



**For Sale or Lease**

**Contact us:**

**Tammy Balzar**

Real Estate Advisor

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## Industrial Building Available

351 N Green Bay Road | Neenah, WI 54956

### *Single Tenant Warehouse Available For Sale or Lease*

Convenient access to Highway 41 and Winchester Road. Recent building updates include new roof in 2011, new unit heaters in 2016, Overhead door addition in 2017, LED lights and exhaust fan in 2020, bathroom addition in 2022, and new windows and exterior paint in 2025.

|                   |                                 |
|-------------------|---------------------------------|
| Building Size     | +/- 17,500 SF                   |
| Total Lot Size    | 39.59 Acres (portion of parcel) |
| Loading           | (1) 14'x24' Drive-In Door       |
| Floors            | Concrete                        |
| Zoning            | I-2 Heavy Industrial District   |
| Power             | 200amp/480 volt, 3-Phase        |
| <b>Lease Rate</b> | <b>\$5.00/SF NNN</b>            |
| <b>Sale Price</b> | <b>\$975,000.00</b>             |

**Colliers | Wisconsin**

4321 W College Ave, Suite 260

Appleton, WI 54913

P: +1 920 739 5300

## Site Overview



**COMPOSITE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**14**  
17,325 S.F.  
TYPE IIIB  
ALLOWABLE 17,500 S.F.

**EXISTING WAREHOUSE BUILDING**  
17,500 S.F.

**NEW TOILET ROOM**  
17,325 S.F.

**KEY PLAN**  
SCALE: NOT TO SCALE

**PROJECT LOCATION**

**GREEN BAY RD.**  
**CHAPMAN AVE.**  
**PROPERTY LINE**

**REVISIONS**

**DRAWN BY**  
SDN / TFM  
**CHECKED BY**  
TFM

**DATE**  
03/15/22

**PROJECT NO.**  
175044

**A2.1**

| SHEET INDEX                                                                                                                                                                                                                                                                                              |                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| ARCHITECTURAL                                                                                                                                                                                                                                                                                            |                                       |
| RMA ARCHITECTS, INC.<br>1000 SOUTH GRIDER STREET - SUITE 10<br>APPLETON, WISCONSIN 54911<br>P: (920) 344-9850 F: (920) 996-4865                                                                                                                                                                          |                                       |
| A2-1                                                                                                                                                                                                                                                                                                     | COMPOSITE PLAN, SHEET INDEX           |
| A2-2                                                                                                                                                                                                                                                                                                     | FINISHED FLOOR PLAN, SECTION, DETAILS |
| STAMP                                                                                                                                                                                                                                                                                                    |                                       |
| CODE INFORMATION                                                                                                                                                                                                                                                                                         |                                       |
| 2015 IBC - INTERNATIONAL BUILDING CODE<br>2015 IRC - INTERNATIONAL RESIDENTIAL BUILDING CODE<br>CITY OF NEENAH                                                                                                                                                                                           |                                       |
| WORK AREA = 08 SQUARE FEET - BUILDING WORK - TYPE IIB<br>(NON-COMBUSTIBLE) CONSTRUCTION<br>EXISTING BUILDING - WAREHOUSE, TYPE IIB<br>ALLOWABLE AREA FOR S1 - NON-SPLUMBERED IS 17,500 S.F.<br>EXISTING BUILDING SIZE IS 17,500 S.F.<br>PROVIDE FIRE EXTINGUISHERS TYPE ABC - 10 LB MAX. DISTANCE OF 75' |                                       |
| PROJECT SCOPE                                                                                                                                                                                                                                                                                            |                                       |
| PROVIDE ADA TOILET ROOM AND UTILITY AREA, INCLUDING ALL ACCESSORIES, LIGHT FIXTURES, EXHAUST FAN AND GRAB BARS. ALSO IN EXISTING WAREHOUSE BUILDING INCLUDING ADDING A NEW HAND RAIL ON BOTH SIDES OF THE EXISTING STAIRS.                                                                               |                                       |

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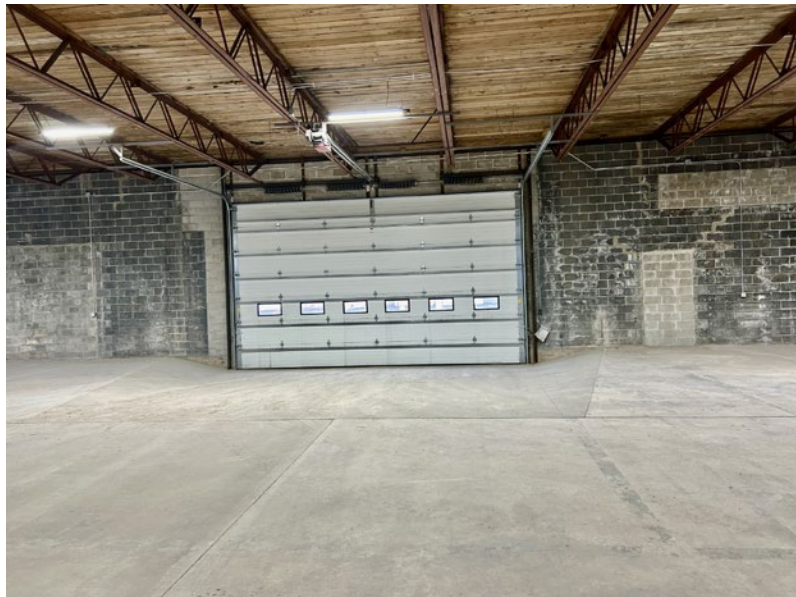
**DRAWN BY**  
SDN / TFM  
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## Property Photos



