

BRILLION WORKS LLC

200 PARK AVENUE, BRILLION, WI 54110

Contact

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FOR LEASE — INDUSTRIAL SPACE

BRILLION WORKS LLC

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Building Details

- | | | |
|---------------------------|-------------------|----------------|
| • Various Building Sizes | • Drive-in Doors: | Multiple |
| • Various Site Sizes | • Dock Doors: | Multiple |
| • Clear Height: 24' - 30' | • Construction: | Precast Panels |

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.

Contact

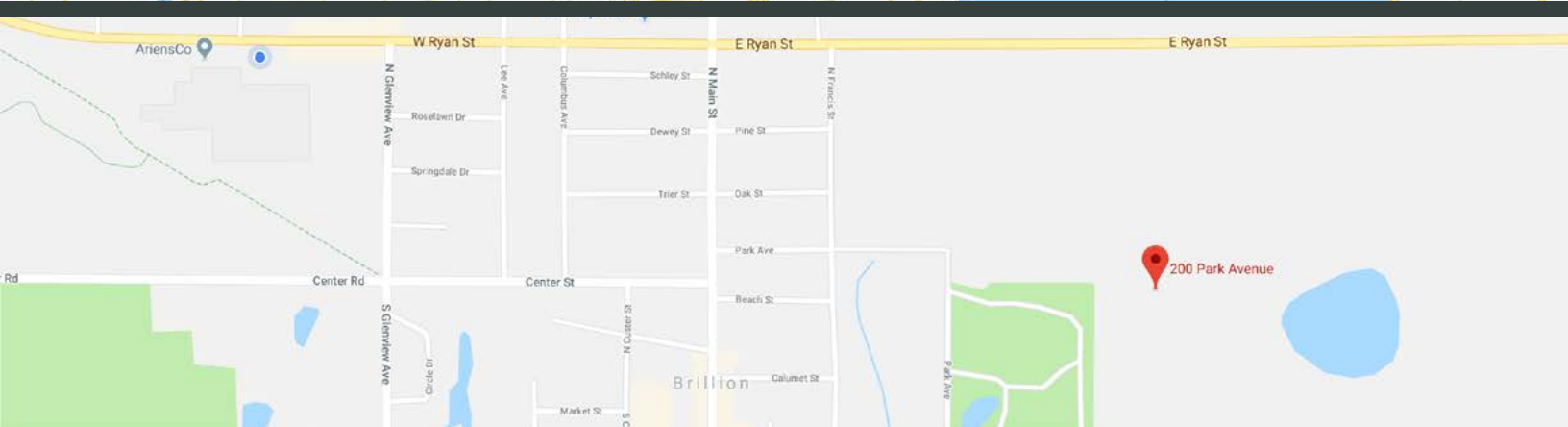
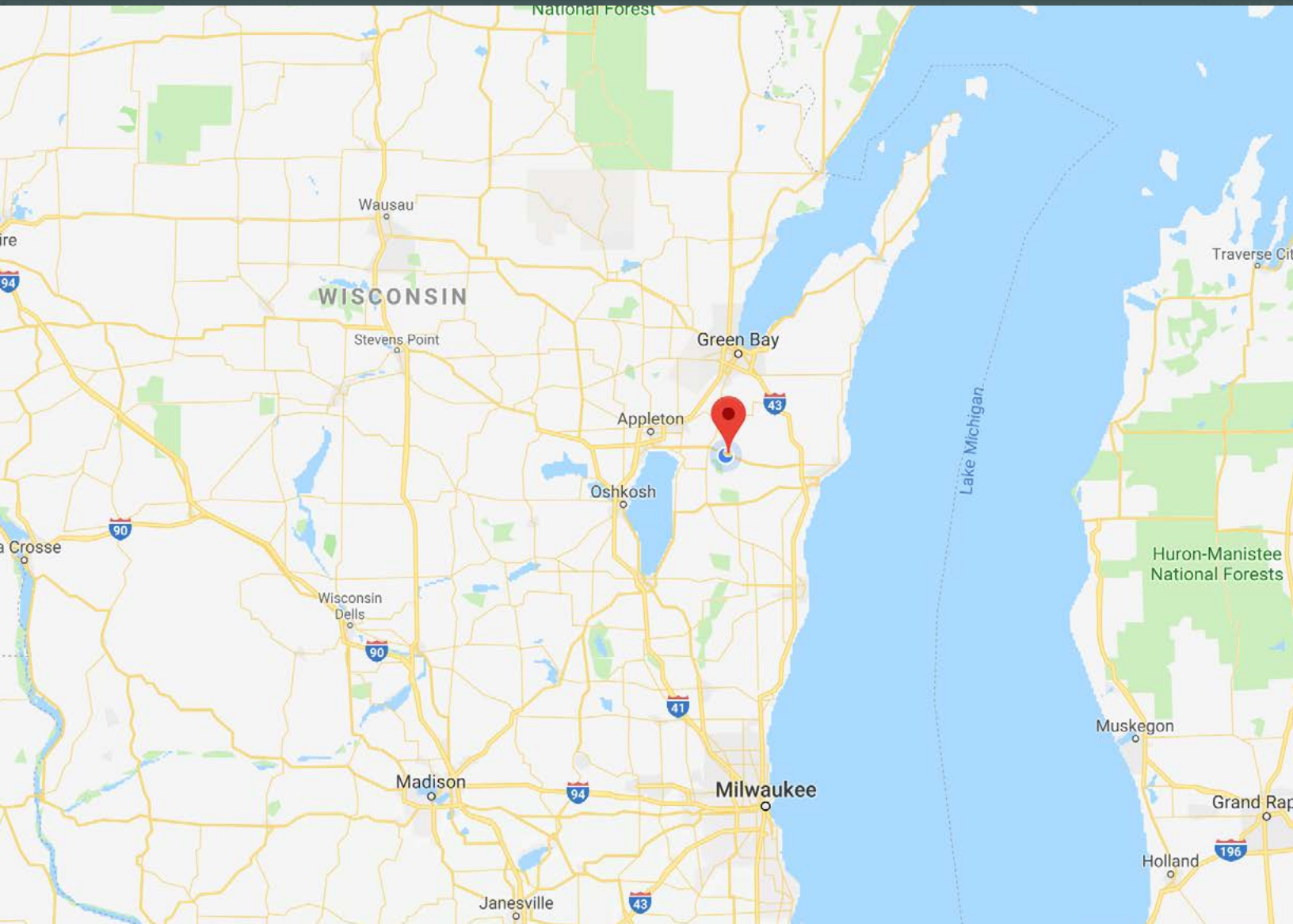
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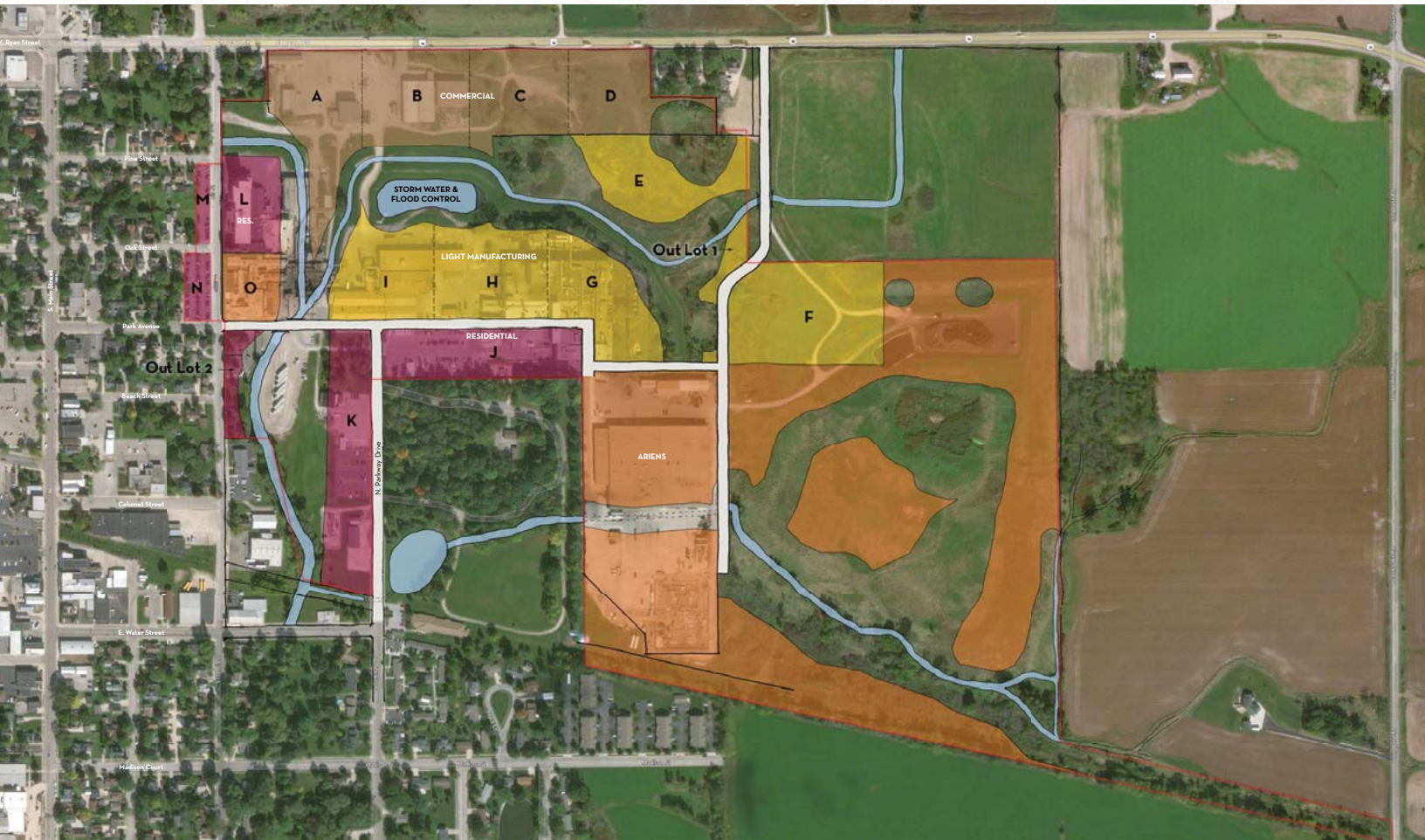
Property Highlights

- Former foundry prime for redevelopment
- Property is divisible to accommodate a multitude of uses
- Close to highway and major cities: *Appleton, Green Bay, Manitowoc*

Property Economics

Sale Price: TBD

Lease Rate: TBD



Proposed Land Use

Developable Land

- Commercial
- Light Manufacturing
- Residential
- Green Space
- Water/Detention
- Ariens Use
- Property Line

NOT TO SCALE
June 8, 2018

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Area in sq. ft.	Plt #1	Plt #2	Plt #4	Other	Foundry	AgriLink	Plt #3	Total
Production Space	152,833	131,814	65,536	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	172,207	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 PR 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