

FOR SALE:

# 100

## Creative Way

RIPON | WI

SALE PRICE:

**\$5,150,000**

**\$32.00/SF**

Contact us:

**Bill Langhoff, CCIM, SIOR**

414 278 6863 (direct)

414 840 7111 (mobile)

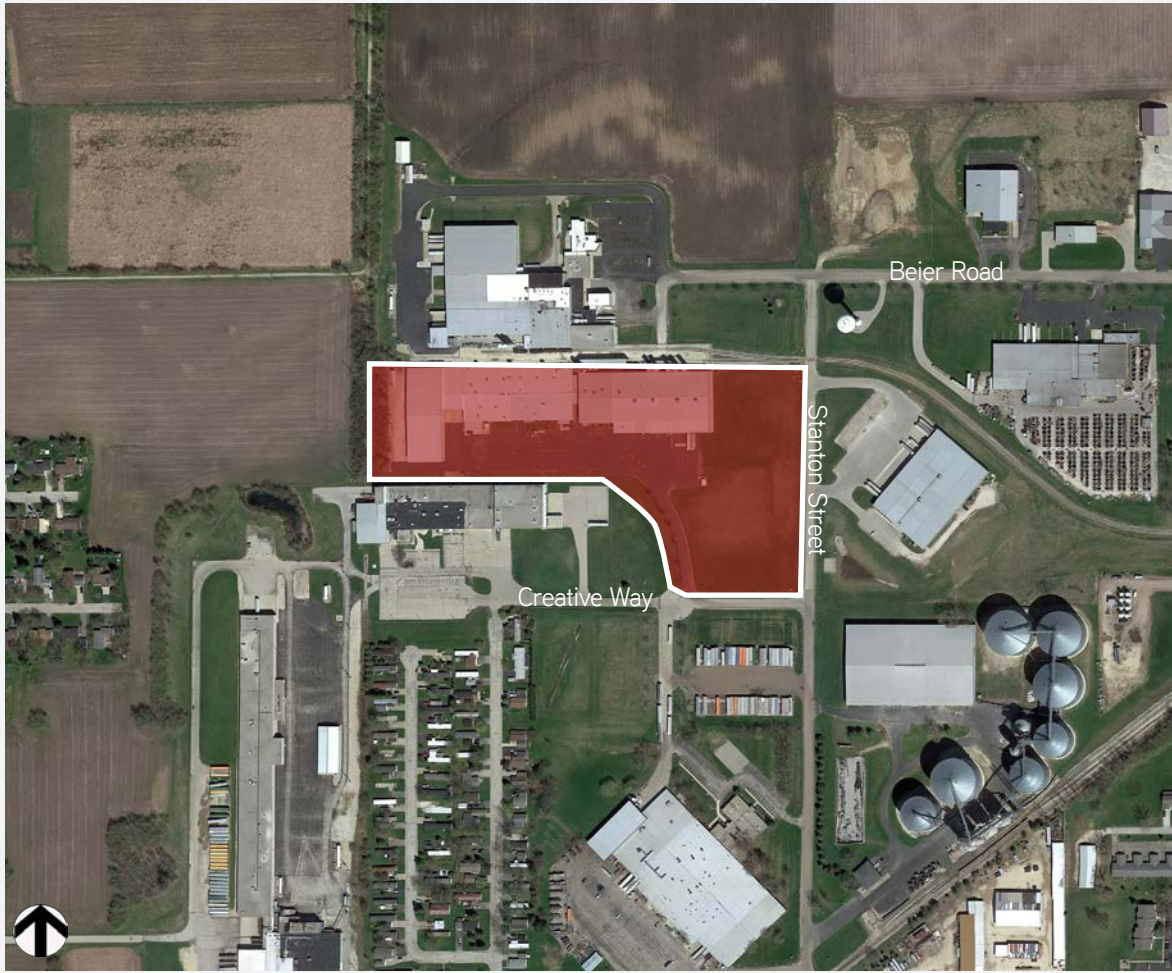
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## Property Summary

This 161,300 square foot single tenant manufacturing/distribution facility is situated on 13.42 acres in the Kohler Industrial Park. Originally built in 1972 with multiple additions, this building is ideally suited for a heavy manufacturing environment. Property highlights include: a rail spur into the property, 34' – 36' clear heights, 9 truck docks, 5 grade level drive-in doors, full sprinkler system and 4 2,400 kVA electrical services.



