



CUSHMAN &
WAKEFIELD

BOERKE



17+ ACRE
FOOD-GRADE
BUILD-TO-SUIT
OPPORTUNITY

JEFFERSON FOOD & BEVERAGE INNOVATION CAMPUS EXPANSION

THE NEXT PHASE OF JEFFERSON'S FOOD PRODUCTION CORRIDOR

1515 S WISCONSIN DRIVE | JEFFERSON, WI

SITE PROFILE

The 17.07-acre industrially zoned site is under contract from Jefferson County, reflecting strong municipal alignment and continued support for food and beverage manufacturing expansion within the community.

Positioned exclusively for a single-user build-to-suit facility, the property represents a rare opportunity to expand within Jefferson's fully developed Food & Beverage Innovation Campus.



17.07 ACRES



**100K - 200K SF
CAPACITY**



**165+ AC OF ADJACENT
FOOD INVESTMENT**



**1 MILE TO HWY 26
8 MILES TO I-94**

UTILITIES

WATER | 12" Line, 65 PSI Pressure

SEWER | 10" Line

ELECTRIC | 8.3 MVA Available. Potential for an additional 30MVA. Redundant Looped System up to 4 feeders.

GAS | 4" plastic at 50PSIG, 4" steel line available in area

FIBER | TDS up to 8 Gbps; AT&T 10 Mbps; Verizon 200 Mbps; Bertram 100 Mbps; US Cellular 25 Mbps

LABOR ADVANTAGE

- » 1,175,156 Civilian Workers within 45-Minute Drive
- » Approximately 70% Regional Labor Force Participation
- » Less than 0.04% of regional labor pool required for a 400-employee facility
- » Manufacturing is the largest industry by employment share in Jefferson County
- » Jefferson County is among the fastest-growing counties in Wisconsin

The site plan illustrates the proposed layout for the Kikkoman Food Processing Plant and Distribution Center. The main facility area is divided into Lot 1 (~25.9 Acres) and Lot 2 (~100.5 Acres). Lot 2 is the primary site for the Kikkoman facility, as indicated by the large orange 'kikkoman' logo. To the west of Lot 1 is a green-shaded area labeled 'SITE 17.07 AC'. To the east of Lot 2 is a green-shaded area labeled 'Outlet 2 ~11.5 Acres'. The plan also shows 'Outlet 1 ~28.6 Acres' and 'Outlet 3 ~11.5 Acres'. The site is bordered by Highway 26 to the north and Highway 89 to the west. The plan includes various labels for existing and proposed buildings, parking lots, and landscaping. The Kikkoman logo is prominently displayed on Lot 2.



Advanced food innovation
and protein manufacturing
25.9 ACRES

Global leader in food
production and distribution

110.5 ACRES

The 17.07-acre subject site represents a natural extension of this established campus, offering the opportunity to expand within a proven, infrastructure-supported production environment.

Proven utility infrastructure
supporting large-format
food manufacturing.



Production-experienced labor pool anchored by existing food operators.



Integrated food production ecosystem within a defined industrial corridor.



Direct county involvement supporting long-term industrial growth.



WISCONSIN DRIVE

SUBJECT
PROPERTY

26

STORM WATER RETENTION POND

FIRE LANE

FUTURE BUILDING EXPANSION
48,000 SF
150' X 320'

MAIN BUILDING
148,460 SF
468' X 320'

LOADING DOCKS

FUTURE LOADING DOCKS

FUTURE PARKING

10 SIDE SET BACK

20 FRONT SET BACK

PARKING

GREEN SPACE; 356,206 SF
PAVEMENT: 191,000 SF
BUILDING: 196,450 SF
*INCLUDES FUTURE EXPANSIONS

JEFFERSON FOOD & BEVERAGE INNOVATION CAMPUS 5

STORM WATER RETENTION POND

FIRE LANE

FUTURE BUILDING EXPANSION
48,000 SF
150' X 320'

MAIN BUILDING
148,460 SF
468' X 320'

