




For lease

1776 W. Matthew Dr.
De Pere, WI

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.

101,200 SF Industrial Manufacturing Building



1776 W. Matthew Dr., De Pere, WI

- Rare Corporate Headquarters Facility
- Air Conditioned Production and Office space
- Interior and Exterior Dock Loading
- Multiple Grade Level Doors
- Heavy / Well distributed 3 Phase Power
- Fully Sprinklered
- Air lines throughout
- 84 striped parking spaces
- Available November 2024

101,200

Total building SF

7.49

Acres of land

28'

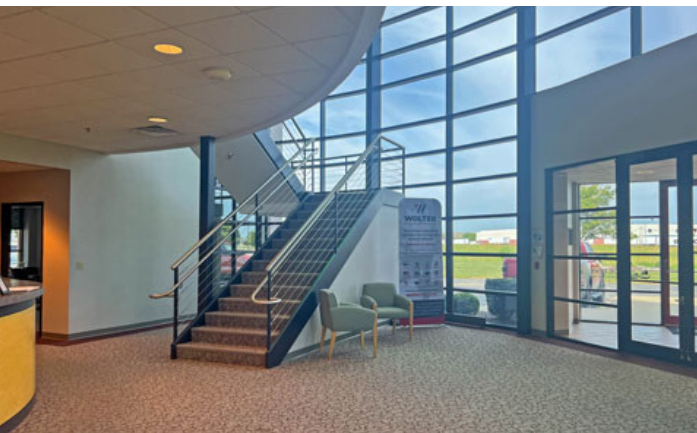
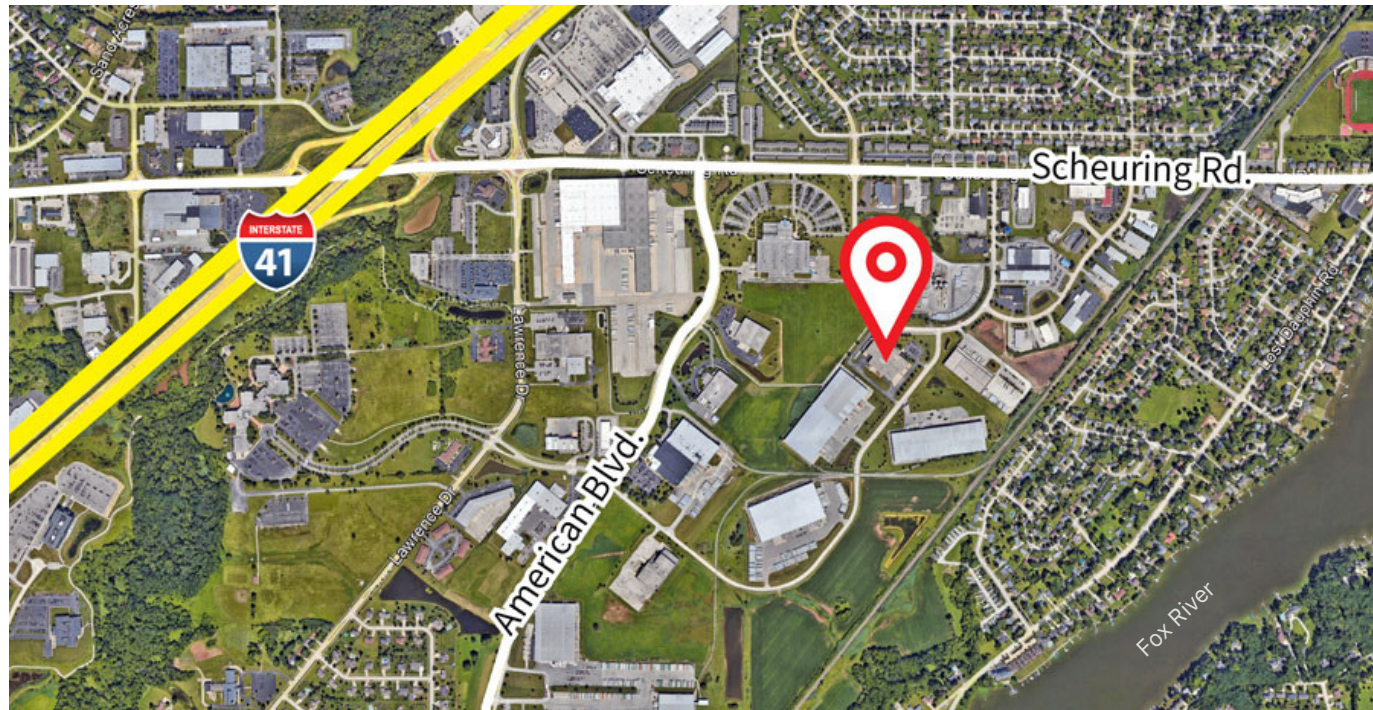
Building height