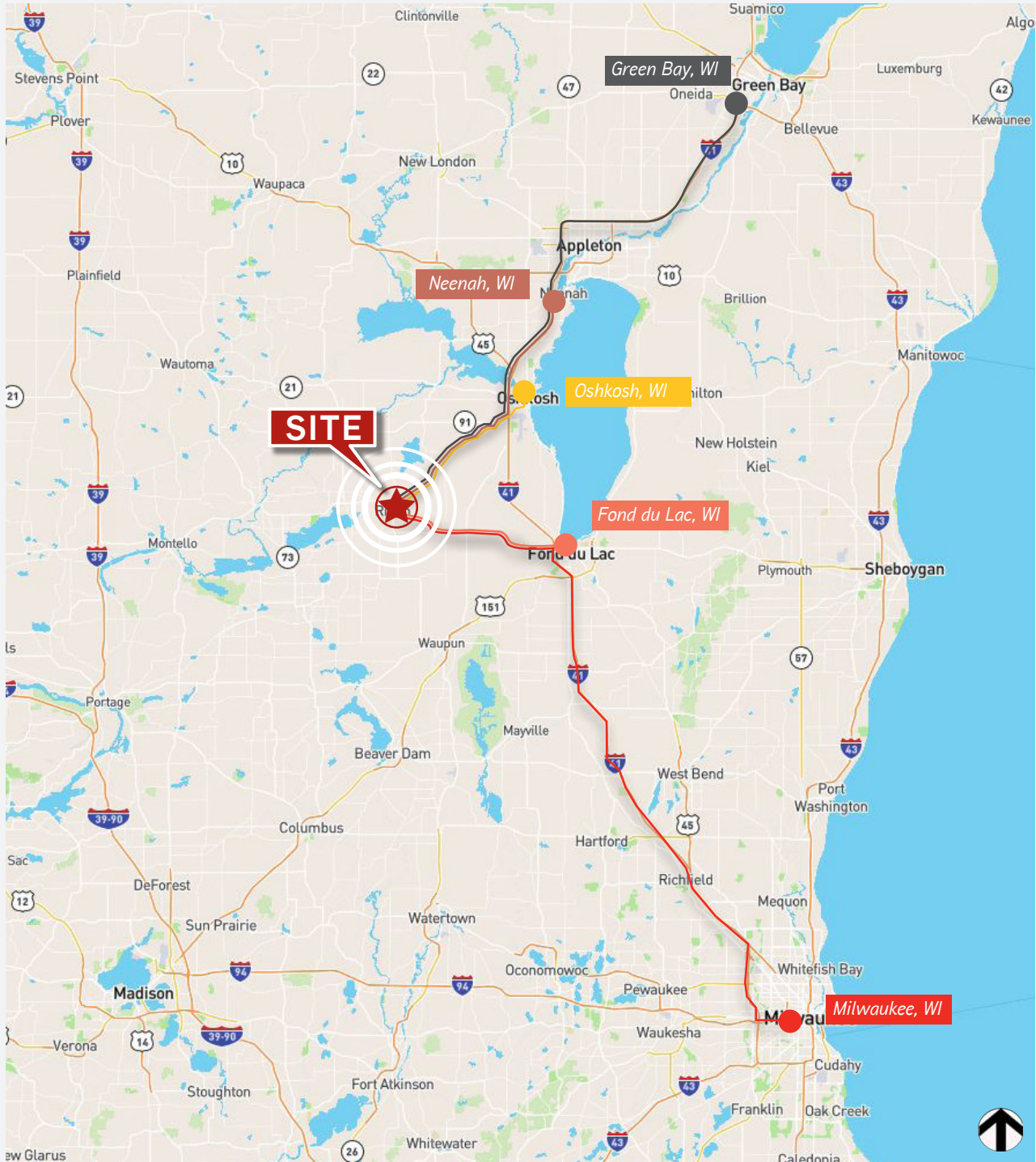
**BUILDING SPECIFICATIONS**

Building Size	161,300 SF
Land Size	13.42 Acres
Construction	Steel frame structure with insulated metal panels with standing seam metal roof
Year Built	Original building built in 1972 with additions in: '84, '87, '94 and 2001
Loading	Nine (9) Exterior Loading Docks Five (5) Grade Level Drive-In Doors
Clear Height	14' - 16' (Thermoform Area) 34' - 36' (Warehouse Area) 34' - 36' (Extrusion Production)
Column Spacing	Varies between building sections
Fire Suppression	100% Sprinklered with Wet System (8" Water Main)
Lighting	High Output LED (Installed 2016)
HVAC	Office & Break Areas Only
Electrical Service	1,500 kVA (Thermoforming 1) 2,500 kVA (Thermoforming 2) 2,500 kVA (Extrusion 1) 2,500 kVA (Extrusion 2) 2,500 kVA (Newest Service)
Rail Service	Active rail spur into the property serviced by Wisconsin & Southern railroad
Food Grade Classification	SQF (Safe Quality Food)
Expandability	The facility can be expanded by +/- 107,000 SF

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**SITE/LAND SPECIFICATIONS**

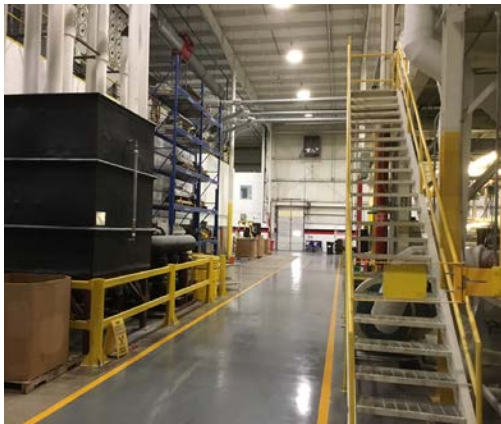
Site Size	13.42 Acres
Zoning	Industrial/Manufacturing
Parking	142 Employee/Visitor Stalls
Sewer/Water	10" Water Main/Municipal Sewer & Water by the City of Ripon
Site Plan/Survey	Provided



### DISTANCE TO

Oshkosh:	20 miles, 30 minutes
Fond du Lac:	23 miles, 35 minutes
Neenah:	32 miles, 38 minutes
Green Bay:	70 miles, 72 minutes
Milwaukee:	88 miles, 102 minutes
WI/IL Border:	123 miles, 131 minutes







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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 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  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**  
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**  
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**  
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**  
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION.

31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER

34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:**

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38

39 ~~THE BROKER WILL NOT DISCLOSE TO ANY OTHER PARTY THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)~~

40

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

43 **SEX OFFENDER REGISTRY** List Home/Cell Numbers: \_\_\_\_\_

44

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 **DEFINITION OF MATERIAL ADVERSE FACTS** *Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information  
54 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  
55 agreement made concerning 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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