



731 Steffins Street / CTY DDD Wrightstown, WI

Property Features

- Well-located warehouse/manufacturing space available for lease in Wrightstown
- 100,000 SF building; expandable to 265,000 SF
- Construction to be completed December 2022
- 32' clear height
- Rail access
- Low utility prices

Details

Bordered by I-41 to the west and Wrightstown Road/Golf Course Drive to the north, this prime location is in a fast growing area in Wrightstown. Building is divisible from 30,000-100,000 SF. 20 miles to the Appleton International Airport/16 miles to Austin Straubel Airport in Green Bay, WI.

LEASE RATE	\$5.75/SF NNN
BUILDING SIZE	100,000 SF (DIVISIBLE TO 30,000 SF)
OFFICE SIZE	TBD
WAREHOUSE SIZE	30,000 SF -100,000 SF
ACRES	19.22
ZONING	INDUSTRIAL DISTRICT
MUNICIPALITY	VILLAGE OF WRIGHTSTOWN

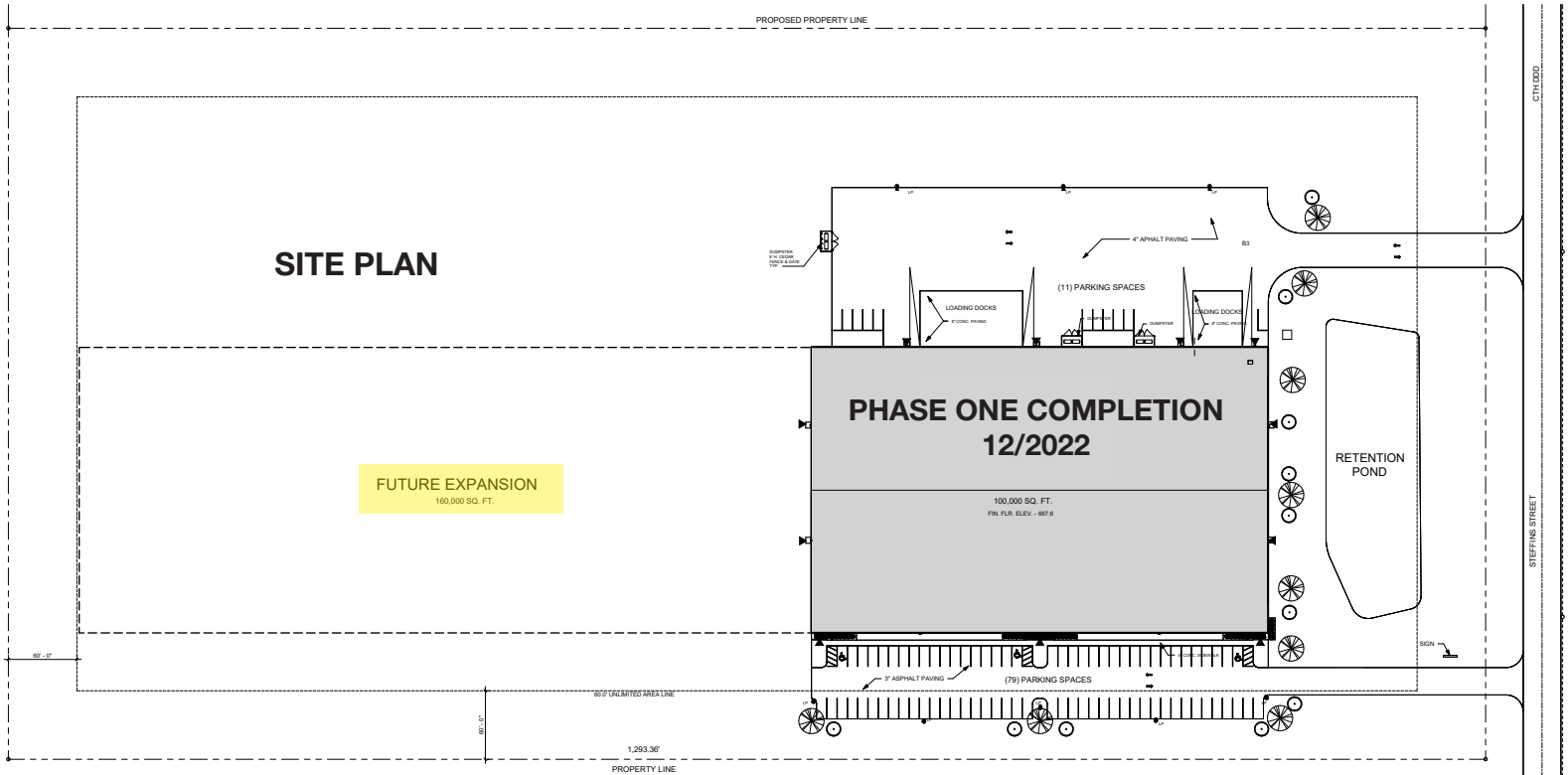
For more information:

Adam Meyers

920.560.5091 • adamm@naipfefferle.com

Tom Fisk

920.560.5090 • tomf@naipfefferle.com



BUILDING DESCRIPTION	Class A Industrial/Manufacturing
YEAR BUILT	2022
STORIES	1
CONSTRUCTION	New
EXTERIOR	Metal panel (horizontal & vertical orientations)
ROOF	Standing seam metal
FLOOR	7" concrete
OFFICE SF	TBD
CLEARANCE HEIGHT	32'
SEMI-TRUCK DOORS	9 doors
DOCKS	9 docks
DRIVE-IN OVERHEAD DOORS	3 doors
POWER	2000 AMP main service
SPRINKLER	ESFR
LIGHTING	LED (exterior and interior)
WATER	City Water
SANITARY SEWER	City Sewer
STORMWATER	On-site
PARKING	Ample
RESTROOMS	TBD



Driving Distance to Major Cities from Property

GREEN BAY	18 miles / 22 minutes
OSHKOSH	33 miles / 36 minutes
STEVENS POINT	85 miles / 1 hour, 30 minutes
MILWAUKEE	115 miles / 1 hour, 50 minutes
CHICAGO	200 miles / 3 hours, 15 minutes
MINNEAPOLIS	290 miles / 4 hours, 20 minutes

