

100 CREATIVE WAY RIPON, WISCONSIN



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**Adashun
Jones** INC.

REAL ESTATE

WWW.ADASHUNJONES.COM

160,000+ SF Industrial Opportunity | 13+ Acres

Single-tenant NNN lease opportunity featuring a functional 160,000+ square foot industrial facility on over 13 acres. The property offers tall ceilings, 14 loading docks, substantial electrical capacity, and excellent space for storage, warehousing, or distribution. Additional features include access to the rail system and convenient proximity to I-41. A rare opportunity for an industrial user seeking significant space, acreage, loading infrastructure, and transportation access.



01

INVESTMENT HIGHLIGHTS



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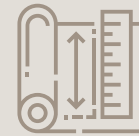
INDUSTRIAL SPACE IN PRIME LOCATION

Functional industrial building offered with a leased tenant in place on an NNN lease. The property features a practical layout, ample parking, and heavy electrical power, providing a strong setup for industrial, manufacturing, or warehouse use.



PROPERTY ADDRESS

100 CREATIVE WAY
RIPON WI 54971



TOTAL USABLE SQ FTG

160,798 SQ FT



ACREAGE

13.437 ACRES



ZONING

INDUSTRIAL DISTRICT (M-1)

02

PROPERTY OVERVIEW



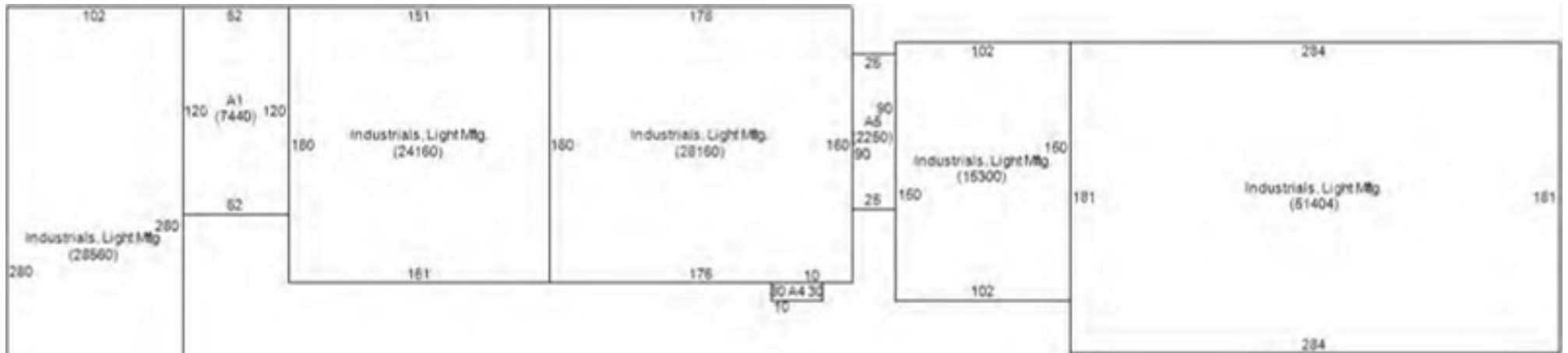
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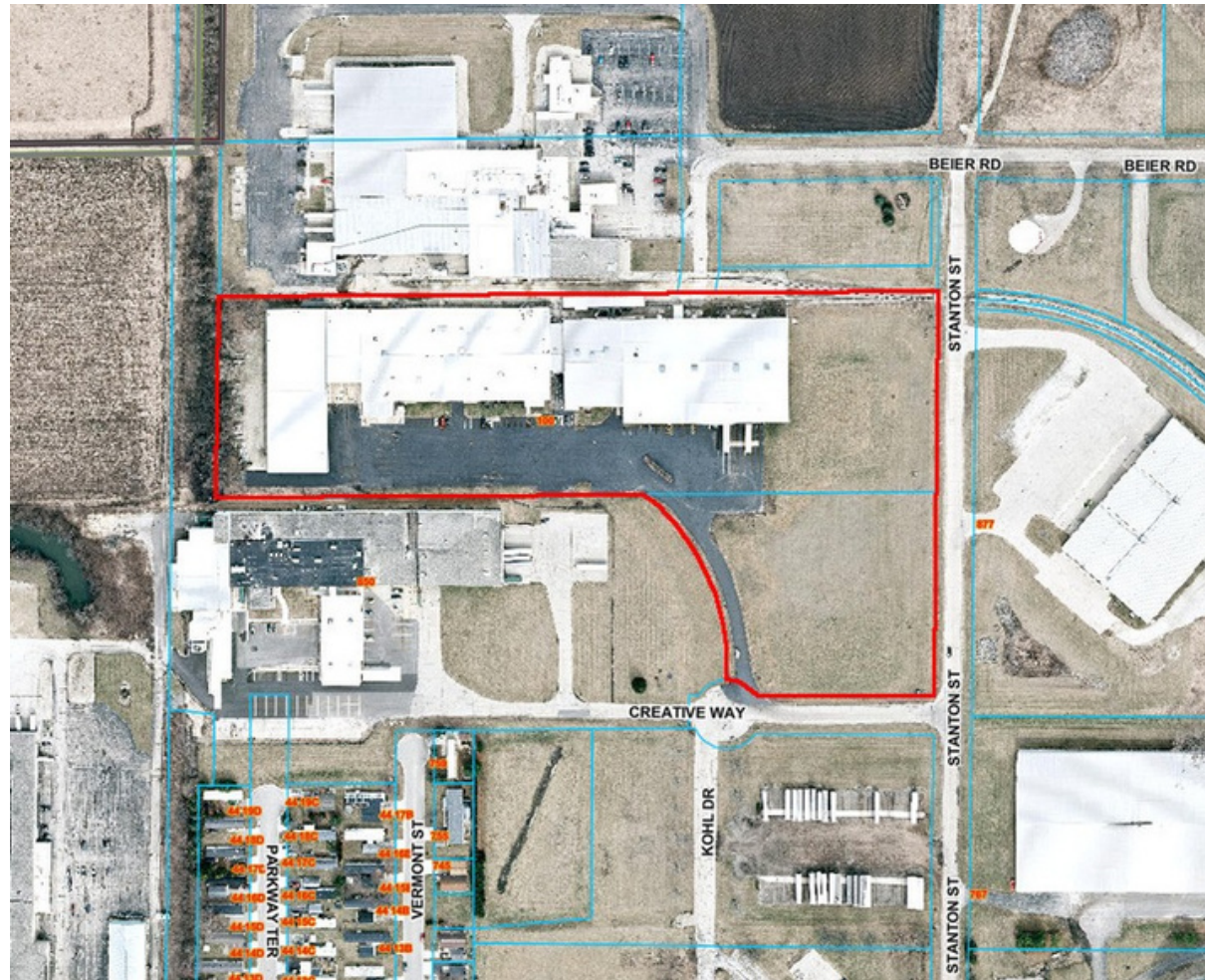


