



## FOR SALE

# 314,162± SF, Turnkey Industrial Manufacturing Facility

Sale Includes All Machinery & Equipment in Place

 830 Prosper Rd., De Pere, WI

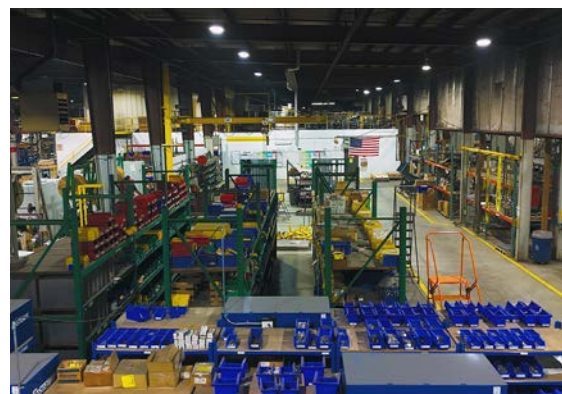
## HIGHLIGHTS

- Clear heights up to 46'
- Up to 50-ton crane capacity
- 10 delivery doors including eight drive-ins & two dock high with levelers
- Available turnkey with all M&E in place, including: 10+ bridge cranes (10 to 25 tons), 10+ hoist cranes (one to 10 tons), Amada fiber lasers, a press brake, plate rolls, welding, assembly, a horizontal saw, a Combilift multi-directional forklift & more

## DETAILS

Hilco Global is executing the liquidation sale of a turnkey, 314,162± SF industrial manufacturing facility on 22.70± AC within the Green Bay metropolitan area. Originally constructed in 1971 and expanded and improved over several decades, including numerous capital improvements through 2026, the facility is designed to support a range of light industrial, welding, production, manufacturing and research and development uses. The facility features warehouse and manufacturing space with clear heights ranging from 22' to 46', a combined crane capacity of up to 50-tons and approximately 67,000± SF of office space. Additional infrastructure includes 10 delivery doors, including nine drive-in doors and one dock-high door with leveler, a wet sprinkler system with three sets of risers and a three-phase electrical system with two transformers and bus bar distribution.

Available as a turnkey operating facility, the offering is ideal for an investor or owner operator. Approximately \$1.2 million in capital improvements have been completed since 2024, including roof replacement, overhead crane upgrades, asphalt repaving, an engineering building remodel and new outdoor storage racks.



### Building Size

314,162± SF  
(Incl. 67,000± SF of Office)



### Land Size

22.70± AC



### Year Built

1971 (Additions & Capital Improvements through 2025)



### Zoning

I-1 (Industrial Park District)



