

FOR SALE > INDUSTRIAL SPACE

200 Park Ave

Brillion, WI 54110



Building Details

- > Building Size: 677,870 SF (Multiple Buildings)
- > Site Size: 142.2 AC
- > Clear Height: Various
- > Drive-in Doors: Multiple
- > Dock Doors: Multiple
- > Construction: Masonry Block/Metal

Property Description

The Brillion Iron Works facility consists of approximately 15 buildings totaling just under 700,000 SF on 142 acres. The existing foundry is in good condition and is well located on Highway 10. The ages and structures of the buildings vary. The site could be divided to accommodate numerous different uses

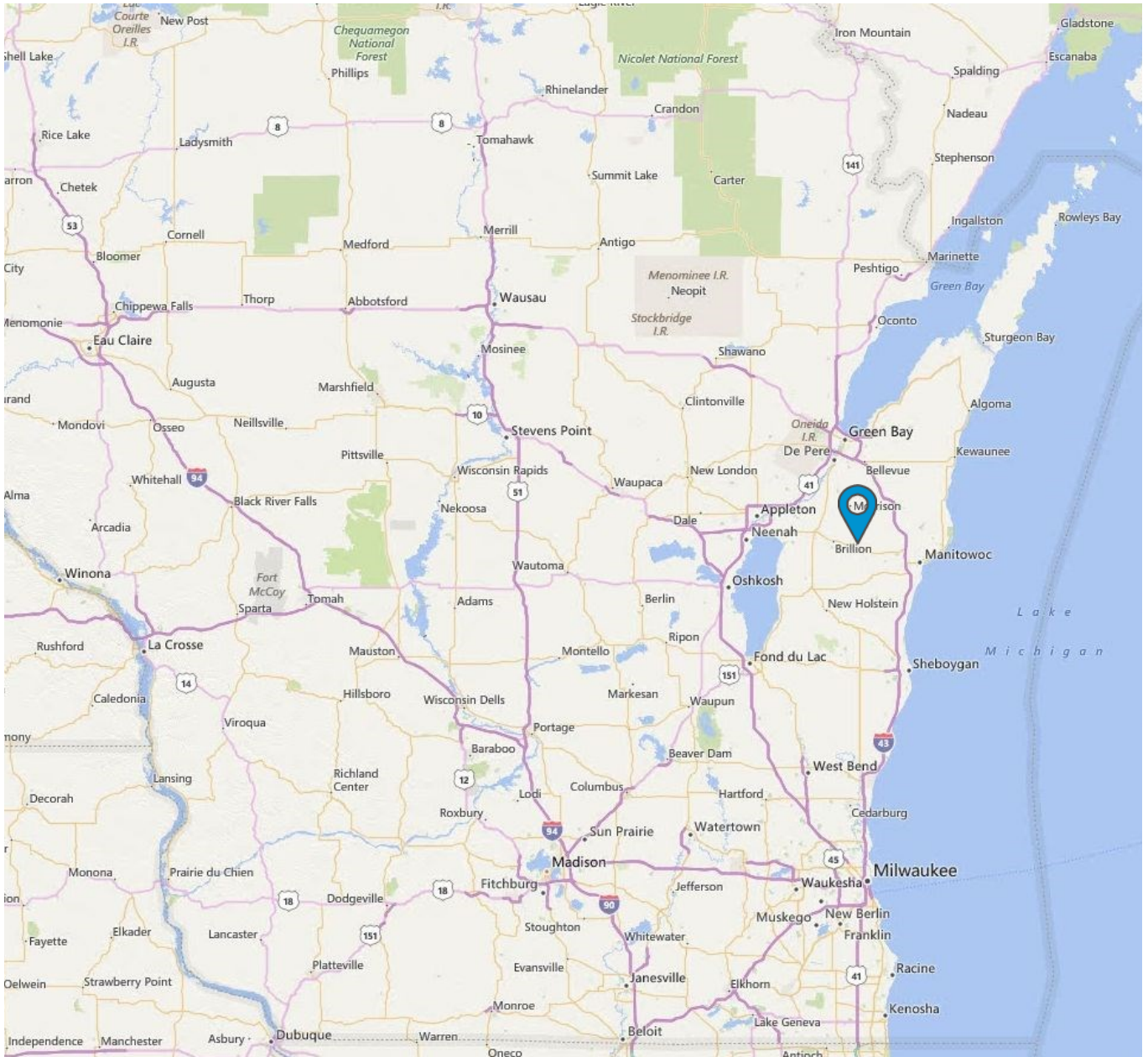
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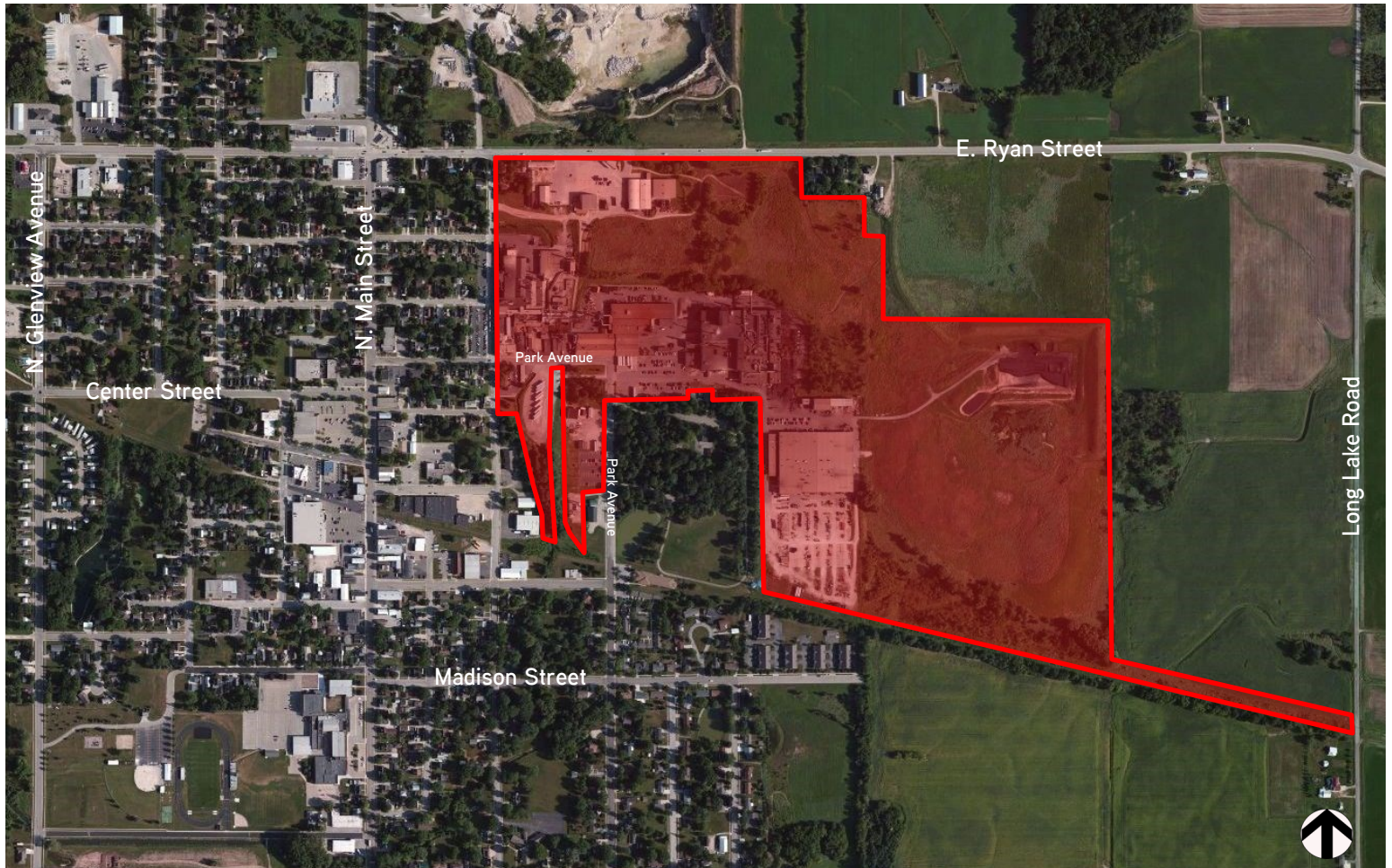
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Property Highlights