PROPERTY OVERVIEW

FLOOR PLANS



PROPERTY OVERVIEW



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PROPERTY OVERVIEW

KEY FEATURES

FOUNDATION	Concrete Slab on Grade	UTILITIES	Municipal Water & Waste	SQ FTG	Approx 160,798 Total Sq Ft
EXTERIOR	Concrete / Metal	TAXES	\$50,235.51 [2025]	LOT SIZE	13.437 Acres
HEATING & COOLING	Gas Forced Air Central Air	STORIES	1 Story	ZONING	M-1
HEATING FUEL	Natural Gas	PARKING	100+ Stalls	TYPE	For Sale Real Estate



PROPERTY OVERVIEW

EXPLORE THE SPACE

OFFICE 1 + FULL BATH 19' X 15'	OFFICES 2 & 3 10' X 11'	OFFICE 4 15' X 12'
OFFICE 5 14' X 11'	OFFICES 6 & 7 14' X 14'	OFFICES 8 & 9 15' X 9'
OFFICE 10 14' X 10'	CONFERENCE ROOM 15' X 20'	BATHROOMS 2 TOTAL
DOORS #1-4 & #8 8' X 10'	DOORS #5 & #9 12' X 14'	DOOR #6 12' X 12'
DOOR #7 14' X 14'	DOOR #8 9'9 X 10'	DOORS #10-14 10' X 10'