### Taxes (2025)

\$115,510.50



### Tax ID#

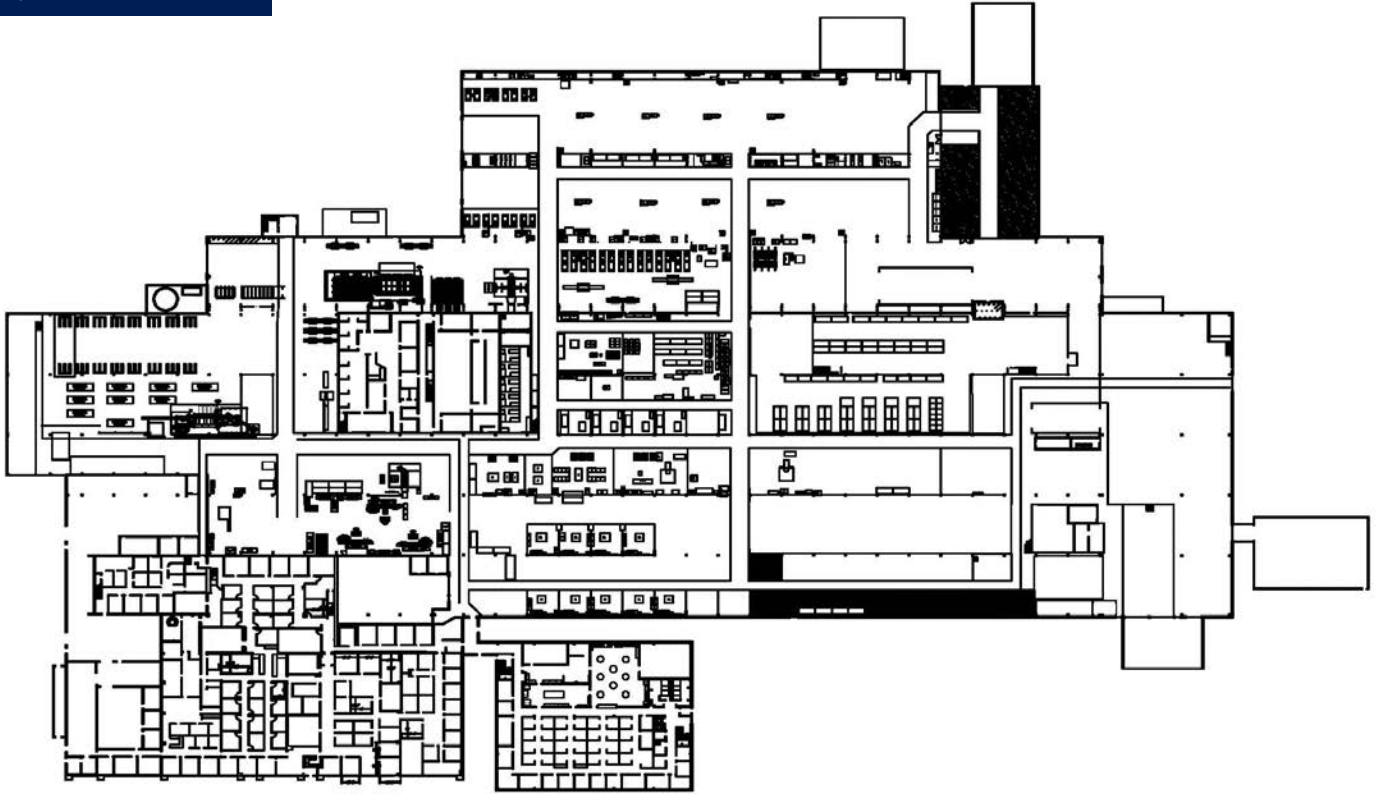
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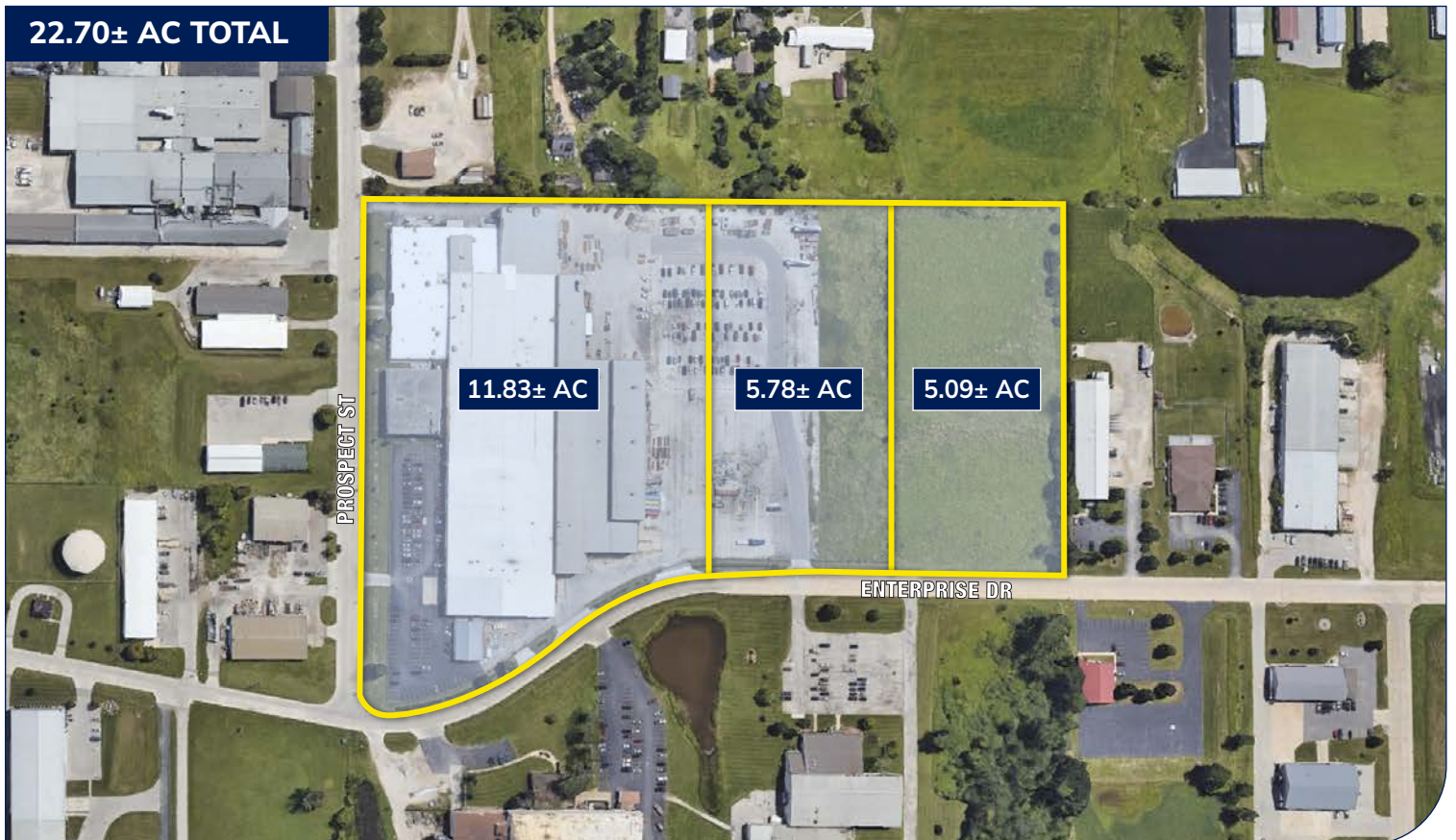
[HilcoRealEstateSales.com](https://HilcoRealEstateSales.com)



