



100,000 - 340,000 SF Industrial/ Warehouse Space For Sale or Lease

1401-1441 Ontario Rd | Green Bay, WI

Highlights:

- 340,000 SF industrial campus across two buildings
- 100,000 SF standalone, fully climate-controlled facility
- Flexible warehouse options from 100,000–240,000 SF
- Clear heights up to 28'
- Strong Green Bay industrial location with convenient I-43 access

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Property Details



Property Address	1401-1441 Ontario Dr Green Bay, WI 54311
PID	21 181-1
Property Type	Industrial/Warehouse
Building Size (SF)	340,000 Total SF Building 1 – Climate Controlled - 125,000 SF <i>(Available June 1, 2027)</i> Building 1 - Warehouse - 115,000 SF <i>(Available March 1, 2028)</i> Building 2 - Standalone Climate-Controlled- 100,000 SF <i>(Available June 1, 2027)</i>
Site Size	±20 acres
Year Built	1980
Clear Heights	Building 1: Up to 25.5' in 125,000 SF Building 1: Up to 28' in 115,000 SF Building 2: Up to 26' in 100,000 SF
Dock Doors	30
Drive In Doors	2
Construction	Steel/Metal Panel. Standing seam metal panel roof
HVAC	Building 1 (125,000 SF): Fully Climate Controlled Building 1 (115,000 SF): Non-Climate Controlled Building 2: (100,000 SF) Fully Climate Controlled
Lighting	LED
Power	480 3 Phase
Sprinklers	Wet System
Lease Rates	Building 1 (125,000 SF): \$5.75/SF NNN Building 1 (115,000 SF): \$5.75/SF NNN Building 2 (100,000 SF): \$5.75/SF NNN
Sale Price	Portfolio Price - \$24,800,000 (\$72.94/SF) Building 1 - \$16,800,000 (\$70/SF) Building 2 - \$8,000,000 (\$80/SF)

Property Details



Building 1 | Up to 240,000 SF

125,000–240,000 SF Available

The longer Building 1 contains the space currently occupied by KI Mobility along with the two available warehouse sections. The available space consists of:

125,000 SF Climate-Controlled Warehouse

- Available June 1, 2027
- Fully climate controlled
- Up to 25.5' clear
- \$5.75/SF NNN

115,000 SF Warehouse

- Available March 1, 2028
- Non-climate controlled
- Up to 28' clear
- \$5.75/SF NNN

Combined Availability

- Up to 240,000 SF contiguous
- Mix of climate-controlled and conventional warehouse
- Clear heights up to 28'

Building 2 | 100,000 SF Standalone Climate-Controlled Facility

- Available June 1, 2027
- Standalone building
- Fully climate controlled
- Clear height up to 26'
- Dedicated loading and access
- \$5.75/SF NNN

Property Highlights

- Up to 340,000 SF available across two buildings
- 100,000 SF standalone, fully climate-controlled facility
- Up to 240,000 SF contiguous in Building 1
- Climate-controlled warehouse options
- Clear heights up to 28'
- 30 dock-high doors across the property
- 20-acre industrial campus
- Multiple size and pricing options to accommodate a range of users

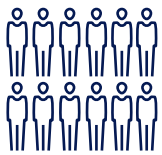
225,000 SF coming available June 1, 2027 and
115,000 SF coming available March 1, 2028

Interior Photos



Location Overview

Brown County



Current
Population

276,010



Current Average
Household Income

\$110,316



Current Daytime
Work Population

162,998



Households

114,370



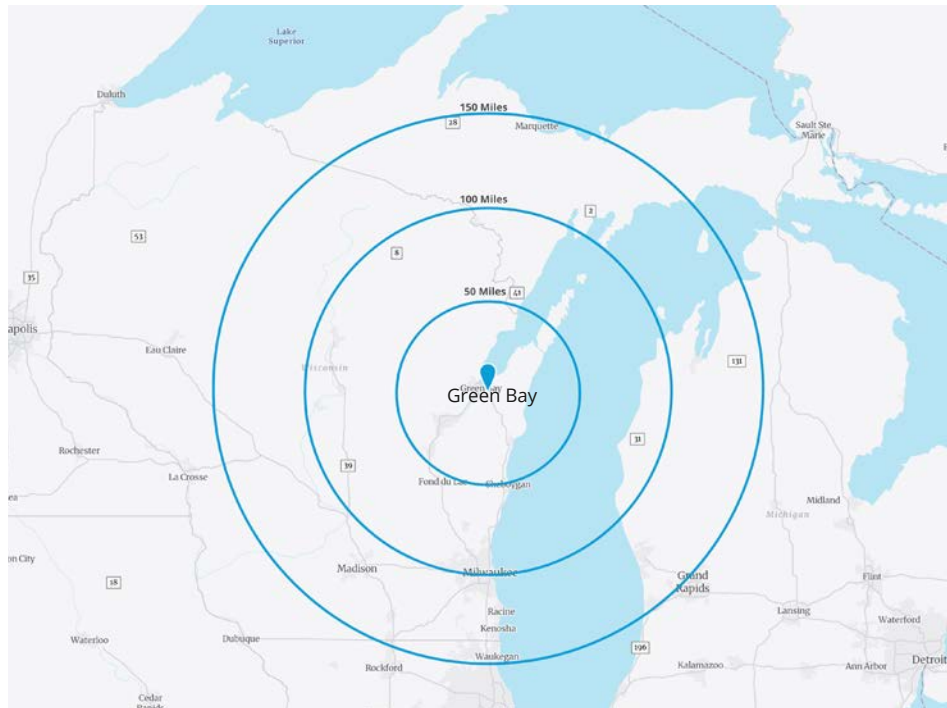
Businesses

9,922

Web Links:

[Green Bay, WI](#)

[Brown County](#)



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Accelerating success.