- > Former Foundry Prime for Redevelopment
- > Property is Divisible to Accommodate a Multitude of Uses

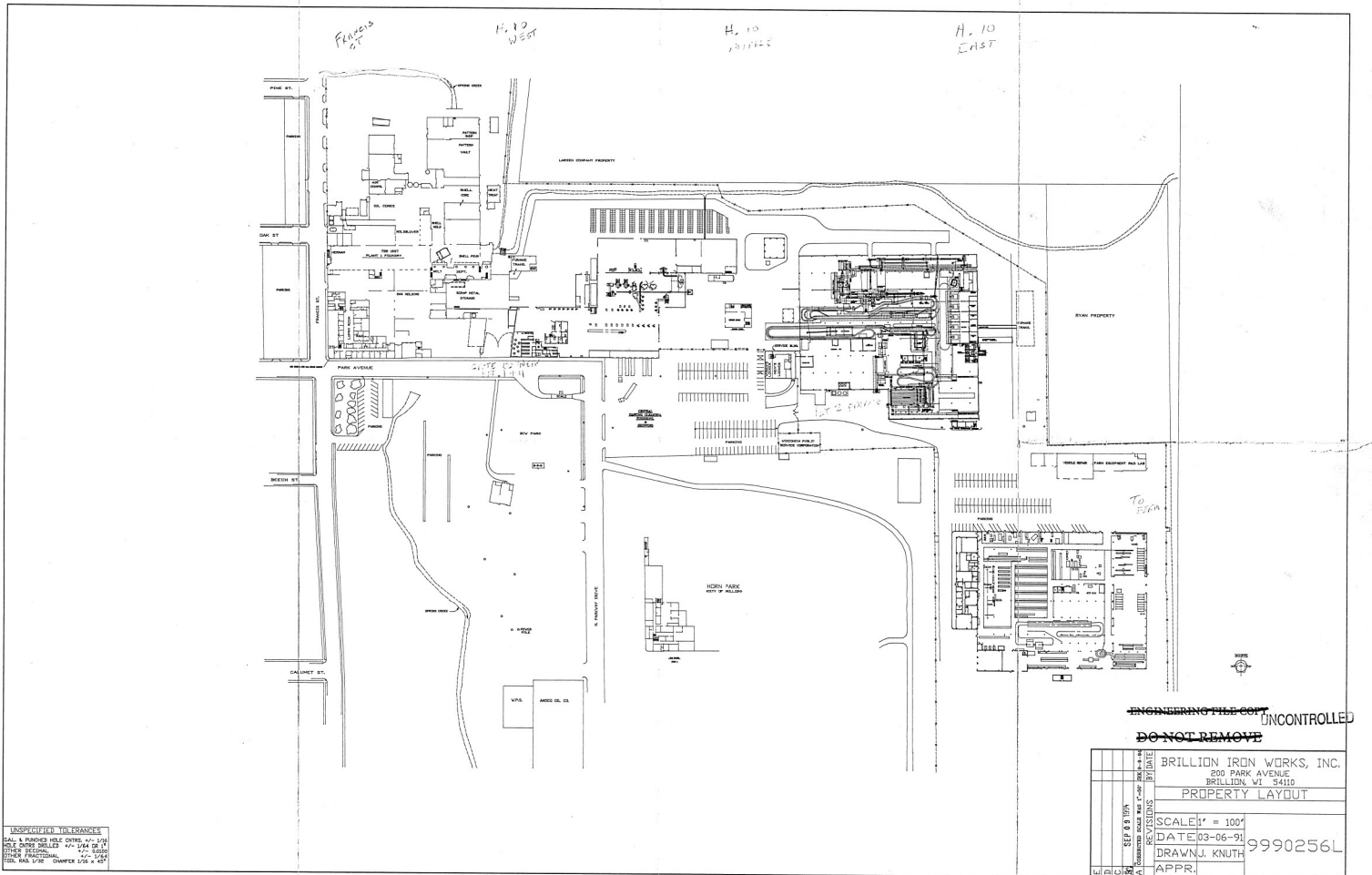
Property Economics

- > Sale Price: \$4,995,000
- > 2015 Taxes: \$143,722

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PROPERTY AREA BRILLION IRON WORKS, INC.

