

For Lease

Cold Storage & Warehouse Opportunity

249 N Lake St, Neenah, WI 54956

Colliers

Accelerating success.



- 3PL services are available at this location by KK Integrated Logistics
- Major Improvements Completed Spring of '24: Newly installed LED lighting throughout, brand new heating units, upgraded sprinklers, fresh paint & more

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Property Description

The former Clearwater Paper Mill is now a modern, multi-use logistics and manufacturing campus with significant cold storage capabilities. Situated on 23.90 acres along Little Lake Butte Des Morts, the property totals over 1.12 million SF, including 260,000 SF of state-of-the-art cold storage engineered for cheese aging and other temperature-sensitive products. Additional 560,000+ SF of heated warehouse space is ready for occupancy, with expansion potential for an additional 350,000 SF of cold storage. Heavy power, varied clear heights, multiple dock configurations, and Canadian National rail access make this a rare large-scale industrial and refrigerated distribution opportunity. On-site 3PL services by KK Integrated Logistics include inventory management, customer service, and refrigerated transportation.

Property Highlights

Cold Storage Capabilities

- 260,000 SF of state-of-the-art cold storage designed for cheese aging and other temperature-sensitive products
- 15,000 pallet positions with potential expansion to an additional 350,000 SF / 23,000 pallet positions
- Temperature-controlled docks and loading areas
- Engineered for consistent temperature and humidity control
- Ready for immediate occupancy