03

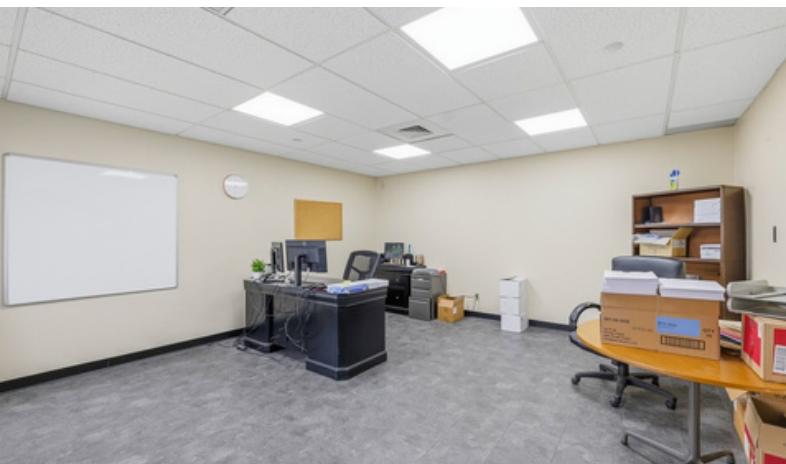
PROPERTY PHOTOS

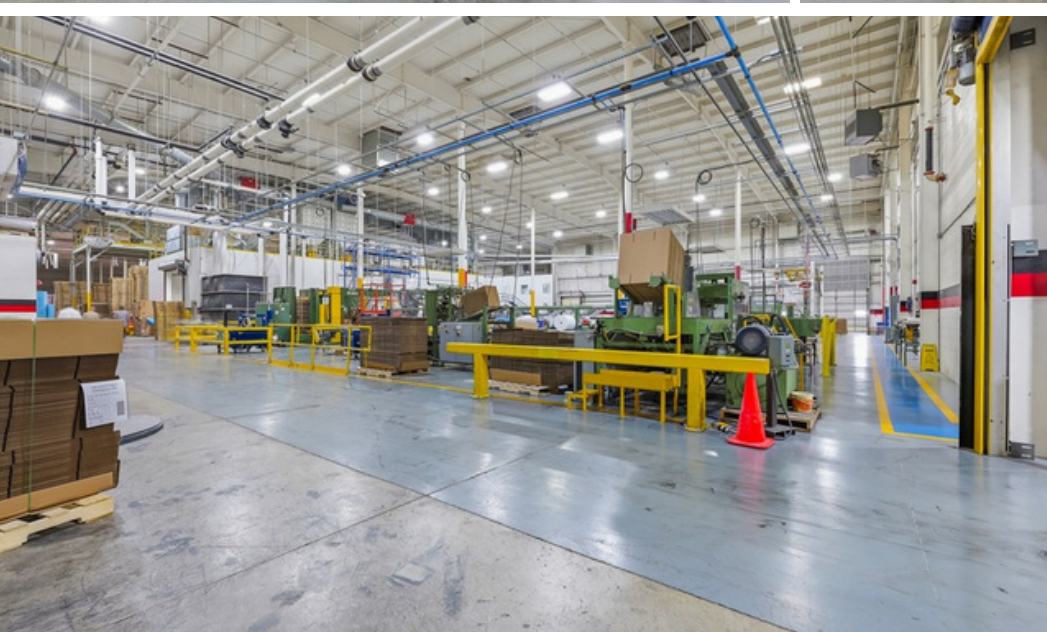
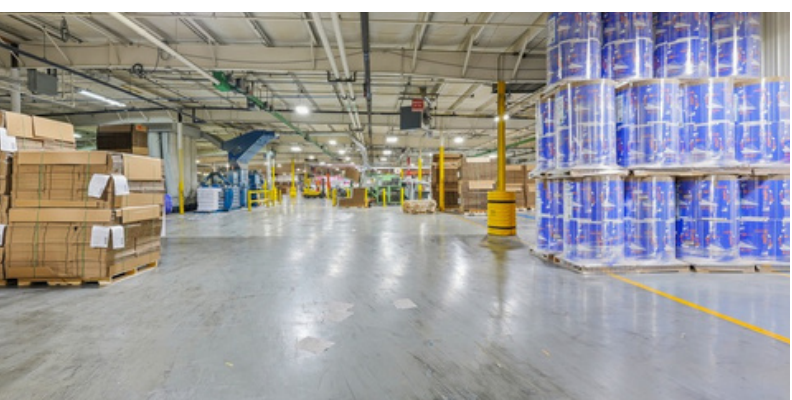


