

MARSHFIELD INDUSTRIAL CENTER

KO-LINKS LLC

UPLAND
REAL ESTATE GROUP, INC.

8351 County Road H
Marshfield, WI 54449
For Sale or For Lease

\$1,000,000 PRICE REDUCTION

50 South 6th Street
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Minneapolis, MN
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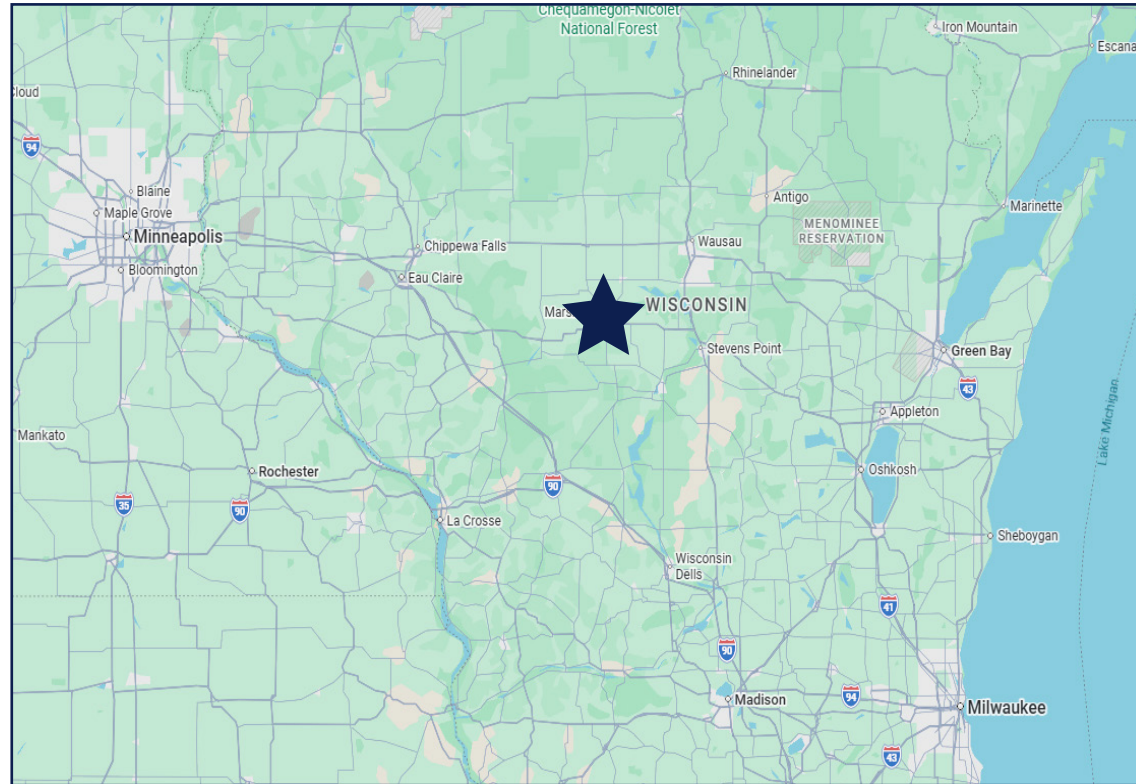
ROB KOST, CCIM
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WI Broker and
Project Broker of Record

