



THE  
**BROOKSHIRE**  
COMPANY  
COMMERCIAL & INDUSTRIAL REAL ESTATE

**431 E. Division Street**  
Wautoma, WI 54982

**156,424 SF**  
Negotiable  
For Sale

**SIGNIFICANT FINANCIAL INCENTIVE-ELIGIBLE SITE**



#### CONTACT

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**Schedule a viewing  
today to explore  
the possibilities!**

# 431 E. Division Street, Wautoma, WI

Located at 431 E. Division Street, Wautoma, WI, this 156,424 SF industrial manufacturing facility sits on 12.64 acres and is designed for efficiency and adaptability. Built in 1979 with additions in 1988 and 1998, the property features ample warehouse space, modern office areas, and a range of functional amenities. With robust utilities, multiple docks and drive-in doors, and updated infrastructure, this property is an excellent opportunity for manufacturing operations seeking a strategic location.

## PROPERTY HIGHLIGHTS

- 147,200 SF Warehouse + Office and Cafeteria
- 7 Dock-high doors & 5 Drive-ins for Seamless logistics
- Private & Plant Offices, Conference Room
- 3,000A/277V, 3-phase electrical service designed to accommodate scalable growth and expansion
- Bus duct distribution for flexible and efficient power allocation

## LOCATION DESCRIPTION

- 15 Miles to I-39 & 55 miles to I-90
- 5 Miles from Wautoma Municipal Airport
- 210 Asphalt-paved parking
- Great logistical access
- 12.64 Acre Lot
- Zoned for intensive manufacturing use