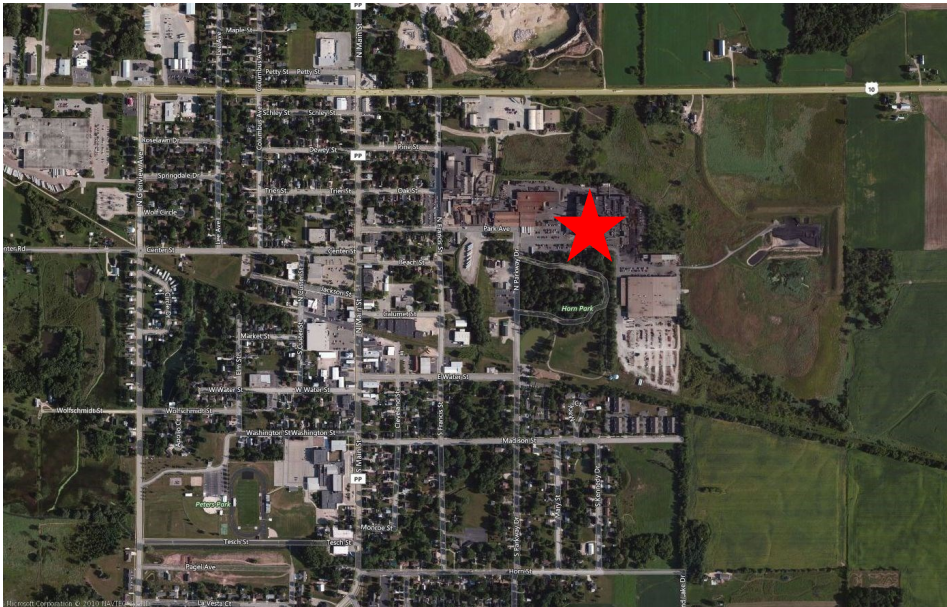
2009

Area in sq. ft.	Plt # 1	Plt # 2	Plt # 4	Other	Foundry	AgriLink	Plt # 3	Total
Production space	152,833	131,814	63,536	10,318	358,501		91,722	450,223
Office areas	22,088	1,552	1,340		24,980		8,722	33,702
Service areas *	2,595	11,515	9,812		23,922	8,160	4,666	36,748
Machining Area-Phase 1 & 2							29,256	29,256
Indoor storage	20,561	22,774	11,062	1,920	56,317	53,640	17,984	127,941
Total indoor areas	198,077	167,655	85,750	12,238	463,720	61,800	152,350	677,870
Outdoor storage	172,130	34,350	169,450	8,260	384,190	3,587,787	408,835	4,380,812
Ryan Property						174,240		
Other					1,121,002		12,500	
Total all areas	370,207	202,005	255,200	20,498	1,968,912	3,649,587	573,685	6,192,184
Acreage	8.5	4.6	5.9	0.5	45.2	83.8	13	142.2
Parking-Cars					193,981			
Truck & Trailer Parking					143,550			
Parks					86,000			
Scale					550			
Misc.					194,257			
Creek					28,860			
Former RR to Agrilink					48,787			
Area beyond 57' of FE S. of Veh. Repr & Ladle Repr.					87,453			
Total Foundry Acreage								
					783,438			
					45.2	45.2		
FE Acreage (Includes 57'+/- North of Building)							13.2	13.2
Abandoned RR R/W bordering FE Property to LL Rd							7.7	7.7
Abandoned RR R/W bordering Agrilink & beyond (~2,714'+33.87x102.5)								6.3
Total Acreage from Property Survey (Not Including Agrilink)								58.4
Agrilink acreage from Property Survey					44.9	44.9	27.3	83.8
TOTAL					90.1		48.1	142.2

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Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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 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. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 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 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 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 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 disadvantages of the proposals.

18 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

23 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.

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 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 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

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

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

CONSENT TO TELEPHONE SOLICITATION

41 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

45 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/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

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 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.