KO-LINKS LLC

*Look Upland. Where Properties
& People Unite!*

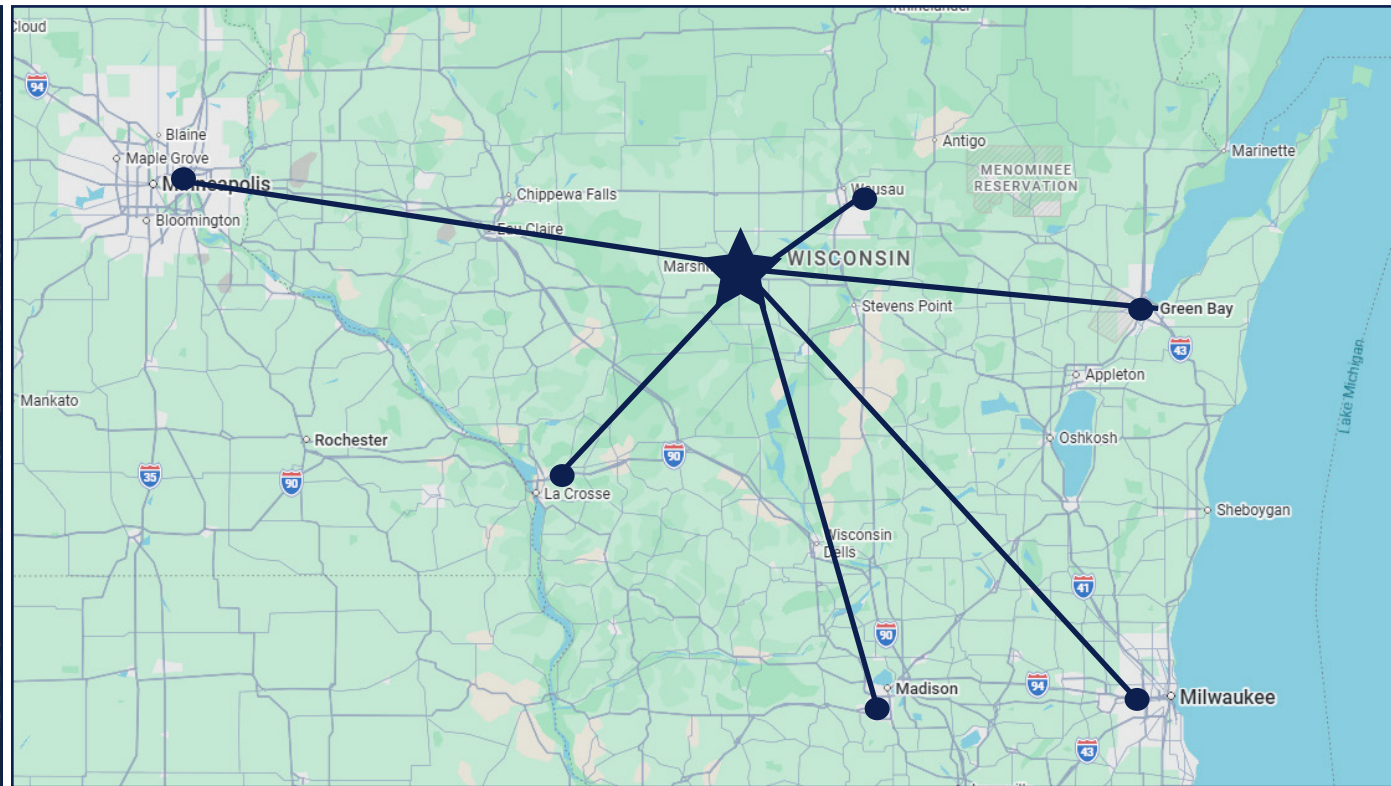
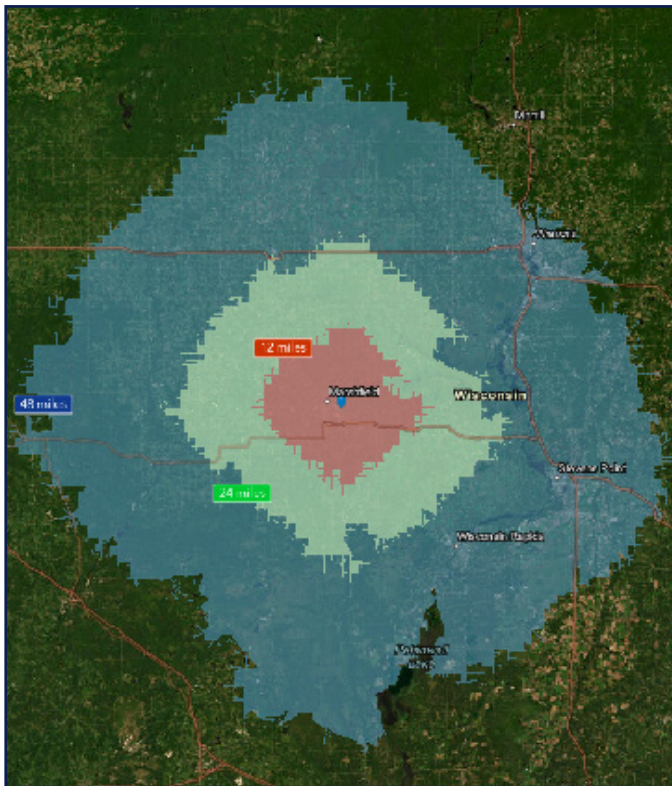
ADDRESS	8351 County Road H
CITY, STATE	Marshfield, WI 54449
SPACE AVAILABLE	210,000 SF
LOT SIZE	52.56 AC
SALE PRICE	\$6,495,000
LEASE RATE	\$4.95 PSF NNN
YEAR BUILT	1963
COUNTY	Wood
ZONING	Improved Parcel: C - Commercial Excess Land: A - Agricultural