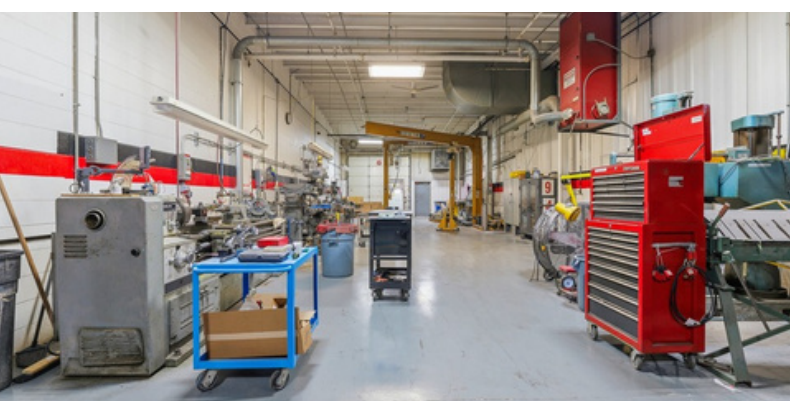
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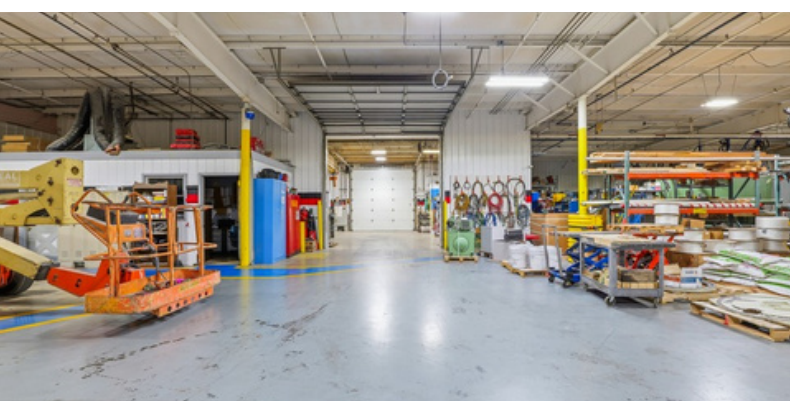














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LOCATION OVERVIEW



LOCATION OVERVIEW

RIPON

Fond du Lac County serves as a regional center for manufacturing and its economy is rooted in long-standing industrial businesses, skilled trades, health care, education, and logistics. Located at the south end of Lake Winnebago along the I-41 corridor.

CoStar Economic Summary | Fond du Lac

WISCONSIN

Wisconsin's central Midwest location ensures direct access to national markets. With robust transportation networks and a business-friendly climate, the state is committed to supporting industrial growth and success. Investing here means joining a thriving industrial community.