## SITE ELIGIBLE INCENTIVES

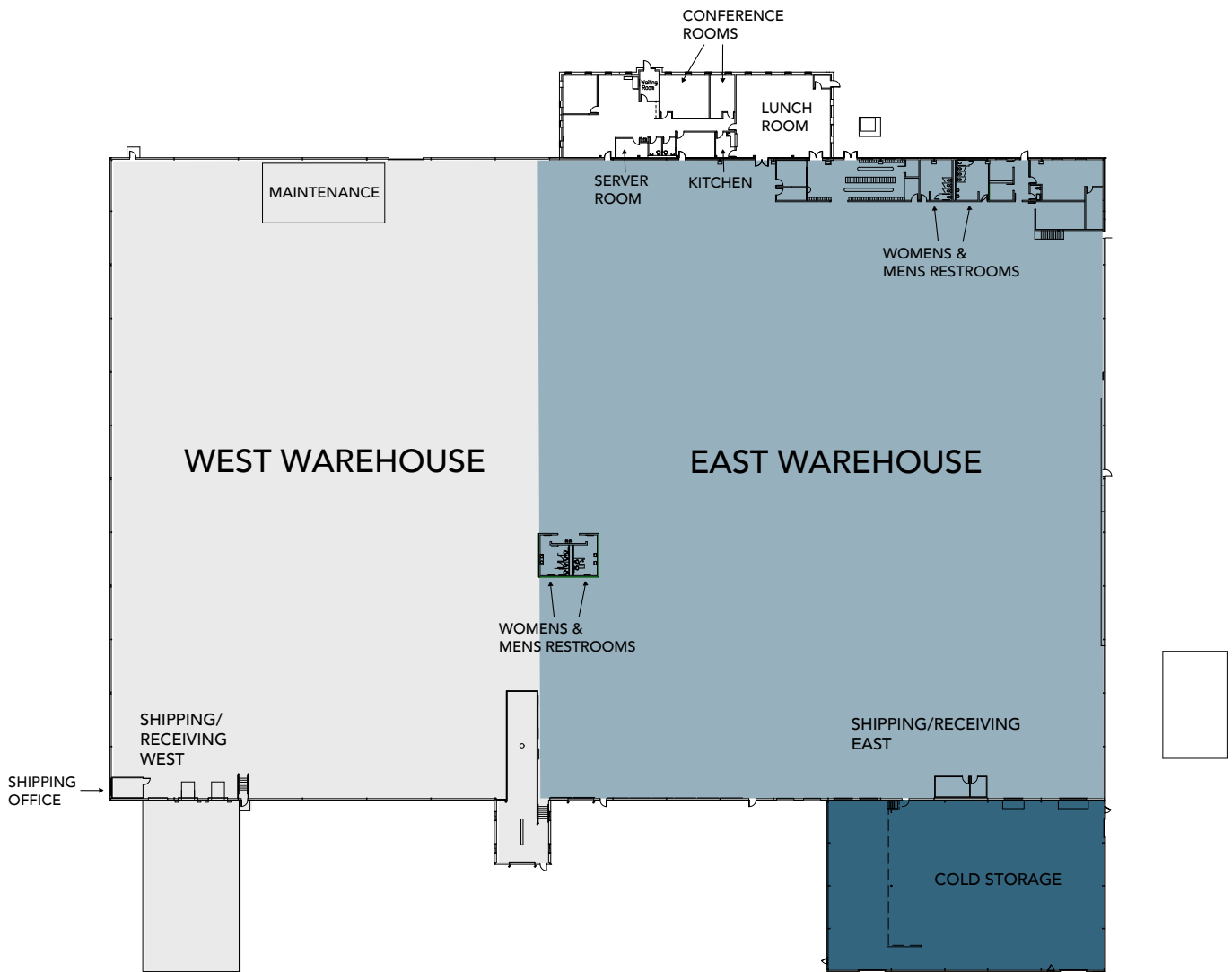
**SEVEN  
FIGURE  
INCENTIVE  
IMPACT**

|                        |   |
|------------------------|---|
| NEW MARKET TAX CREDITS | Federal financial incentive program unique to this location |
| C-PACE FINANCING       | 'Assessed' vs 'Assess'                                      |
| JOB TRAINING GRANTS    | Grants and in-kind training resources                       |
| DOE GRANTS             | Energy efficiency upgrade and equipment grant funding       |
| REFUNDABLE TAX CREDIT  | State Economic Development: refundable tax credits          |

*\*Financial inducements are subject to specific criteria, eligibility standards, and formal application approval. To determine if a prospective buyer may qualify, please contact The Brookshire Company for more information.*







## ZONING | M1 - Intensive Manufacturing

**PERMITTED USES** Distributors; Farm Machinery Sales and/or Service; Food Locker Plants; Freight Yards and Depots; Inside Storage; Laboratories; Manufacture and Bottling of Alcohol Beverages other than breweries; Manufacture, fabrication, processing, packaging, and packing of: confections; cosmetics; electric appliances; electric devices; etc.

**CONDITIONAL USES** Electric and Steam generating plants; Electroplating; Enameling; Filling over 5,000 Square feet; Forges; Foundries; Grading over 5,000 Square feet; Incinerators; etc.

*\*See city zoning code for complete list*

|                        |  |
|------------------------|--|
| <b>ZONING</b>          | M1 - Intensive Manufacturing   |
| <b>PROPERTY USE</b>    | Manufacturing  |
| <b>YEAR BUILT</b>      | 1979<br>*Additions in 1988 and 1998  |
| <b>FLOORS</b>          | Single-story   |
| <b>PROPERTY ACCESS</b> |  |
| <b>Nearby HWY</b>      | I039 (15 miles)<br>I-90 (55 miles)   |
| <b>Nearby Airport</b>  | Wautoma Municipal Airport<br>5-miles   |
| <b>PARKING</b>         | Asphalt paved lot (210 stalls)   |
| <b>CEILING HEIGHT</b>  | See floor plan   |
| <b>East Warehouse</b>  | 13' at eave; 25' at peak   |
| <b>West Warehouse</b>  | 15' at eave; 28' at peak   |
| <b>LIGHTING</b>        | T5 energy efficient fluorescent in warehouse. 2'x4' parabolic in office  |
| <b>WATER</b>           | Supplied by City of Wautoma  |
| <b>SEWER</b>           | Supplied by City of Wautoma  |
| <b>GAS</b>             | Supplied by WE   |
|                        | Main pressure at 60lbs. with a 4" diameter pipe located at north side of street. 5lbs pressure to building.  |
| <b>POWER</b>           | Supplied by Alliant Energy   |
| <b>Volts</b>           | 277/480 Volts  |
| <b>Amps</b>            | 3000 Amps  |
| <b>Phase</b>           | 3-phase  |
|                        | Distributed by bus duct; no generators   |
| <b>COMPRESSED AIR</b>  | Throughout; Two 75 HP Gardner Denver compressors   |
| <b>CRANES</b>          | 5-ton (2 total) - 114" (along the south wall) & 149" (along the East wall).  |
| <b>OFFICE SPECS</b>    | 3-private offices<br>3-plant offices<br>One large conference with dividers<br>2'x2' grid and tile ceiling<br>2'4' parabolic lighting<br>carpeted, paint<br>climate controlled server room<br>Remodeled in 2008 |