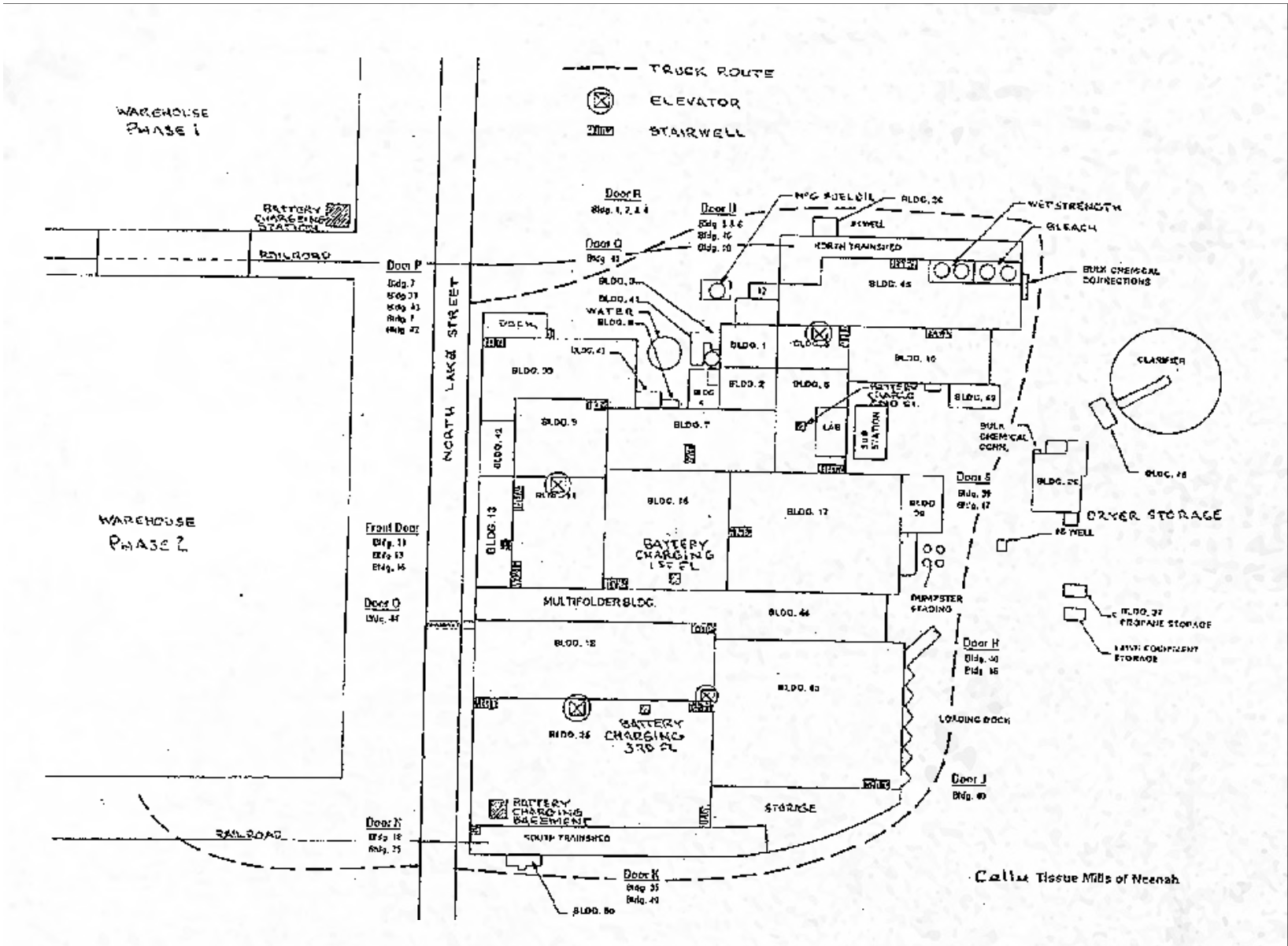


Property Details

Address	249 N Lake St, Neenah, WI 54956
Total SF	1,124,241 SF
Type	Manufacturing
Year Built	1911 Multiple additions over 1911-1961 Recently painted
Construction	Brick/Masonry & Metal Panel
Stories	3 with elevators
Clear Heights	Varies throughout
Power	Heavy
Lighting	All new LED lighting throughout
Heating	Brand new heating units
Sprinklers	All new
Parking	North Side: 25 spaces East Side: 33 spaces South Side: 14 spaces
Rail	Canadian National
PIDs	1210607, 1210706, 12105870102, 1210615
Lease Rate	\$4.00/SF NNN

