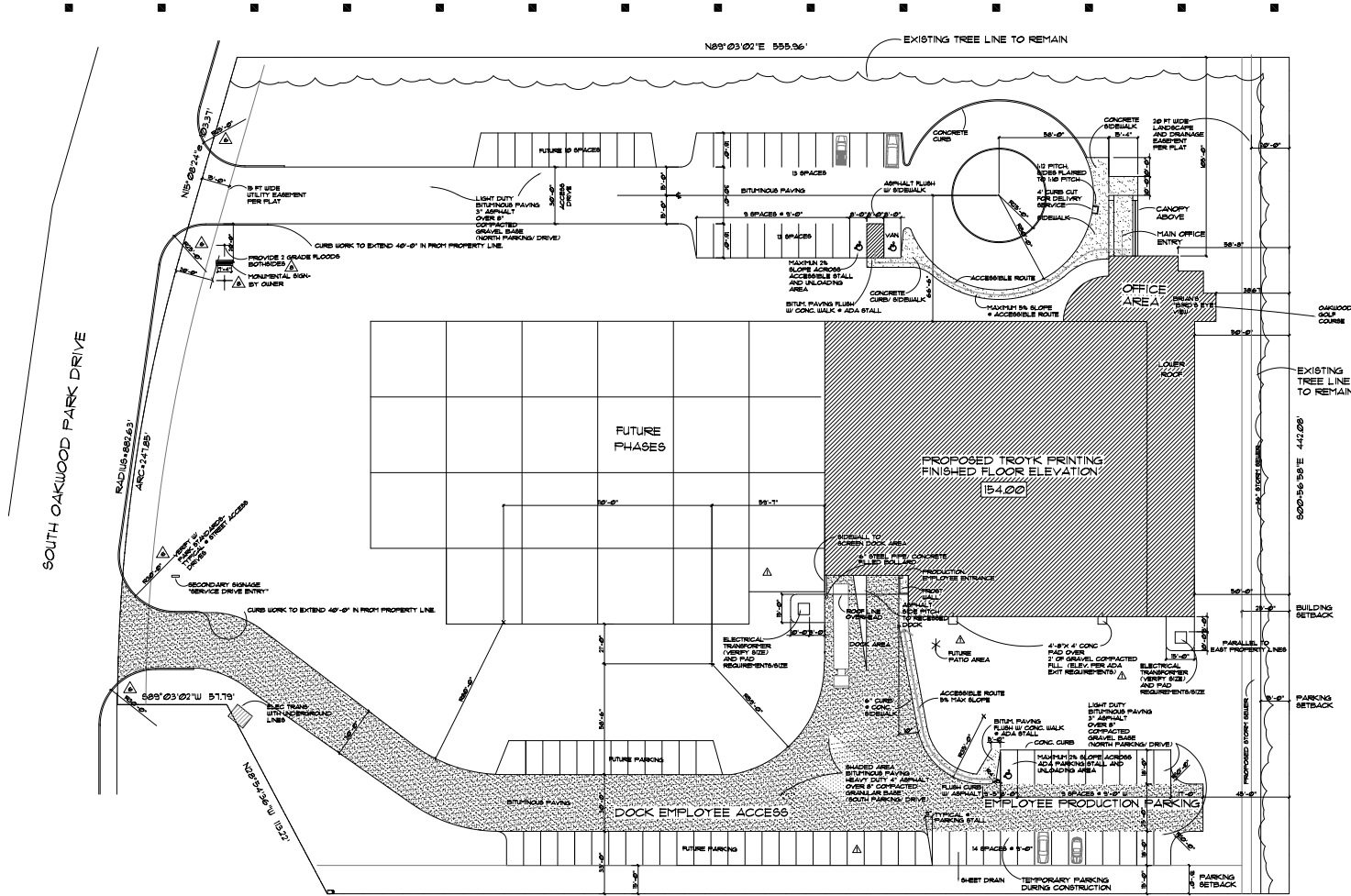
Site Plan

9980 S Oakwood Park Drive, Franklin, WI

Architects
Engineers

**Torke
Wirth
Pujara
Ltd**

938 Mayfair Road
Wauwatosa, WI 53226
Phone # 414 482-6144
Fax # 414 482-6822



GENERAL NOTES:

- SEE GRADING PLAN FOR SPECIFIC SITE GRADING
- SEE ELECTRICAL PLAN FOR LIGHTING + ELECTRICAL SERVICE
- SEE PIPING PLAN FOR CATCH BASIN LOCATION + PIPING MATERIALS
- SEE LANDSCAPING PLAN FOR SITE PLANTING SPECIES
- NOTE: SITE ELEVATION 84.00 IS EQUAL TO ELEV. 6.00 ARCHITECTURAL/STRUCTURAL SET

SITE ZONING STATUS:

LAND-USE RATIO	% PERMISSIVE
BUILDING SETBACKS	(CDA) FRANKLIN ZONING
-ADJUTING PUBLIC ROAD	40'
-NOT ADJUTING PUBLIC ROAD	20'
PARKING (CONCRETE/ASPHALT)	20'
-ADJUTING PUBLIC ROAD	20'
-NOT ADJUTING PUBLIC ROAD	20'

ONE SIDE YARD MAY BE LESS THAN 5' IF SIDEYARD IS 10' AND BOTH SIDEYARD TOGETHER ARE AT LEAST 30'

PARKING RATIO:

- 1 CAR/1000 SF OF GROSS WAREHOUSE
- 1 CAR/75 SF OF GROSS MANUFACTURING
- 1 CAR/50 SF OF GROSS OFFICE SPACE

- NO DOCK AREA MAY FACE A STREET
- REVIEW BOARD AND CDA CONTROL ALL TREE CUTTING
- 30' MIN. ACCESS DRIVE WIDTH
- 40' MIN. TURNING
- MINOR ACCESS DRIVES 20' MIN. WIDTH

SITE PARKING:

OFFICE AREA: 5700 SF (GROSS)
REQUIREMENTS: 1 STALL PER 200 SF GROSS OFFICE AREA
77 STALLS REQUIRED

WAREHOUSE: 52540 SF (GROSS)
REQUIREMENTS: 1 STALL PER 1000 SF GROSS AREA
53 STALLS REQUIRED

PRODUCTION AREA: 19880 SF (GROSS)
REQUIREMENTS: 1 STALL PER 975 SF GROSS AREA
20 STALLS REQUIRED

TOTAL SITE PARKING REQUIRED: 69

TOTAL SITE PARKING PROPOSED: 59 (47 PROPOSED AREA FOR FUTURE TROK TO RETAIL (POC CITY OF FRANKLIN OR OFFICE PARK REQUIRED))

SITE PLAN

9,949 ACS

SCALE: 1"=30'-0"