FUTURE PARKING

LOADING DOCKS

FUTURE LOADING DOCKS

10' SIDE SET BACK

20' FRONT SET BACK

110' CITY ROW

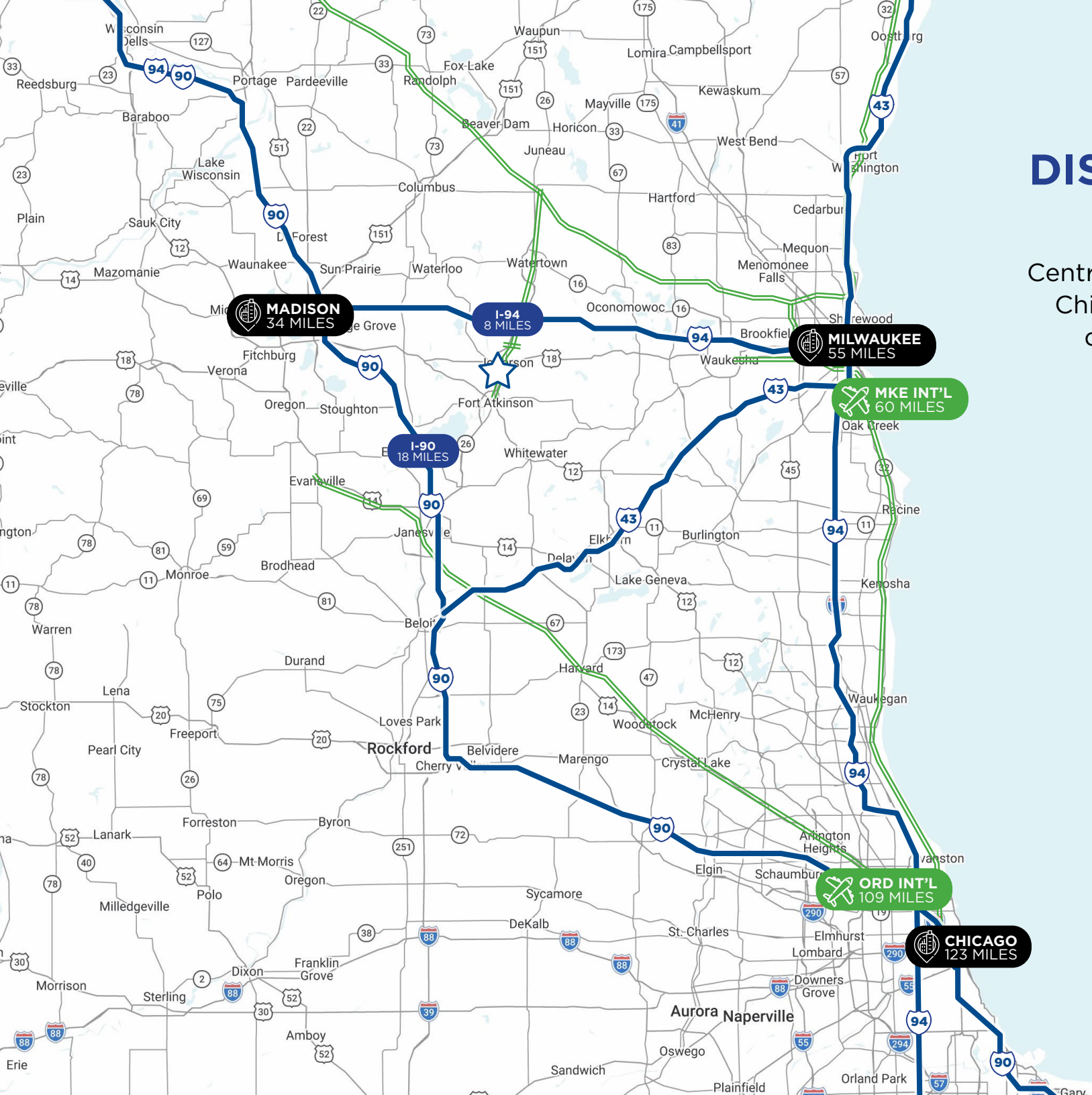
GREEN SPACE: 356,206 SF
PAVEMENT: 191,000 SF
BUILDING: 196,450 SF
*INCLUDES FUTURE EXPANSIONS

JEFFERSON FOOD & BEVERAGE INNOVATION CAMPUS 5

Central access to both the Chicago and Twin Cities distribution corridors.

INTERSTATE

**UNION
PACIFIC RAIL**



YOUR DEVELOPMENT PARTNER

30+
YEARS OF EXPERIENCE

\$2.5B
DELIVERED

6.9M SF
ASSETS MANAGED



WHY WANGARD?

Wangard Partners is a Wisconsin-based real estate investor and developer with more than 30 years of experience across industrial, flex-tech, and commercial asset classes. With \$2.5 billion delivered and 3.3 million square feet under management, Wangard brings the expertise, capital discipline, and execution capability required to deliver complex real estate solutions throughout Midwest markets.

Industrial development is a core focus, with an emphasis on strategic infill, redevelopment, and logistics-driven sites. Through an integrated, hands-on approach, Wangard works closely with partners to navigate site selection, municipal coordination, infrastructure planning, and approvals—solving challenges with speed, creativity, and clarity.

For build-to-suit users, this results in a more efficient path to a fully customized facility—reducing upfront capital requirements while delivering a solution tailored to operational needs.

DEVELOPMENT TEAM

STEWART WANGARD
EXECUTIVE CHAIRMAN

STEPHANIE RECHNER
INDUSTRIAL DEVELOPMENT & LEASING

ERIC GUMM
CHIEF DEVELOPMENT OFFICER

ESTIMATED DELIVERY TIMELINE



Final schedule subject to building size and tenant requirements

STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL 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 the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub agent 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.(See Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) 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 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 Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” 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. 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 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.

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.

FOR MORE INFORMATION

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