2021 Demographics

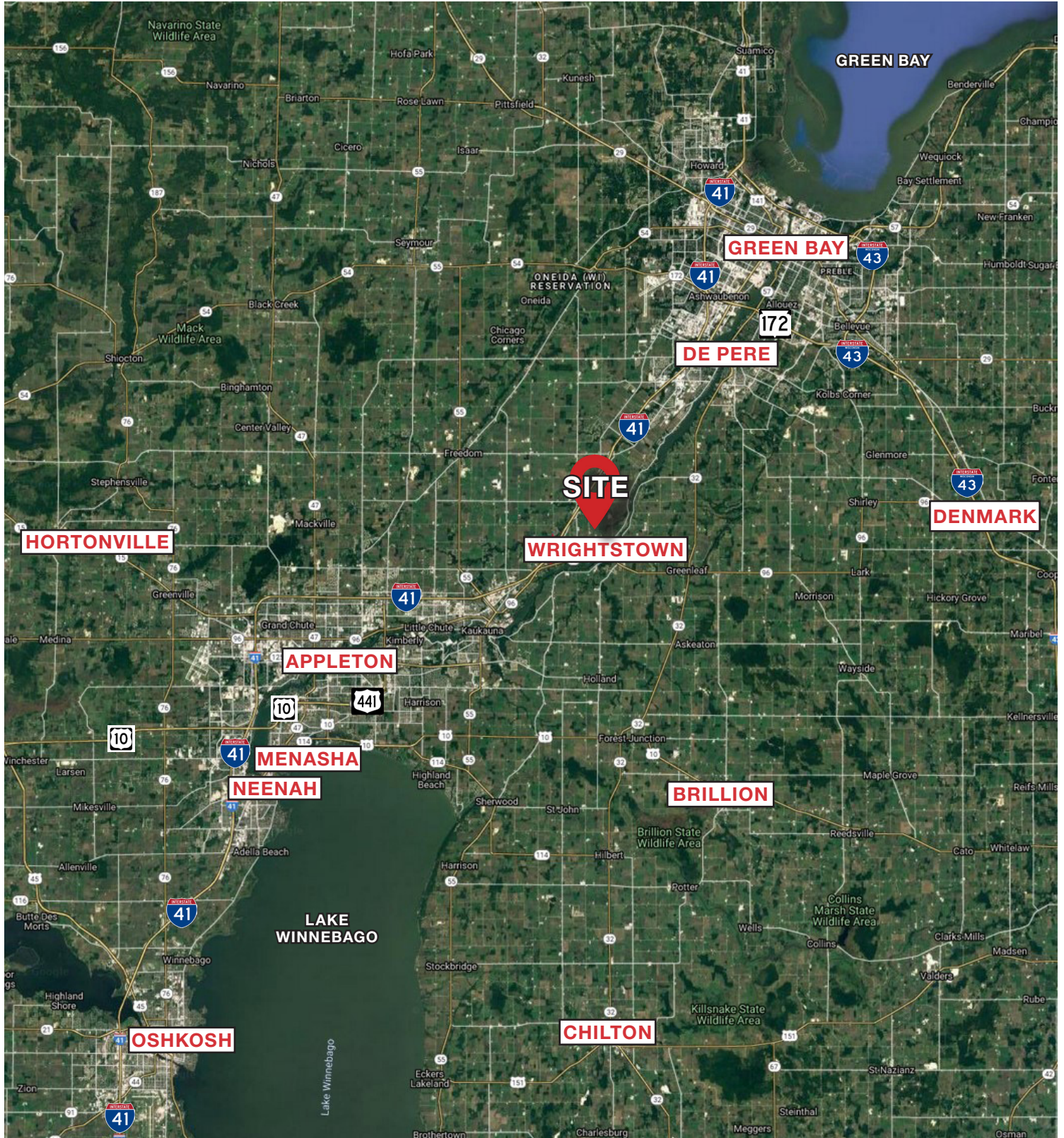
	10 MINUTE DRIVE-TIME	25 MINUTE DRIVE-TIME	30 MINUTE DRIVE-TIME
POPULATION	8,959	296,031	460,893
AVERAGE INCOME	\$98,788	\$82,341	\$84,682
AVERAGE HOUSEHOLDS	3,282	120,992	187,908
EMPLOYEES	5,641	175,056	265,864
BUSINESSES	352	9,743	14,658

