

For Sale

60,000 SF

Manufacturing/
Warehouse Space



877 N. Stanton Street

Ripon, WI.

Hard-to-find manufacturing/warehouse building in the City of Ripon (Fond du Lac County) near Hwy 23 and Hwy 44.

Built in 2008, this steel frame building is well-constructed, highly functional and conveniently located in the City's Kohl Industrial Park next to Alliance Laundry, J.M. Smucker and other well-established employers.

The building is also rail-served and is located on 10.72 acres of flat land, offering plenty of room for expansion.

PRICE	\$2,200,000
BUILDING SIZE	60,000 SF
OFFICE SF	3,000
WAREHOUSE SF	57,000
PARCEL	RIP-16-14-1510-010-00
ACRES	10.72
ZONED	INDUSTRIAL

For more information:

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200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700

naipfefferle.com

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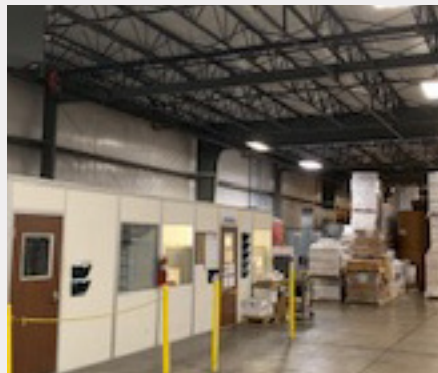
POWER	3,000 AMP/277-480V/3-PHASE/4W HEAVY		
CEILING HEIGHT	21'		
PARKING	LARGE PAVED PARKING AREA FOR TRUCKS - 50 SURFACE SPACES AVAILABLE (RATIO OF 0.83/1,000SF)		
DOCKS	4 EXTERIOR		
LEVELATORS	4 EXTERIOR	TRAVEL TIMES	
ACCESS	24 HOUR	FOND DU LAC	30 MINUTES
SPRINKLER SYSTEM	WET - ENTIRE BUILDING	OSHKOSH	25 MINUTES
SECURITY SYSTEM	YES	APPLETON	40 MINUTES
RAIL LINE	YES	GREEN BAY	70 MINUTES
LIGHTING	FLUORESCENT	MILWAUKEE	90 MINUTES
A/C	LOCATED IN OFFICE AND FACTORY	TRAFFIC COUNTS	
UTILITIES	CITY SEWER AND WATER	HIGHWAY 23	6,936 VPD
HVAC	GAS	HIGHWAY 44	4,810 VPD
CONSTRUCTION	STEEL		



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INTERIOR PHOTOS



**FOR MORE INFORMATION ON THE RIPON
INDUSTRIAL & BUSINESS PARK, CLICK HERE!**

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EXTERIOR PHOTOS



Ripon Industrial & Business Park

Expanded Opportunities for your business.

The Ripon Industrial and Business Park is located just 85 miles from Milwaukee, 75 miles from Madison and 175 miles from downtown Chicago.

- Immediate access to Highways 44, 49 and 23. Minutes away from Interstate 41.
- Rail access provided by Wisconsin Southern Railroad.



Market Population

953,535

50-mile radius

4,642,741

100-mile radius

27,176,390

250-mile radius

68,980,139

500-mile radius

Laborforce (employed 16+)

64,675

30-min drive time

184,606

45-min drive time

Business Neighbors

The Ripon Industrial and Business Park in Ripon is already home to:

- Alliance Laundry Systems
- The J.M. Smucker Company

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STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (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. A 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 within 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 of 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 or its Agents in confidence, or any information obtained by the Firm or 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.

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

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 (see definition below).
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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.