

30' Clear Height

WEST DE PERE INDUSTRIAL PARK



**+/- 340,000 SF
FOR LEASE**
**LOGISTICS
WAREHOUSE
DISTRIBUTION
CENTER**

**1997 & 1998
Venture Ave.
De Pere, WI 54115**

**Rail Access
Easy Access I-41
Suitable Last
Mile Delivery**

**Lease Rate
\$ 4.25 /SF NNN**

**Occupancy
April 1, 2023**

**Zoning
1-B-1 Industrial
Business Park 1**



 414-425-3112

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LOCATION

De Pere, Wisconsin - Brown County
Easy Access to Interstate 41, Area Beltline



West De Pere Business Park is home to many corporate users including Green Bay Packaging, Infinity Machine, Foth, Midland Plastics, RR Donnelley, SuperValu, Georgia Pacific, Humana and more.

Driving Distance to Major Cities

GREEN BAY 9 miles/17 minutes

CHICAGO 230 miles/ 4 hours

MILWAUKEE 125 miles/1 hour 50 minutes

MINNEAPOLIS 300 miles/ 4 hours 15 minutes

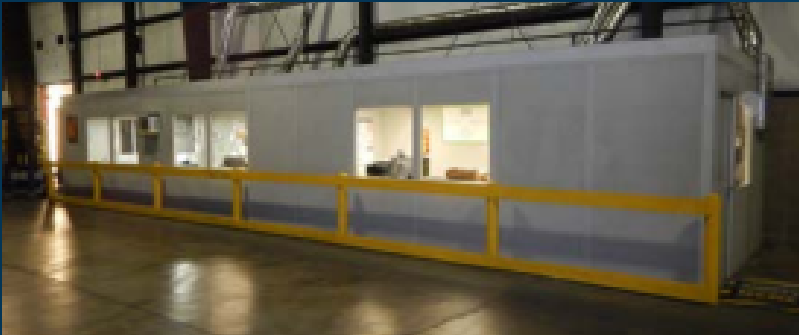


PROPERTY FEATURES

BUILDING	1997 Venture Ave. WH - 1	1998 Venture Ave. WH - 2
LEASE RATE	Starting at \$4.25/SF NNN	Starting at \$4.25/SF NNN
OCCUPANCY	April 1, 2023	April 1, 2023
WAREHOUSE/ DISTRIBUTION	200,000 SF 100,000 SF AVAILABLE	240,000 SF
OFFICE/BREAKROOM	Office +/- 415 SF SHARED	Office/Breakroom +/- 576 SF Office/Driver's Room +/-400 SF
CLEAR HEIGHT	30'	30'
RAIL ACCESS	YES	YES
CONCRETE DOCKS with Levelers	12 - 6 available	12
PARKING	Semi Trailer Parking available	Semi Trailer Parking available
SPRINKLERED	100% Wet Sprinklered with Fire Alarms	100% Wet Sprinklered with Fire Alarms
ELECTRICAL	3-Phase, 600 AMPS	3-Phase, 600 AMPS
HVAC	Ceiling Mounted Unit Heaters	Ceiling Mounted Unit Heaters
INTERIOR LIGHTING	Motion Detected LED Updated 2018	High Efficiency Fluorescent
ZONED	1-B-1 Industrial Business Park 1 District	1-B-1 Industrial Business Park 1 District
BUILT	1998	1998
CONSTRUCTION	Steel Frame 250' x 800' Insulated Roof & Wall 30' Side Wall 7' High Split Face Concrete block and Metal panel walls 40' x 50' Columns	Steel Frame 300' x 800' Insulated Roof & Wall 30' Side Wall 7' High Split Face Concrete block and Metal panel walls 40' x 50' Columns
LOT SIZE	15.25 acres	12.25 acres
PARCEL #	WD-364-D-506 Land Expansion Possible	WD-364-D-505



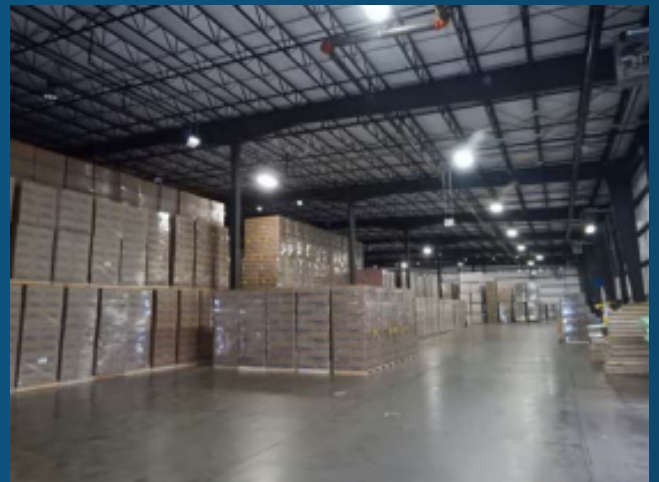
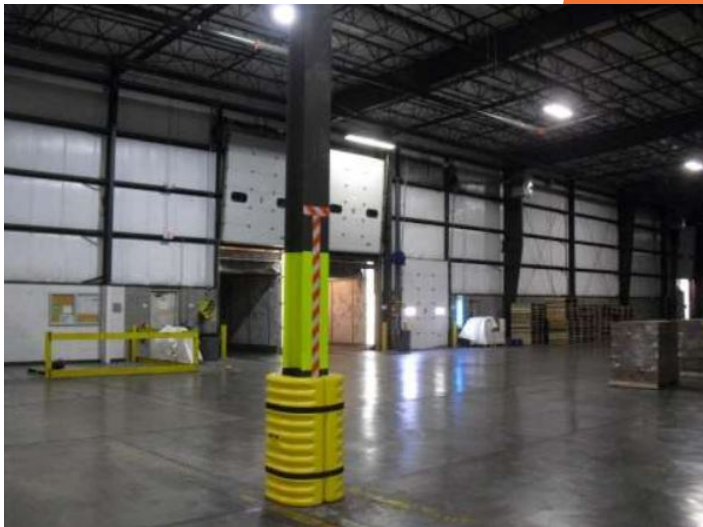
Site plan of a 1997 Venture Ave warehouse. The plan shows a large rectangular building with a grid of columns. A red outline indicates the available space, labeled "Available Space" and "WH +/- 100,000 SF". The building is labeled "EXISTING WAREHOUSE 250' x 800'". The plan includes dimensions for the building (250'-0" x 800'-0") and the available space (231'-0" x 77'-10"). It also shows the location of "6 Loading Docs" (loading docks) and an "Electrical" room. A red arrow points to a specific area near the loading docks.



PHOTOS



30' CLEAR HEIGHT



RAIL ACCESS