



# Wangard Partners Acquires Former Kohl's Innovation Center in Menomonee Falls for Industrial Reuse

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Menomonee Falls, WI—Wangard Partners, a Milwaukee-based real estate development and investment firm, has acquired the former Kohl's Innovation Center at W165N5830 Ridgewood Drive in Menomonee Falls, Wisconsin. The **+300,000-square-foot** facility will be repositioned for modern industrial manufacturing use, restoring the building to its original intent and contributing to the region's strong industrial growth.

Originally built as a light manufacturing facility, the property was converted to office space in 2015 to support Kohl's corporate operations. The newly acquired site will return to its industrial roots to meet escalating demand for quality manufacturing space in Southeastern Wisconsin. The building features high clear heights, 100% air conditioning, and expansive window lines that offer enhanced natural lighting—rare features in today's industrial market.

This acquisition allows us to create a modern, flexible manufacturing space in a prime location, meeting a significant growing demand for industrial manufacturing in Southeastern Wisconsin. By repurposing the former Kohl's Innovation Center, we're not just revitalizing a building—we're reinvesting in the community, creating jobs, and strengthening the region's economic foundation

Stewart Wangard, Executive Chairman, Wangard Partners.

The property, renamed the **Ridgewood Industrial Center**, sits on nearly 25 acres within the Silver Spring Corporate Park and is ideally located with excellent access to I-41/45, connecting users to metro Milwaukee, Madison, and Chicago. The site offers significant infrastructure, including dock capabilities, generous parking, and expansion potential for future tenants.

The transaction underscores Wangard Partners' continued commitment to adaptive reuse and sustainable development. By unlocking the potential of this legacy property, Wangard supports long-term economic growth and job creation in the heart of Wisconsin's industrial corridor.

### **About Wangard Partners, Inc.**

Wangard Partners, Inc. is a Milwaukee-based real estate development and investment firm committed to creating high-quality, sustainable communities across Wisconsin and beyond. With a passion for innovative design and green building, Wangard Partners continues to shape the Midwest's residential landscape. Learn more at [wangard.com](http://wangard.com).

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