

Fully Leased Industrial Facility - Port Edwards, WI

100 Wisconsin River Dr | Port Edwards, WI | US | Wood County
Available SF: 299,150 | Sale Price: \$8,205,355



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Last Updated:	Oct 22, 2025

Realtor/Owner Contact

Colliers
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Property and Area Description

Colliers is pleased to offer for sale this single-tenant 100% leased industrial investment property located in Port Edwards, WI. This 290,000 square foot food-grade distribution facility is fully leased by Milk Specialties Global, a growing human and animal nutrition company headquartered in Eden Prairie, MN. This well maintained facility was constructed in 1994, and sits on 14.5 acres with direct rail service. The building has many salient features, including “clear heights, 28 loading docks with levelers, high efficiency T-8 motion lighting, and numerous food grade certifications. Fully Leased to Milk Specialties Global (MSG), Asking Price: \$8,205,355 – 7.75 CAP (\$27.43/SF, below vacant owner/user pricing), Below market lease rate of \$2.74/SF MG with 2% annual escalations, 100% food grade, 2 dedicated rail spurs w/ indoor/outdoor loading

Population

	44,217 10 Mile Radius	99,854 20 Mile Radius	172,097 30 Mile Radius
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Source: ESRI®, 2025

Households

	19,300 10 Mile Radius	43,159 20 Mile Radius	74,374 30 Mile Radius
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Source: ESRI®, 2025

Transportation

Property Images