HIGHLIGHTS

- Up to 3 MW of power available.
- Rail spur in place ready to activate service
- Two-parcel configuration: ~18.74 acres improved + ~33.82 acres excess land.
- 5-Mile Population of 23,232 & 1-Mile AHHI of \$102,593
- Centralized Location - Middle point for many large cities
- Improvement Mix: Office + interconnected industrial/warehouse/mill complex + shop/garage + ancillary structures.

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	421	16,855	23,232
MEDIAN AGE	46.9	43.2	43.4
MEDIAN HH INCOME	\$81,050	\$61,668	\$67,520
AVERAGE HH INCOME	\$102,593	\$82,750	\$92,264



Distances

Central Wisconsin Airport	32 Miles
Wausau, WI	44 Miles
La Crosse, WI	100 Miles
Green Bay, WI	123 Miles
Madison, WI	137 Miles
Minneapolis, MN	172 Miles
Milwaukee, WI	187 Miles

2025 DEMOGRAPHICS	12-MILE DRIVE TIME	24-MILE DRIVE TIME	48-MILE DRIVE TIME
POPULATION	33,194	58,328	316,261
MEDIAN HH INCOME	\$72,257	\$73,502	\$72,960
AVERAGE HH INCOME	\$95,914	\$94,952	\$94,982
MEDIAN AGE	43.3	42.6	41.7
MEDIAN HOME VALUE	\$231,768	\$240,755	\$248,755

Local & Regional Incentives

1) Revolving Loan Funds

a) Wood County participates in or supports several low-interest revolving loan programs through partners like the Central Wisconsin Economic Development Fund (CWED). These loans are designed to help businesses

- Purchase land, buildings, and equipment
- Finance working capital
- Support new business ventures or expansions
- Stimulate job creation
- Offer longer, low-rate repayment terms (often up to 10 years at competitive rates)

2) Commercial & Developmental Grants

a) Wood County's Economic Development Grants (via the Conservation, Education & Economic Development Committee) can fund projects that support growth consistent with the county's economic plan (details vary by year and project).

State of Wisconsin Incentives

1) Business Development Tax Credit

a) The Business Development Tax Credit Program supports job creation, capital investment, and Corporate Headquarters location or retention by providing businesses located in, or relocating to Wisconsin, with the refundable tax credits that can help to reduce their Wisconsin income/franchise tax liability. Typically, the company will contract with WEDC focusing on a 3-year project earnings timeline; with an additional 2-year period wherein job count need be maintained.

- b) Credits may be claimed when a project increases or maintains net employment in Wisconsin.
- c) Eligible projects typically require a threshold of capital investment and job creation.

2) Major Economic Development Program (MED)

a) Performance-based grants for businesses investing significant capital and creating jobs in Wisconsin (used for construction, working capital, land/building/equipment acquisition).

3) Wisconsin Manufacturing & Agricultural Credits

a) The Manufacturing and Agriculture Credits is a state program operated by the Department of Revenue. It is available to individuals and entities for income derived from manufacturing or agricultural property located in Wisconsin and will offset a significant share of Wisconsin income taxes. The credit amounts to 7.5% of "eligible qualified production activities income," resulting in an effective corporate tax rate of 0.4%.

- b) Tax incentives for manufacturing operations and food processing facilities (e.g., credits on eligible expansion or storage costs).