**314,162± SF**



**22.70± AC TOTAL**





## AVAILABLE EQUIPMENT

The sale includes an extensive list of equipment, enabling immediate turnkey operation. Key assets include, but are not limited to:

- 10+ Bridge Cranes within facility (10-25 tons)
- 10+ Hoist Cranes within facility (1-10 ton)
- Amada HRB-2204 Press Brake (2024)
- Amada ENSIS-6225 12,000W Fiber Laser (2025)
- Amada ENSIS-3015 6,000W Fiber Laser (2024)
- Davi MCB E36 12' Plate Roll (2025)
- Amada HFA 400W Horizontal Saw
- Davi MCA 3017 4-Roll Plate Roll 10' (2022)
- New Combilift C22000 Multi Directional Forklift (2026)







 830 Prosper Rd., De Pere, WI

## LOCAL INFORMATION

The property is located in De Pere, Wisconsin, along the Fox River within the Green Bay metropolitan area in Brown County. Roughly one in five jobs in the county is in manufacturing, drawn from a workforce of approximately 7,200 employers across an MSA of 330,000 residents with unemployment below 2%. Northeast Wisconsin Technical College, St. Norbert College in De Pere and the University of Wisconsin-Green Bay supply a continuing pipeline of skilled trades and technical labor, and average area wages run meaningfully below the national figure.

The site sits within the I-1 Industrial Park District with access to Interstates 41 and 43, placing Milwaukee within approximately two hours and Chicago within four. Brown County ranks among Wisconsin's top four wholesale and distribution points, served by 157 motor freight carriers and home to Schneider National. Austin Straubel International Airport serves the metro and Port Green Bay provides Great Lakes access for bulk, breakbulk and oversized cargo including machinery and wind components.

## SALE INFORMATION

### ON-SITE INSPECTIONS

September 23, October 7 & 21 and by appointment only

### OFFER SUBMISSIONS

All offers must be submitted to Chet Evans at [cevans@hilcoglobal.com](mailto:cevans@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### Real Estate

#### Chet Evans

847.418.2702

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### Machinery & Equipment

#### Brent Bonham

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