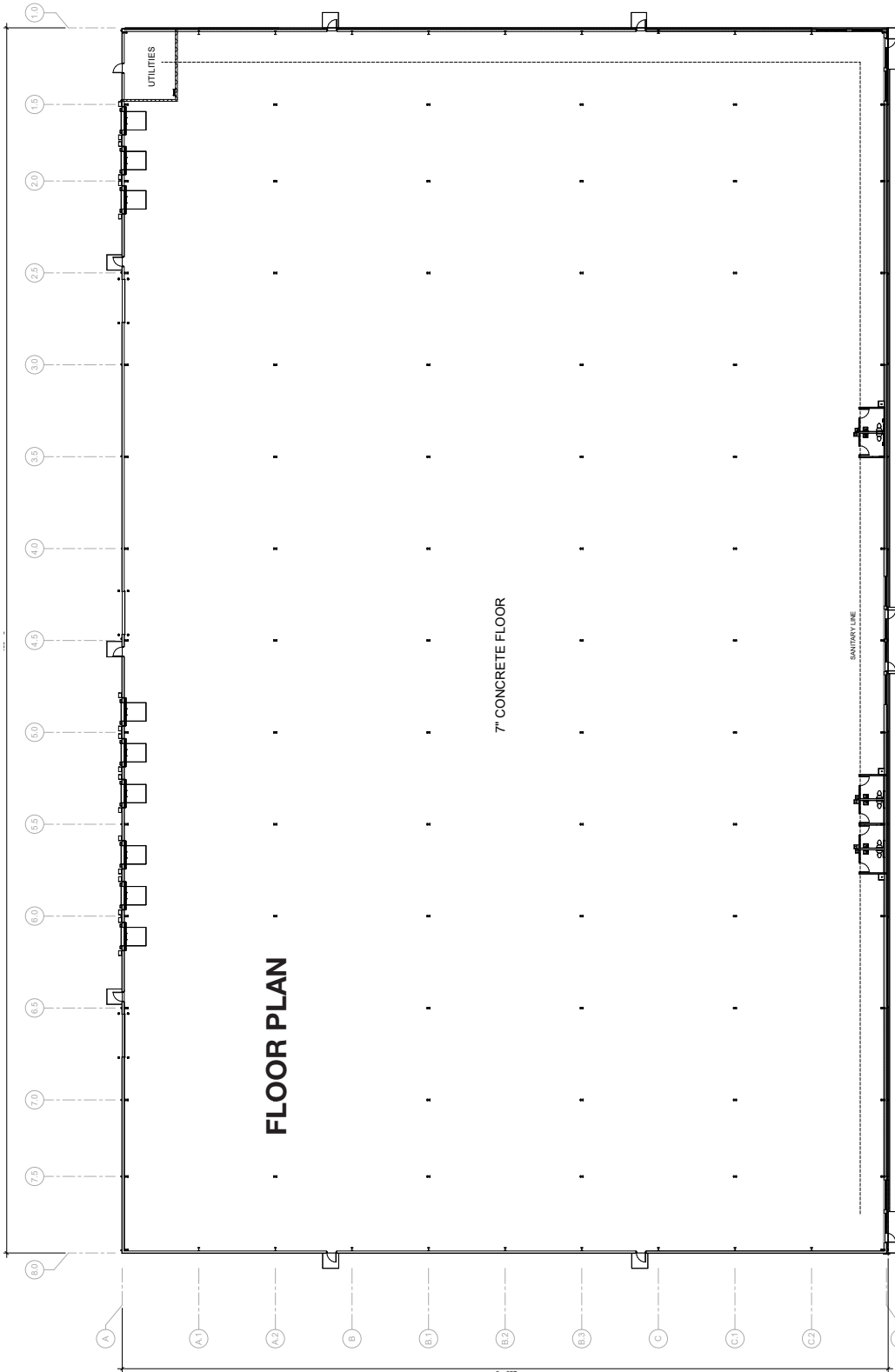
Location Advantages

- Conveniently located just off I-41
- Neighbors include WPS, Spirit Fab, Retroflex, Great Lakes Coca-Cola Bottling, Bay Area Granite & Marble, ProAmpac, Print Pro, Custom Offsets and Tweet Garot.

Daily Traffic Counts (Vehicles per Day)

INTERSTATE 41	47,132
GOLF COURSE DRIVE	2,609
HIGHWAY 96	4,224
LOCK ROAD	1,537
S. COUNTY LINE ROAD	5,302





FRONT ELEVATION
SCALE: 1/16"=1'-0"

BACK ELEVATION
SCALE: 1/16"=1'-0"

TYPICAL SIDE ELEVATION
SCALE: 1/16"=1'-0"

Proposed Building for:

NO.	
DATE	
PROJECT	
DRAWN BY	
DATE	
SCALE	

PRELIMINARY
NOT FOR CONSTRUCTION

C301

1050 N. Duane Street
Appleton, WI 54912-0704
Phone: 920.884.5000
Fax: 920.730-9333
www.naipfefferle.com

CONSOLIDATED CONSTRUCTION CO.

NAIPFEFFERLE
Lawrence, Wisconsin

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.