



I-43 Access
Approx. 4 Miles



Langes Corners Road

County Road R



Industrial Campus Available For Sale or Lease

5276 County Road R | Denmark, WI

+/- 31,004 SF Flex/Manufacturing, Storage & Warehouse

3
Total
Buildings

31,004 SF
Total
Square Footage

5.23 AC
Lot
Size

2.50 AC
Outdoor Storage
Available

Contact Us

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Site Overview

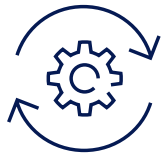
5276 County Road R | Denmark, WI

Three building Industrial Campus Available For Sale or Lease in the Village of Denmark, WI. Property consists of a 12,542 SF Showroom Building, a 11,550 SF Main Building and 6,912 SF Storage Building and is serviced by well and septic.

Building Size(s)	31,004 SF - 3 Buildings Showroom Building: 12,542 SF Main Building: 11,550 SF Storage Building: 6,912 SF
Parcel Size	5.23 Acres
Loading	10 Total Overhead Doors
Parking	Asphalt & Gravel Parking Lot
Clear Height	20' - 24'
Construction	Metal
Zoning	B-1 Community Business
2024 Taxes	\$6,944
Tax Key	ND 146-3

\$1,599,000
Asking Price

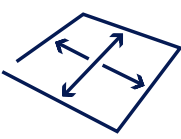
\$6.00/SF NNN
Lease Rate



Flexible-Use Site



10 Overhead Doors



Lot Size
5.23 Acres



Effortless Access
to I-43



Crane Bay



High Bay Space

Area Overview



Demographics | Denmark, WI



Population

1 mi: 180
3 mi: 2,355
5 mi: 6,480



Daily Population

1 mi: 168
3 mi: 2,214
5 mi: 5,502



Households

1 mi: 76
3 mi: 934
5 mi: 2,534



Household Income

1 mi: \$111,291
3 mi: \$90,880
5 mi: \$93,302

Click Here

to learn more about
Denmark,
Wisconsin

Showroom Building



- Four (4) Private Offices
- Reception Area
- Bullpen Area
- Large Training Room
- Parts Room Shop with overhead door
- Two (2) Restrooms
- Five (5) Overhead Doors Total



Cold Storage



Cold Storage Building (70x150)