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## Location



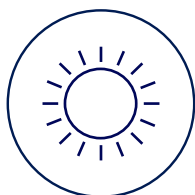
## Area Demographics

1,3.5 mile radius



### Population

1 mi: 3,781  
3 mi: 47,525  
5 mi: 83,492



### Daily Population

1 mi: 5,201  
3 mi: 49,388  
5 mi: 98,6228



### Households

1 mi: 1,485  
3 mi: 20,400  
5 mi: 35,843



### Household Income

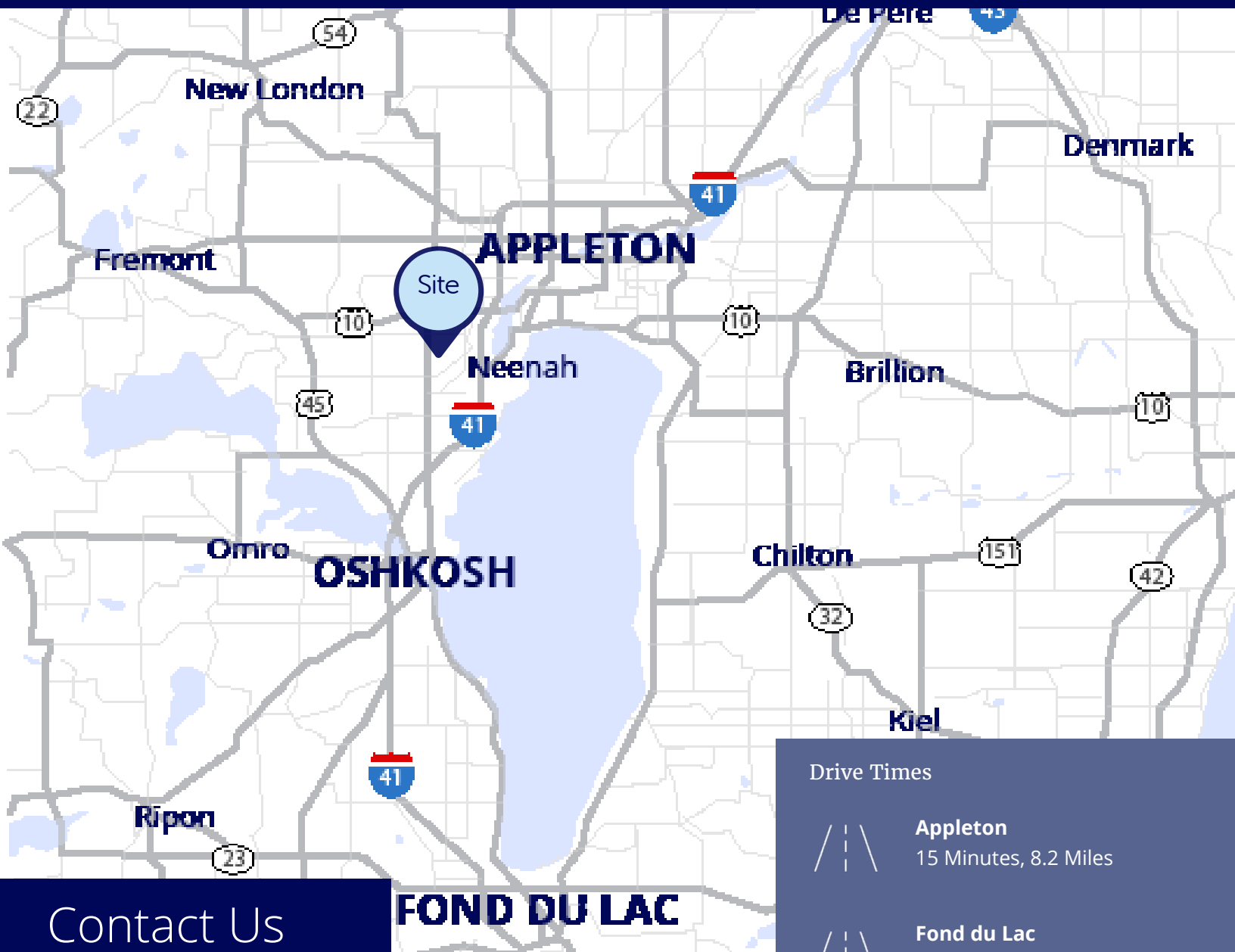
1 mi: \$62,449  
3 mi: \$74,068  
5 mi: \$74,415

## Industrial Building For Sale or Lease

# GREEN BAY

57

351 N Green Bay Road | Neenah, WI 54956



## Contact Us

### Drive Times



#### Appleton

15 Minutes, 8.2 Miles



#### Fond du Lac

35 Minutes, 36.1 Miles



#### Green Bay

40 Minutes, 39.7 Miles



### Tammy Balzar

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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## **Broker Disclosure to Customers**

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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## **Confidentiality Notice to Customers**

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

## **Definition of Material Adverse Facts**

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

## **Sex Offender Registry**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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