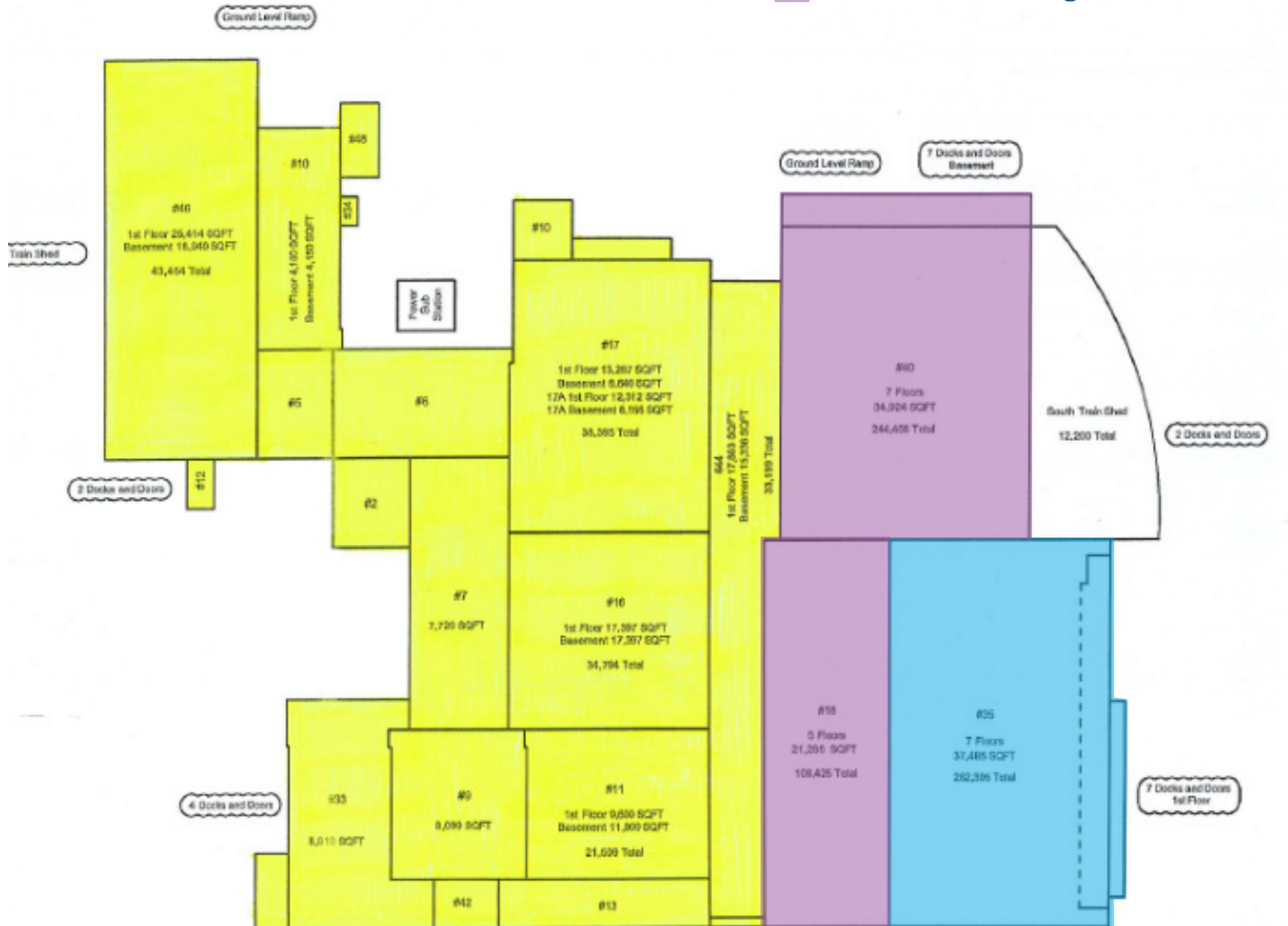
Loading	
B 40 - SE Side of Bldg	6 dock doors with levelers, locks & shelters, all in good shape; Access the basement area. Ground level overhead door, approximately 9' x 9'
B 39 - E Side of Bldg	4-5 dock doors that do not have dock equipment, need some upgrades; Access the basement area
S Side of Bldg	6 brand new docks constructed within new, steel sheeted shelter; New levelers, locks, shelters; Access to south first floor
S Side of Bldg	2 existing dock height with levelers and locks; Located within brand new, steel sheeted structure; Access to south first floor
B 44 - N Side of Bldg	2 existing dock height doors. Ground level overhead door, approximately 9' x 9'
B 33 - N Side of Bldg	1 existing dock height door; 3 brand new docks being constructed within shelter; New levelers, locks, shelters; Access to north first floor
B 46	Ground level overhead door, approximately 9' x 9'