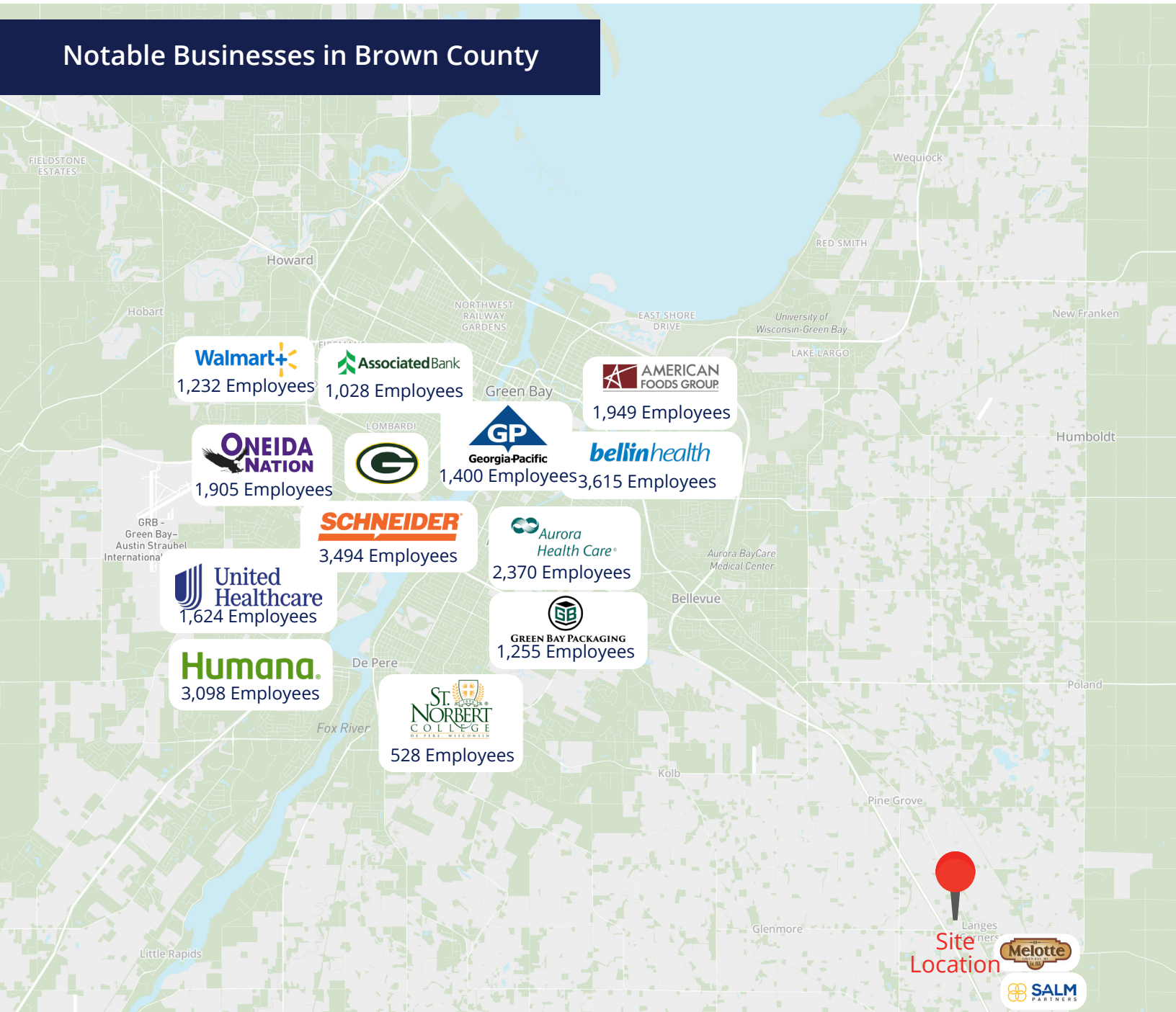


Main Shop Building

- 20' - 24' Clear Height
- 5-Ton Crane Bay
- Separate Wash Bay with Overhead Door
- Separate Smaller Shop Space
- Parts Room
- Several in-floor trench drains (3)
- Five (5) Overhead Doors up to 24'
- Modine & Radiant Heat



Notable Businesses in Brown County



Drive Times from Denmark, WI

I-43/Hwy 172	Green Bay	Appleton	Fond Du Lac	Manitowoc	Oshkosh	Sheboygan
5 Mins.	10 Mins.	39 Mins.	70 Mins.	75 Mins.	57 Mins.	60 Mins.

Driving Times from Green Bay MSA

Highway 172	Milwaukee	Appleton	Fond Du Lac	Manitowoc	Oshkosh	Sheboygan
7 Mins.	110 Mins.	39 Mins.	75 Mins.	45 Mins.	55 Mins.	62 Mins.