CDA 5/28/19 TROK SIGN JJC
CDA 6/25/19 ENTER SIGN JJC

Drawn: KRS/ALS Approved: JC
Date: 8/3/18
Project Number: 96185

Sheet Number: A 1.1

Exterior

9980 S Oakwood Park Drive, Franklin, WI



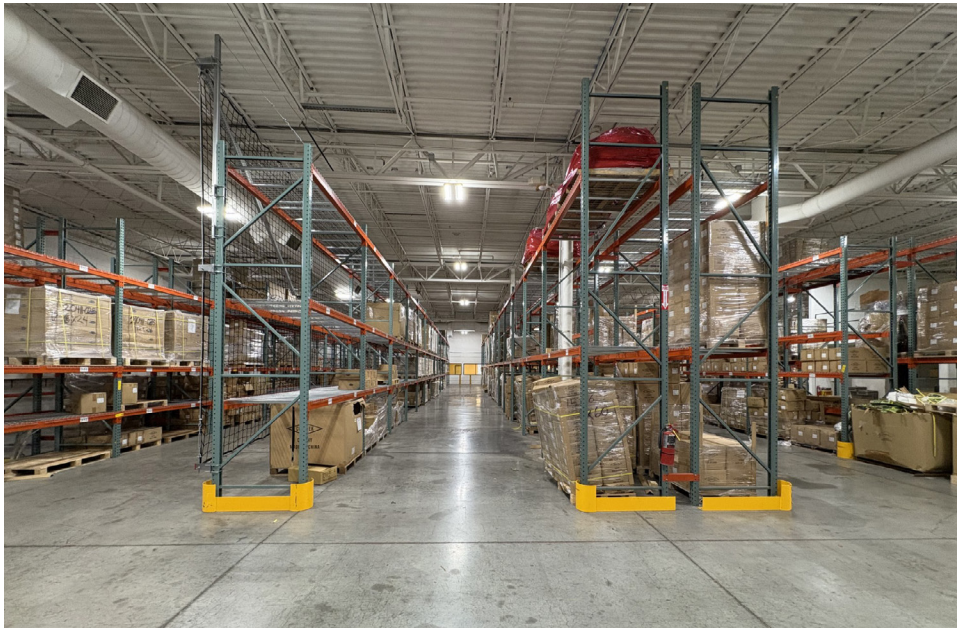
Office

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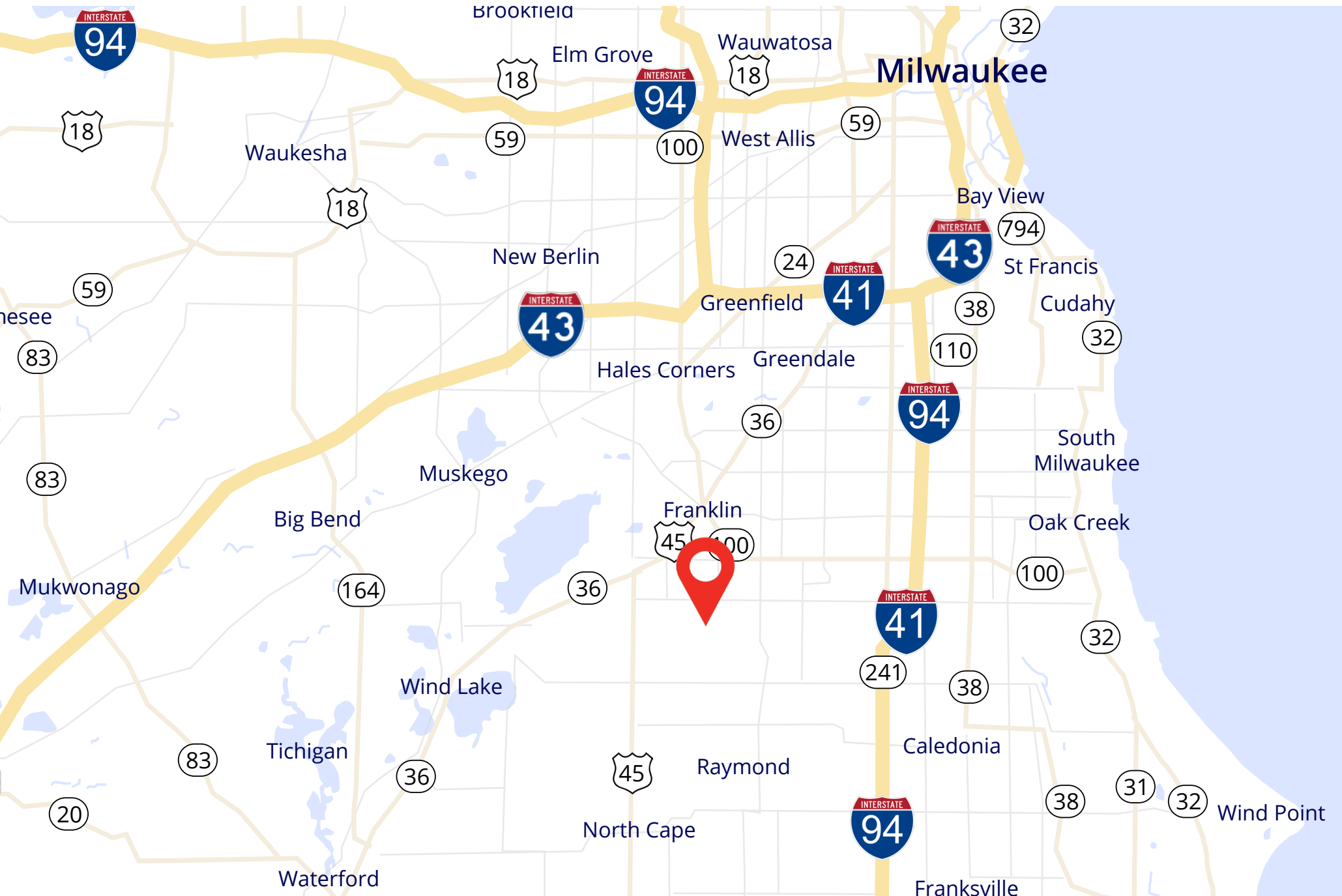
Warehouse

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Location Map

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Contact

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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/>

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

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