|                            |  |
|----------------------------|--|
| <b>AVAILABLE</b>           | 156,424 SF TOTAL   |
| <b>Warehouse</b>           | 147,200 SF   |
| <b>Cafeteria</b>           | 1,800 SF   |
| <b>Office</b>              | 7,424 SF   |
| <b>LOT SIZE</b>            | 12.64 Acres  |
| <b>BUILDING IMAGE</b>      |  |
| <b>Building Materials</b>  | Insulated Metal Panel  |
| <b>Windows</b>             | Metal Clad   |
| <b>Roof</b>                | Sloped standing seam metal roof in good condition. 1/3 of roof is original (1998) and 2/3 is updated (2006) - High quality Armorlite System            |
| <b>Type</b>                | H-Beam   |
| <b>HEAT</b>                | Radiant heat source in manufacturing area<br>Gas forced air in office<br>Thermostatic HVAC control system<br>3000 gallon LP back up for heating system |
| <b>AIR CONDITIONING</b>    | Office only  |
| <b>FIRE PROTECTION</b>     | 100% Wet sprinkled and alarmed   |
| <b>COLUMN SPACING</b>      |  |
| <b>East Warehouse</b>      | 25'x50'  |
| <b>West Warehouse</b>      | 30'x50'  |
| <b>DOCKS</b>               | 7 total  |
| <b>9'x9' Dock-high (3)</b> | two with lights, levelers, seals and locks<br>one without add-ons  |
| <b>8'x9' Dock-high (4)</b> | Includes one compactor door<br>One without add-ons<br>Two with levelers, seals and lights  |
| <b>DRIVE-IN</b>            | 5 total  |
| <b>12'x14' (3)</b>         | One accesses two 8'x9' interior docks<br>One with interior dock and under crane bay  |
| <b>16'X14' (1)</b>         |  |
| <b>8'x10' (1)</b>          |  |
| <b>RESTROOMS</b>           | Women (2); Men (2); Unisex (1)   |
| <b>Toilets</b>             | Plant: Men (6+4 urinals); Women (8); Unisex (1)<br>Office: Men (1); Women (1)  |
| <b>Sinks</b>               | Plant: Men (2+1 gang); Women (2+1 gang); Unisex (1)<br>Office: Women (1); Men (1)  |
| <b>SPECIAL EQUIPMENT</b>   | 2-stage wash tank/pit with overhead crane system   |

# LABOR SNAPSHOT WAUTOMA

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.

## POPULATION

155,931

## LABOR FORCE (AGES 16+)

75,628

## MEDIAN HOME VALUE

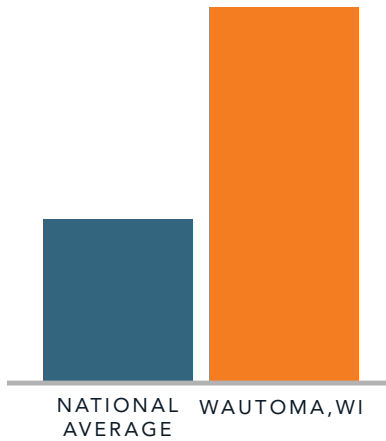
WAUTOMA, WI

\$213,526

NATIONAL  
AVERAGE

\$303,400

## MANUFACTURING REPRESENTATION



## 45-MINUTE DRIVE-TIME RADIUS



## TOP REPRESENTED INDUSTRIES

- *Food Manufacturing*
- *Electrical Equipment, Appliance, & Component Manufacturing*
- *Fabricated Metal Product Manufacturing*

## FOOD MANUFACTURING INDUSTRY

| Occupation Title (SOC- Based)                            | # Employed | Average Hourly Wage |
|--|------------|---------------------|
| Food Batchmakers   | 2,419      | \$21.30/hour        |
| First-Line Supervisors of Production & Operating Workers | 8,374      | \$38.94/hour        |
| Packaging & Filling Machine Operators & Tenders          | 4,134      | \$22.26/hour        |

## EQUIPMENT MANUFACTURING INDUSTRY

| Occupation Title (SOC- Based)          | # Employed | Average Hourly Wage |
|--|------------|---------------------|
| Team Assemblers                        | 1,074      | \$22.59/hour        |
| Machinists                             | 269        | \$30.28/hour        |
| Welders, Cutters, Solderers, & Brazers | 374        | \$29.87/hour        |

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.



For more information, contact  
The Brookshire Co.

952-960-4690 | [BROOKSHIRECO.COM](http://BROOKSHIRECO.COM)

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