Employment | Brown County, WI

141.7k

Total Employees
in 2022

0.61%

Employment Growth
from 2021 to 2022

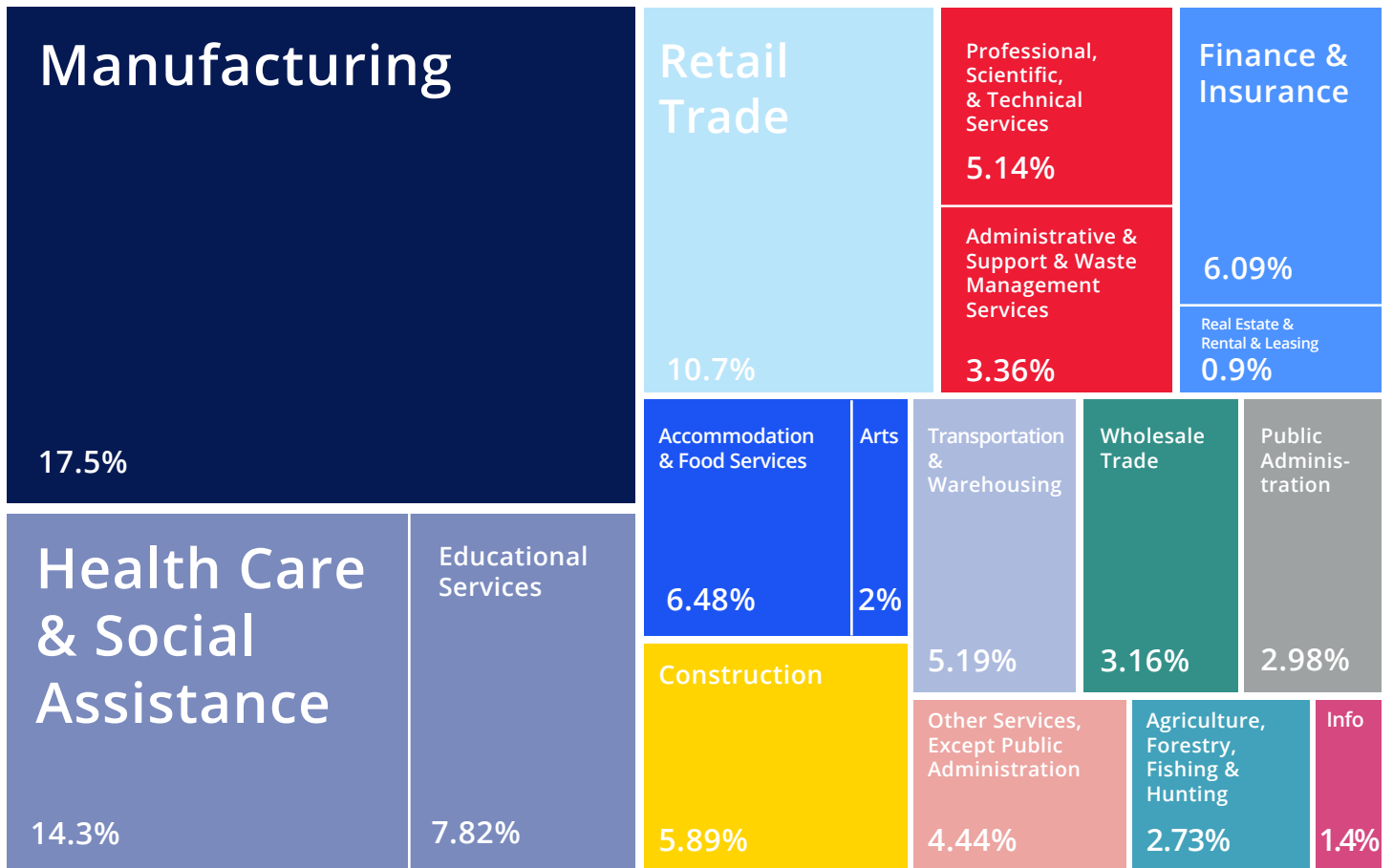
24,733

People in Manufacturing Occupations
Most common Job Group

20,300

Health Care & Social Assistance Employees
2nd Most common Job Group

Employment by Industries | 2022



Source: the Census Bureau ACS 5-year Estimate. This chart shows the share breakdown of the primary industries for residents of Brown County, WI, though some of these residents may live in Brown County, WI and work somewhere else. Census data is tagged to a residential address, not a work address.



Contact Us

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Non-Residential Customers

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:

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

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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Drafted by Attorney Debra Peterson Conrad.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

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/>

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 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.