- 4) Transportation Economic Assistance (TEA)
 - a) State grants supporting road, rail, harbor, and airport infrastructure that helps job creation and retention.
- 5) On-the-Job Training/Hiring Incentives
 - a) Programs help subsidize employee training costs or offer incentives to hire and upskill workers.
- 6) Sales & Use Tax Exemptions (from state and local sales and use tax of 5-5.5%)
 - a) Machinery and Equipment used in Manufacturing - The purchase and use of machines and specific processing equipment used by a manufacturer.
 - b) Fuel and Electricity use in Manufacturing - The purchase and use of fuel and electricity used in manufacturing tangible personal property.
 - c) Personal Property Tax for Businesses - Act 12 repealed business personal property tax as of January 1, 2024.
- 7) Wisconsin Fast Forward Training Program
 - a) Awards funds to businesses from all Wisconsin Industry sectors that reimburse the costs of customized occupational training for unemployed, underemployed, and incumbent workers. The customized, business-driven training will qualify workers for full-time employment, higher-level employment, or increased wages. As this is the development of a new product line, I think the Fast Forward Grant could be an excellent way to assist with training costs. Please note this round of grant applications are due February 18th.
- 8) Workforce Advancement Training Grants
 - a) The Wisconsin Technical College System provides funds to support employers in their efforts to retain and advance the skills of their existing workforce and help offset customized training costs.
- 9) State Tax Incentive Finder Tool (DOR)
 - a) Businesses can use this online tool to identify additional state tax incentives, exemptions, or credits by industry or incentive type.

[Wisconsin Economic Development Graphic Link](#)

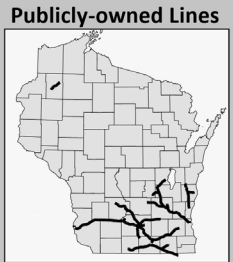


Wisconsin Railroads & Harbors 2026



- BNSF Burlington Northern-Santa Fe
- CN Canadian National
- CPKC Canadian Pacific Kansas City
- ELS Escanaba & Lake Superior
- FOX Fox Valley & Lake Superior
- ETER East Troy Railroad Museum
- WN Wisconsin Northern
- TR Tomahawk Railway
- UP Union Pacific
- WGN Wisconsin Great Northern
- WSOR Wisconsin & Southern Railroad

- Publicly-owned Lines**
- Port or harbor
 - Amtrak Station
 - Interim Trail Use (aka Rails to Trails)
 - Out of service
 - Discontinuance
 - RTC-owned
 - State-owned