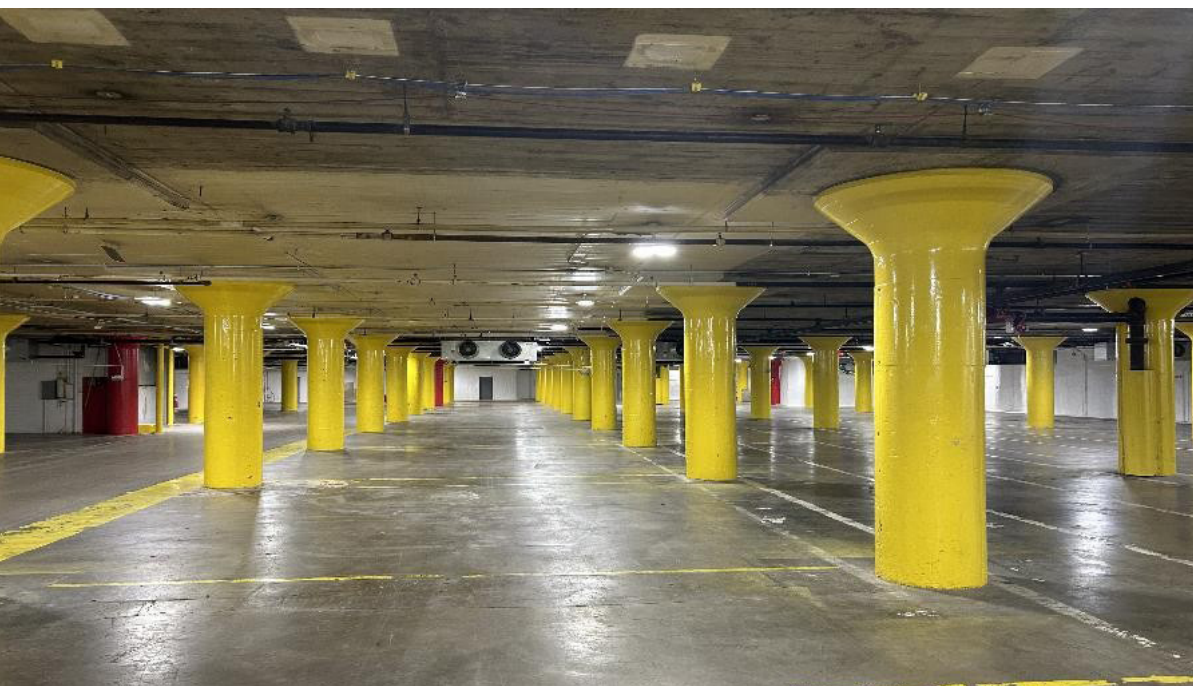
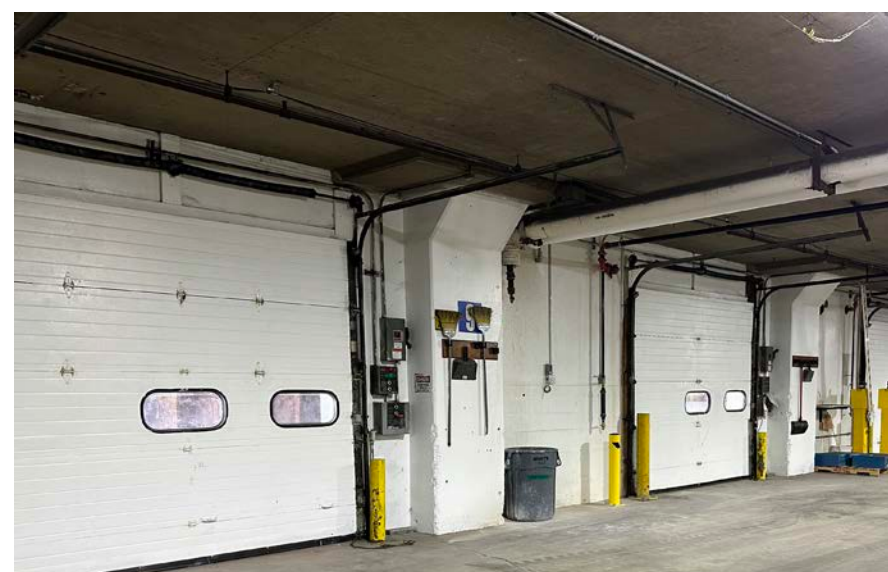
Floor Plan