<https://www.cbre.com/offices/corporate/wisconsin>



LOCATION OVERVIEW

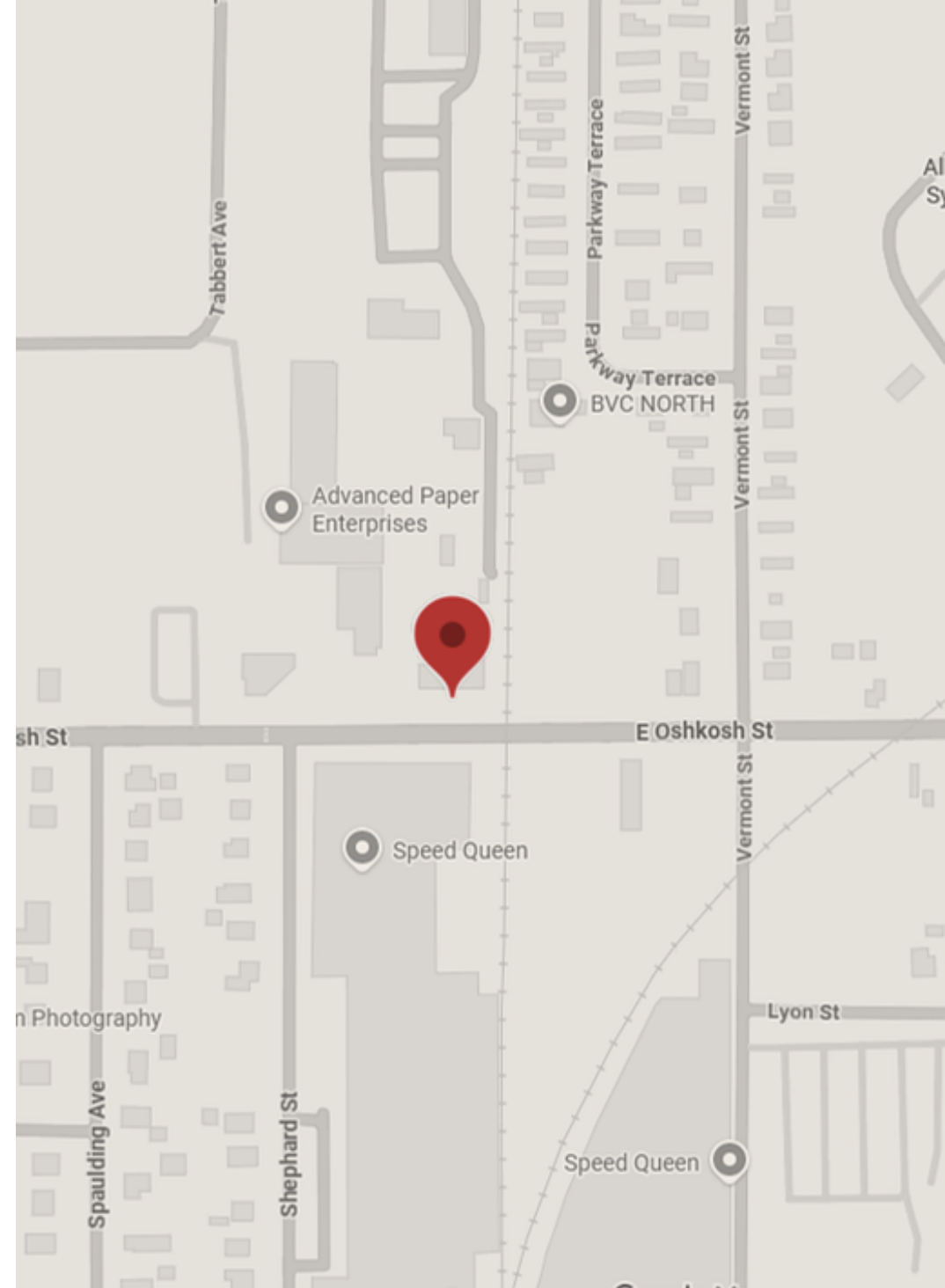
NEARBY AMENITIES

TRANSPORTATION & ACCESSIBILITY

- Highways & Major Roads
 - <1 Mile to HWY 23
 - 20 Miles to HWY 151
 - 20 Miles to HWY 151
- Airports
 - Fond du Lac County Airport - 30 Minutes
 - Milwaukee Mitchell International Airport - 1 Hour 45 Minutes
 - Appleton International Airport - 45 Minutes
- Proximity to Major Cities & Distribution Hubs
 - Milwaukee - 1 Hour 40 Minutes
 - Madison - 1 Hour 30 Minutes
 - Green Bay - 1 Hour 20 Minutes

DINING & ACCOMODATION

- Casual Dining & Quick Service
 - 10+ within 5 Miles Including Popular Chains like McDonalds, Subway, Taco Bell, KFC + More
- Local Favorites
 - Mr. & Mrs. P's Eatery, Knuth Brewing Company, Roadhouse Pizza, Mugs Coffeehouse, Kristina's Family Café, J's BBQ, Pastimes Pub & Grille, The Public House, and Ripon Family Restaurant.
- Hotels
 - Various lodging options within a 10-mile radius, including Welcome Inn, Heidel House Resort & Spa, Cobblestone Suites, etc.



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DEMOGRAPHICS



DEMOGRAPHICS

FOND DU LAC COUNTY

POPULATION

103,948

OF
HOUSEHOLDS

44,262

OF
HOUSING UNITS

46,157

MANUFACTURING
EMPLOYMENT

13,305

TRANSPORTATION &
WAREHOUSING
EMPLOYMENT

2,020

CONSTRUCTION
EMPLOYMENT

5,280

Census data: ACS 2023 1-year



\$71,285

MEDIAN HH INCOME



\$232,900

MEDIAN HOME VALUE



55,107

EMPLOYED POPULATION



41.6

MEDIAN AGE



06

MEET OUR TEAM

100 CREATIVE WAY

ADASHUN JONES REAL ESTATE



OUR TEAM



GARRETT JENNINGS

REALTOR WITH ADASHUN JONES REAL ESTATE

Garrett Jennings is a dedicated real estate professional with a passion for helping others achieve their goals. A native of Ripon, Wisconsin, Garrett is proud to be a part of the Adashun Jones team, making a positive impact in the communities he knows and loves.

With a focus on guiding clients through their real estate journeys Garrett brings a fresh perspective and unwavering work ethic. As both a Realtor and a real estate investor, he combines his vision, knowledge, and adaptability to meet the unique needs of each client.



KEVIN JONES

BROKER | CO-OWNER OF ADASHUN JONES

My lifelong passion for real estate and construction has driven me to help countless clients achieve their goals.

With over 20 years of experience and success, we have led our company to record sales and impressive growth. Adashun Jones consistently maintains its #1 position in the markets we serve, thanks to our exceptional team of agents, unparalleled local service, and outstanding results.





CONTACT US

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