

## Wangard Partners Secures Jefferson County Site for 200,000-Square-Foot Build-to-Suit & Beverage Facility

Strategic site adjacent to Jefferson Food & Beverage Innovation Campus offers expansion opportunity within one of Wisconsin's emerging food manufacturing corridors

**JEFFERSON, Wis.** — Wangard Partners announced today that it is under contract, through Wangard Property Acquisitions, LLC, to acquire approximately 17.07 acres of county-owned land at 1515 Wisconsin Avenue in Jefferson, Wisconsin, adjacent to the Jefferson Food & Beverage Innovation Campus. The site is being pursued as a single-user build-to-suit opportunity exceeding 200,000 square feet for a food and beverage company seeking adjacency within one of Wisconsin's most active food manufacturing corridors. The proposed acquisition remains subject to customary due diligence and closing conditions.

The property represents a natural extension of the Jefferson Food & Beverage Innovation Campus and a compelling opportunity for the right user to expand within an established and growing food production corridor..

"Wisconsin continues to attract food and beverage manufacturers because the operating fundamentals are difficult to replicate," said Matt Moroney, CEO of Wangard Partners. "The state offers agricultural depth, manufacturing expertise, skilled labor, and efficient Midwest distribution access. Jefferson stands out because those advantages are already concentrated in a growing food production corridor."

Food and beverage has become a major driver of industrial growth in Wisconsin because the state offers a rare combination of agricultural strength, manufacturing expertise, workforce depth, and regional distribution access. Within that broader landscape, Jefferson has emerged as an especially attractive location for users seeking both operational efficiency and long-term strategic value. The Jefferson Food & Beverage Innovation Campus is already taking shape, with acreage committed to Kikkoman Foods, Onego Bio, and V&V Supremo Foods, reinforcing Jefferson's momentum as a purpose-built destination for food and beverage production. The site reflects Wangard's strategy of identifying locations where a specialized user can operate efficiently, move quickly, and scale over time. "We view this site as a strategic extension of the Jefferson Food & Beverage Innovation Campus," said Stephanie Rechner, Industrial Development & Leasing at Wangard Partners. "For the right build-to-suit user, this is an opportunity to enter an established food production corridor with momentum already in place, rather than starting from scratch."

The property is being marketed in coordination with Cushman & Wakefield.

### For more information, contact:

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### About Wangard Partners

Wangard Partners is a Wisconsin-based real estate investor and developer with more than 30 years of experience across industrial, flex-tech, and commercial asset classes. Wangard brings an integrated approach to development, investment, and leasing, with a focus on delivering strategic real estate solutions that create value for users, partners, and communities across the Midwest.