

Hard To Find  
Industrial Property



# 1944 West Fernau Avenue Oshkosh, WI.

## Property Features

Very well located just off Hwy 41 and 45 interchange.

Main entrance opens to air-conditioned reception area with private office and one restroom.

Property is maximized with large parking area and building could potentially be extended to approximately 5,000 SF (+/-).

Warehouse/Shop has 14' clear heights (up to 16' in center) 5 grade level overhead doors with one restroom and mezzanine.

## PRICE

**\$600,000**

BUILDING SIZE

7,000 SF

LOT SIZE

2.23 Acres

ZONING

Industrial

PARCEL #

91225200100

YEAR BUILT

2000

\* Priced well below Fair Market Value  
(as per the City of Oshkosh)

## Current Assessed Values

Assessment Year	2021
Land	\$145,900
Building	\$409,400
Total	\$555,300
Fair Market Value (set by State of WI in fall)	\$670,100
Average Assessment Ratio	.828707202

For more information:

John Roberts, SIOR

920.560.5067 • johnr@naipfefferle.com

Jonathan Glassco

920.560.5078 • jonathang@naipfefferle.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 E. Washington Street, Suite 2A  
Appleton, WI  
920.968.4700  
naipfefferle.com

Building Description	Warehouse/Industrial/Flex
Construction	Steel stud framing
Exterior	Aluminum / Steel
Clear Height	14'
Power/Gas	Radiant Heat
HVAC	3 Phase power available at road
Overhead Doors	3-14' / 1-12' / 1-10'

- Building has full drive thru capability with 2 of the 14' doors being on each end of the building.

## Location Advantages

- Located less than 1 mile west of I-41
- Within minutes of shopping, dining and lodging

## Driving Distance to Major Cities from Property

APPLETON	20.8 miles
GREEN BAY	52.6 miles
STEVENS POINT	68.4 miles
MILWAUKEE	88.1 miles
CHICAGO	176 miles
MINNEAPOLIS	283 miles

## 2021 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	11,072	68,771	78,995
AVERAGE INCOME	\$48,669	\$59,029	\$61,131
AVERAGE HOUSEHOLDS	4,515	28,376	32,169
EMPLOYEES	3,799	33,301	39,954
BUSINESSES	206	2,054	2,441



# NAIPfefferle

For Sale  
1944 W. Fernau Avenue  
Oshkosh, WI.



# NAIPfefferle

200 E. Washington Street, Suite 2A  
Appleton, WI  
920.968.4700  
naipfefferle.com



# NAIPfefferle

For Sale  
1944 W. Fernau Avenue  
Oshkosh, WI.



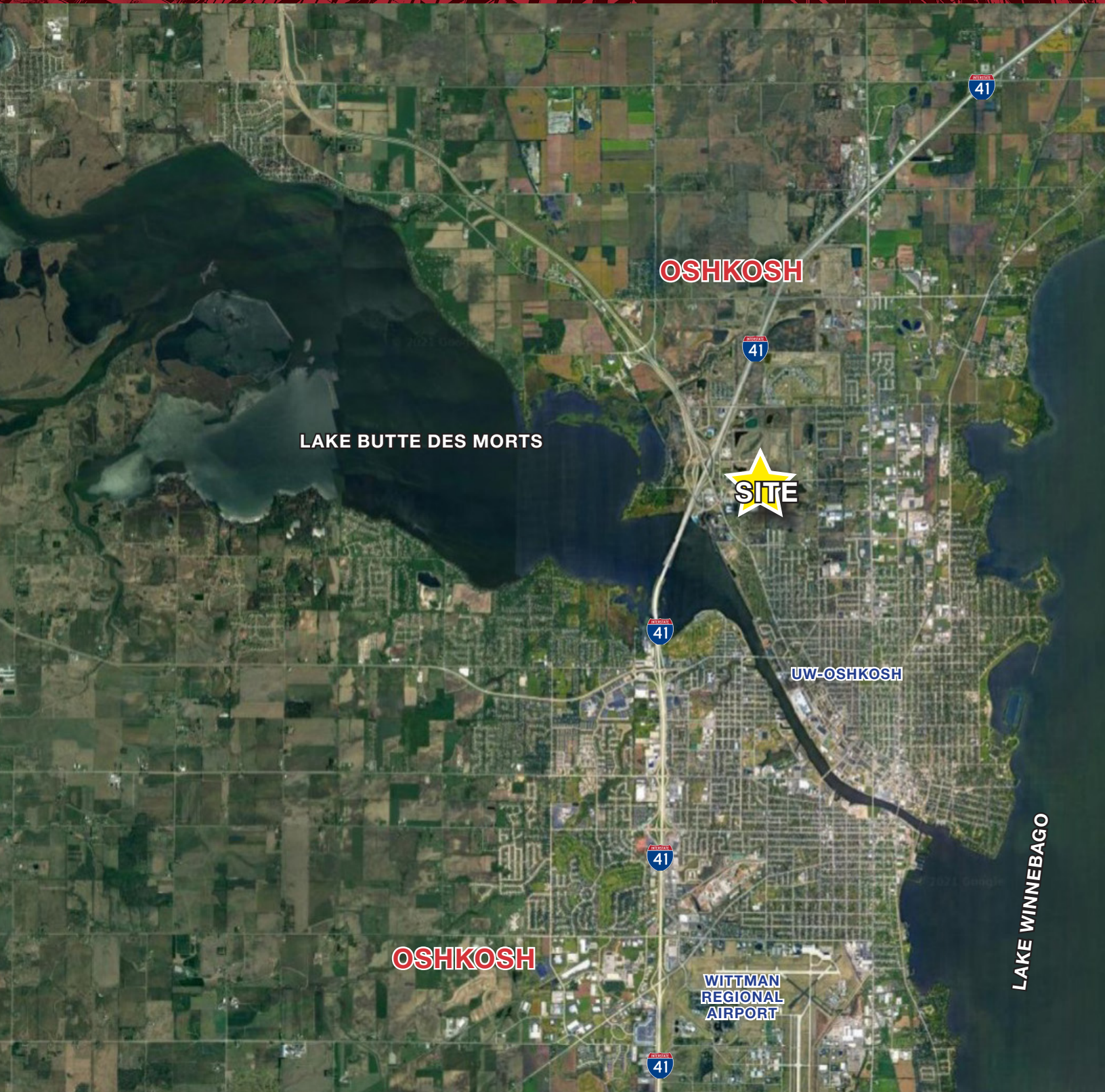
# NAIPfefferle

200 E. Washington Street, Suite 2A  
Appleton, WI  
920.968.4700  
[naipfefferle.com](http://naipfefferle.com)



# NAIPfefferle

For Sale  
1944 W. Fernau Avenue  
Oshkosh, WI.



# NAIPfefferle

200 E. Washington Street, Suite 2A  
Appleton, WI  
920.968.4700  
[naipfefferle.com](http://naipfefferle.com)



# STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

## Disclosure to Customers

You are a customer of NAI Pfefferle (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. A 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 within 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 of 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.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or 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.

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

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 (see definition below).
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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

## CONFIDENTIAL INFORMATION

## NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to 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.

## Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.