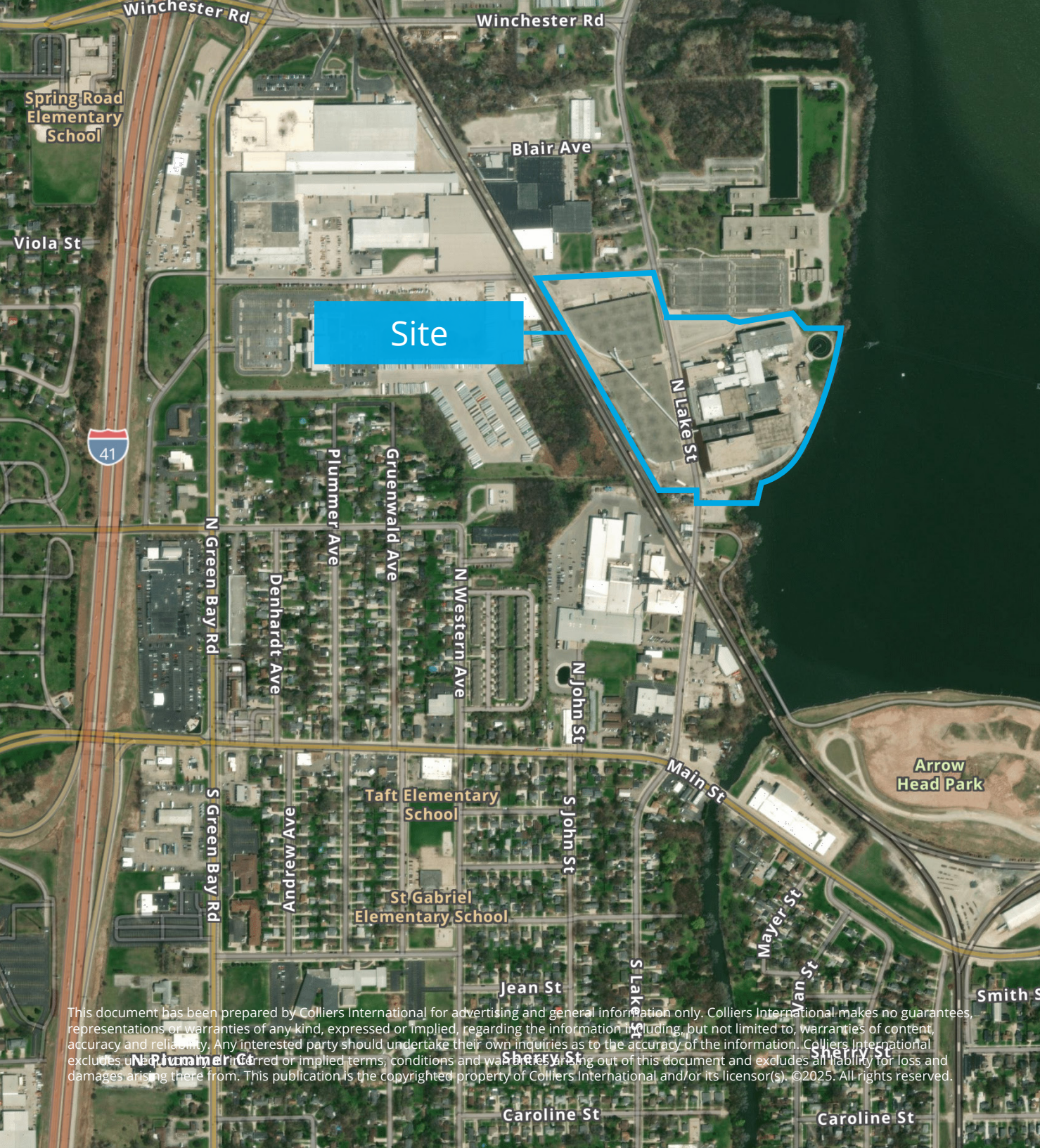
- Standard Warehouse Space
- Cold Storage
- Future Cold Storage



Property Photos

Contact listing agent for more details on divisibility and clear heights.





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