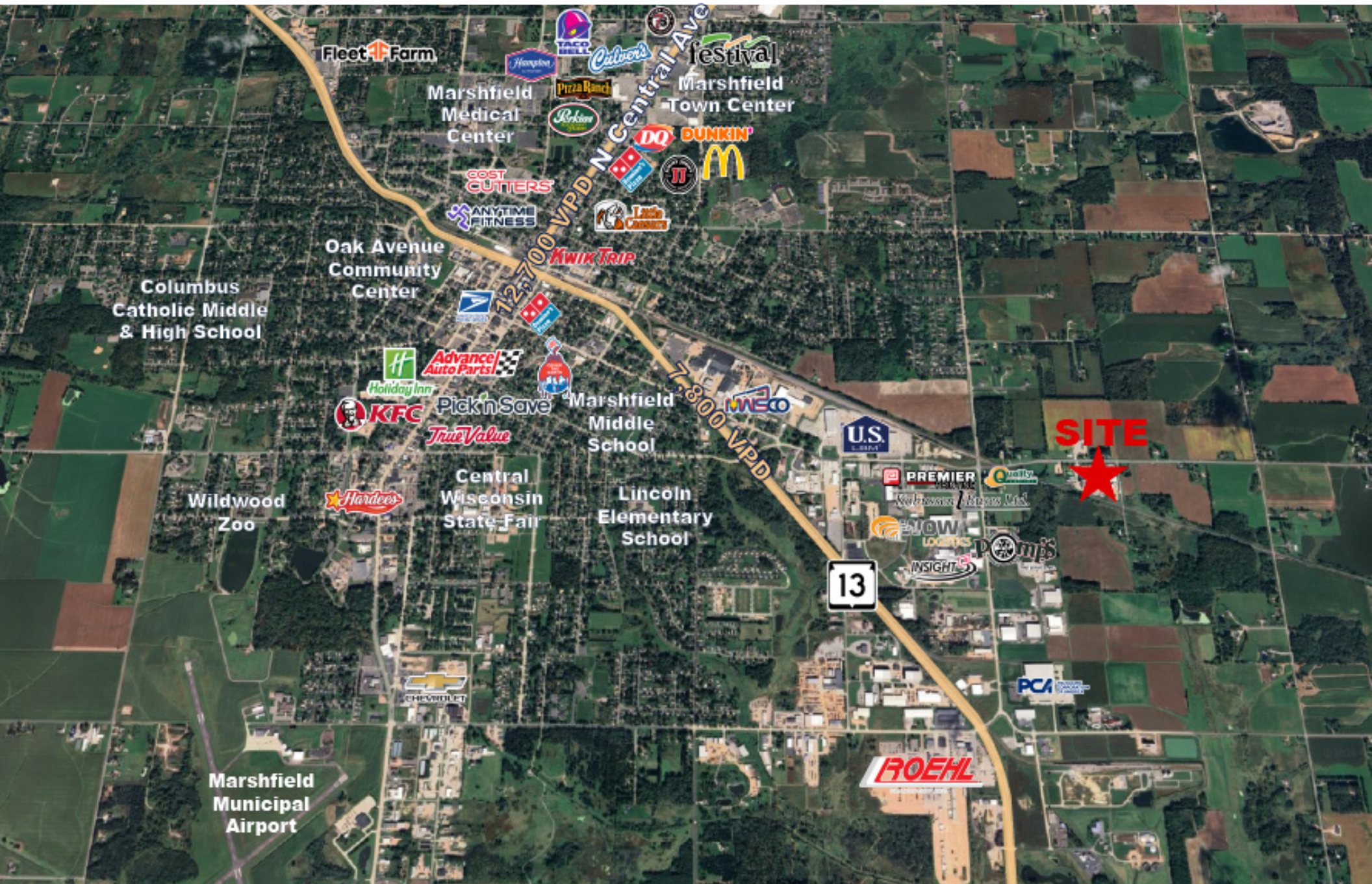
NOTES:

- Canadian National is the parent company of Wisconsin Central Limited (WCL) and the Sault St. Marie Railroad.
- Canadian Pacific Kansas City is the parent company of Soo Line (SOO), Dakota, Minnesota & Eastern (DME), and Iowa, Chicago and Eastern (ICE).
- Discontinuance - The non-abandonment discontinuance of common carrier service
- RTC-owned - Rail Transit Commission (RTC) owned

- Switching and terminal operations (Madison Terminal Railway, LLC, Rail & Transload, Inc. in Watertown, Port of Milwaukee, Wisconsin Rapids Railroad) are not shown.
- Map displays rail lines and corridors owned by operating freight railroads and government agencies.
- Industrial leads, utility company spurs, museum tracks are not shown.
- Line color represents principal operator, may not be owner.

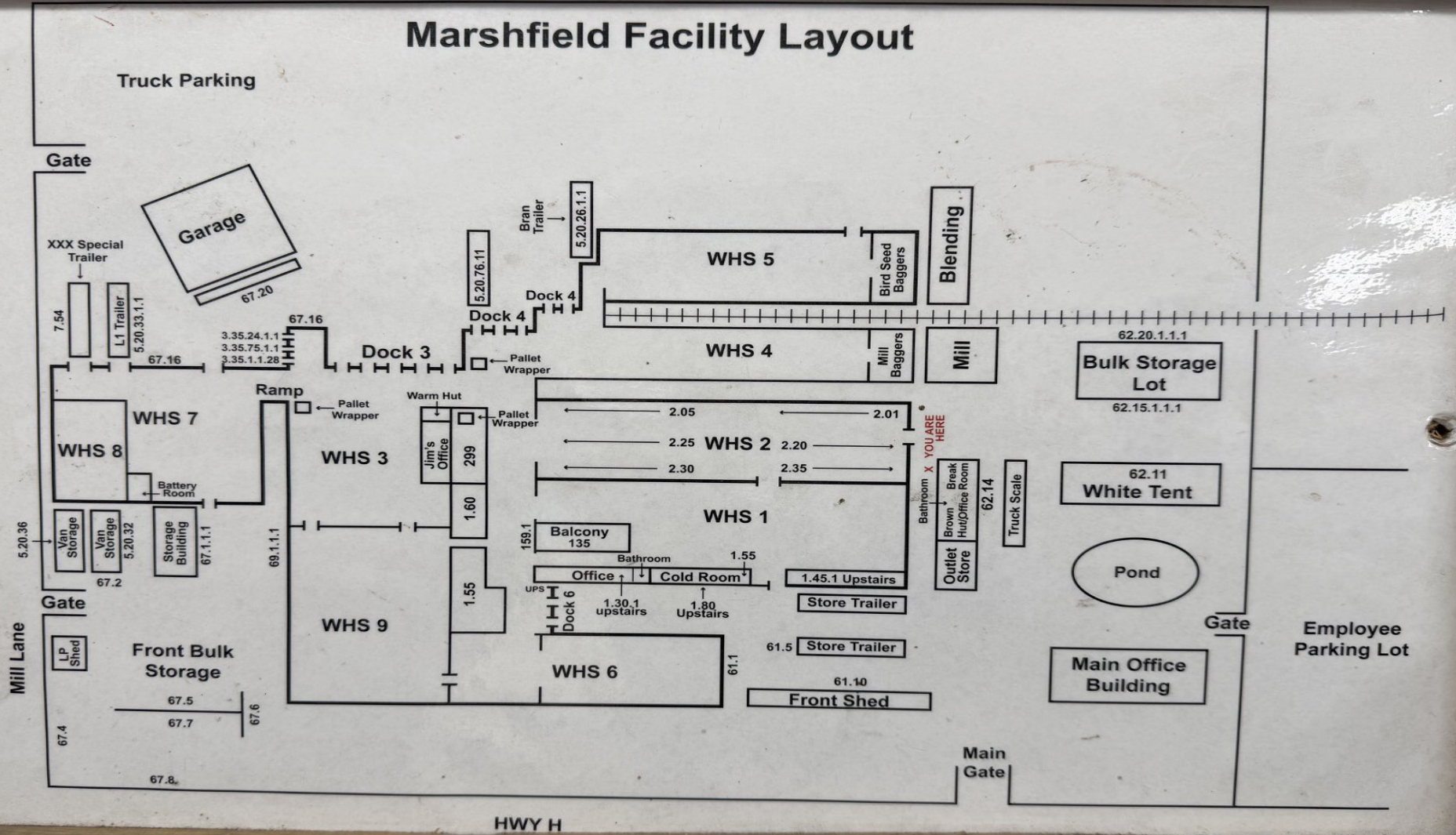








Marshfield Facility Layout



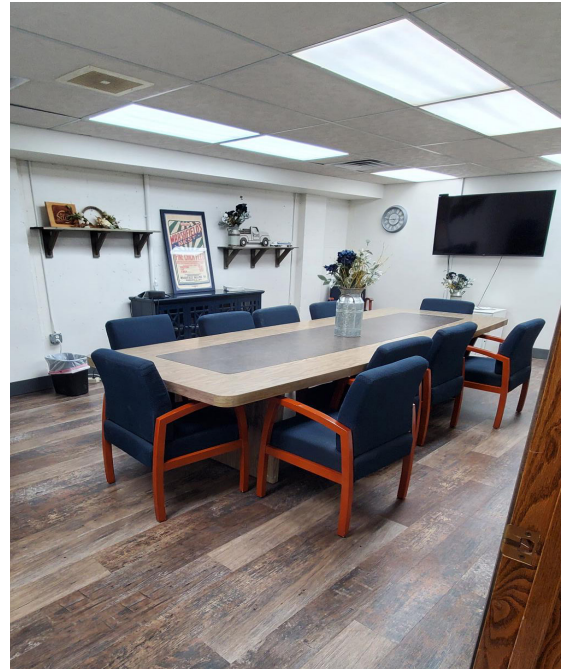














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Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (Upland Real Estate Group). 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 property inspection, contact an attorney, tax advisor, or business 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:

Material Adverse Facts, as defined in Wisconsin State 452.01(5g)

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 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 their Information you consider to be confidential.

CONFIDENTIAL INFORMATION :

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wisconsin State 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 Wisconsin State 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 and 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 telephone at 608-240-5830.