\$6.95 NNN Lease rate PSF

First floor area:	80,813 SF
First floor office:	14,740 SF
Second floor office:	5,647 SF
Storage mezzanine:	14,740 SF

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Rare stand-alone corporate Headquarters facility in De Pere, WI. Building is ideally suited for a manufacturing use. Currently Occupied by Wolter, Inc., the facility will be vacant in late 2024. Property offers a mix of office, industrial, and storage space, with large meeting rooms, a will-call service area, and an air-conditioned shop area.



Demographics 2023

Number of households

2-miles	5-miles	10-miles
7,470	25,894	89,560

Estimated population

2-miles	5-miles	10-miles
19,314	63,762	220,399

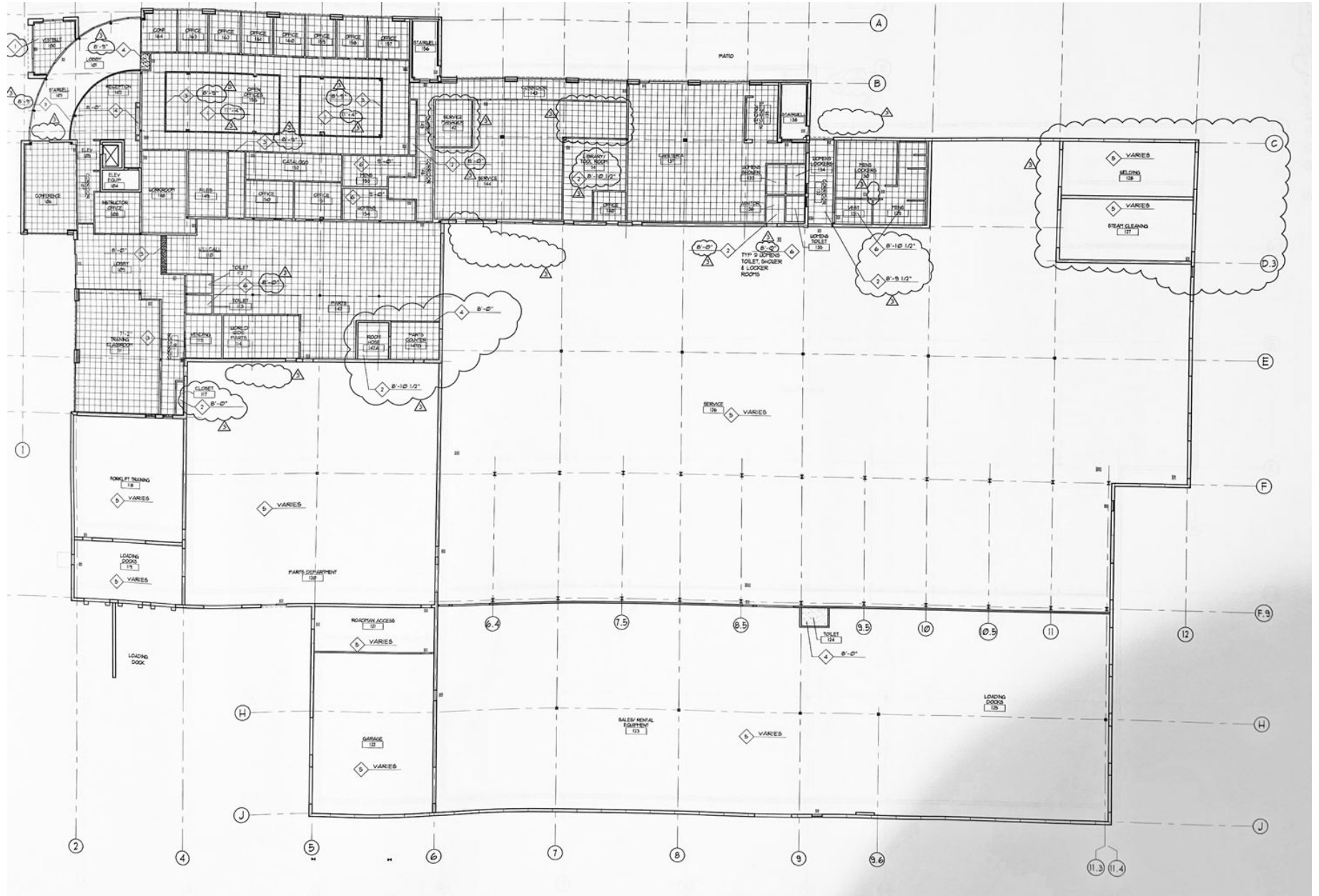
Average household income

2-miles	5-miles	10-miles
\$96,275	\$94,425	\$80,657

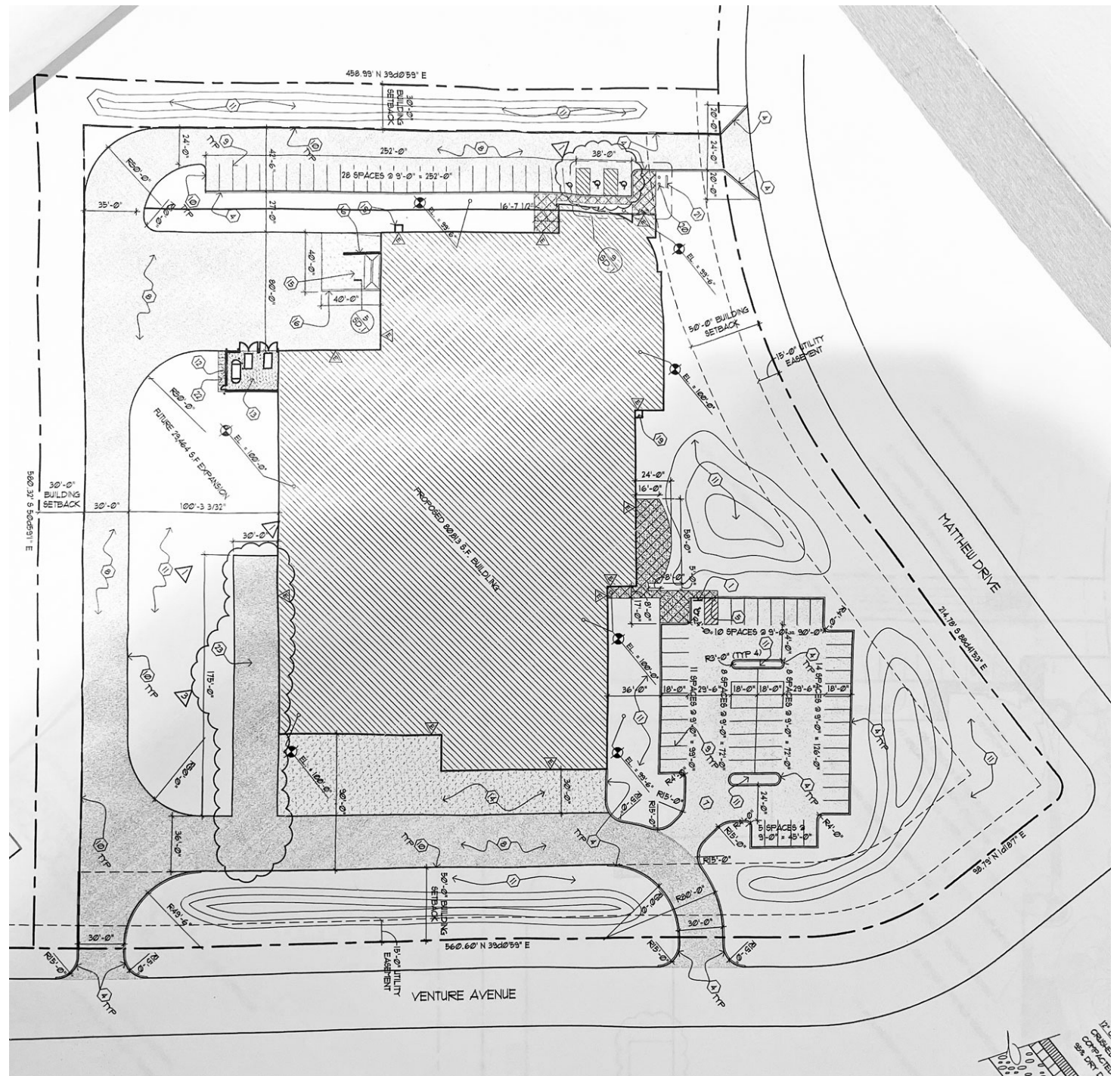
Employees: Manufacturing

2-miles	5-miles	10-miles
4,037	7,885	25,374

Floor Plan



Site Plan



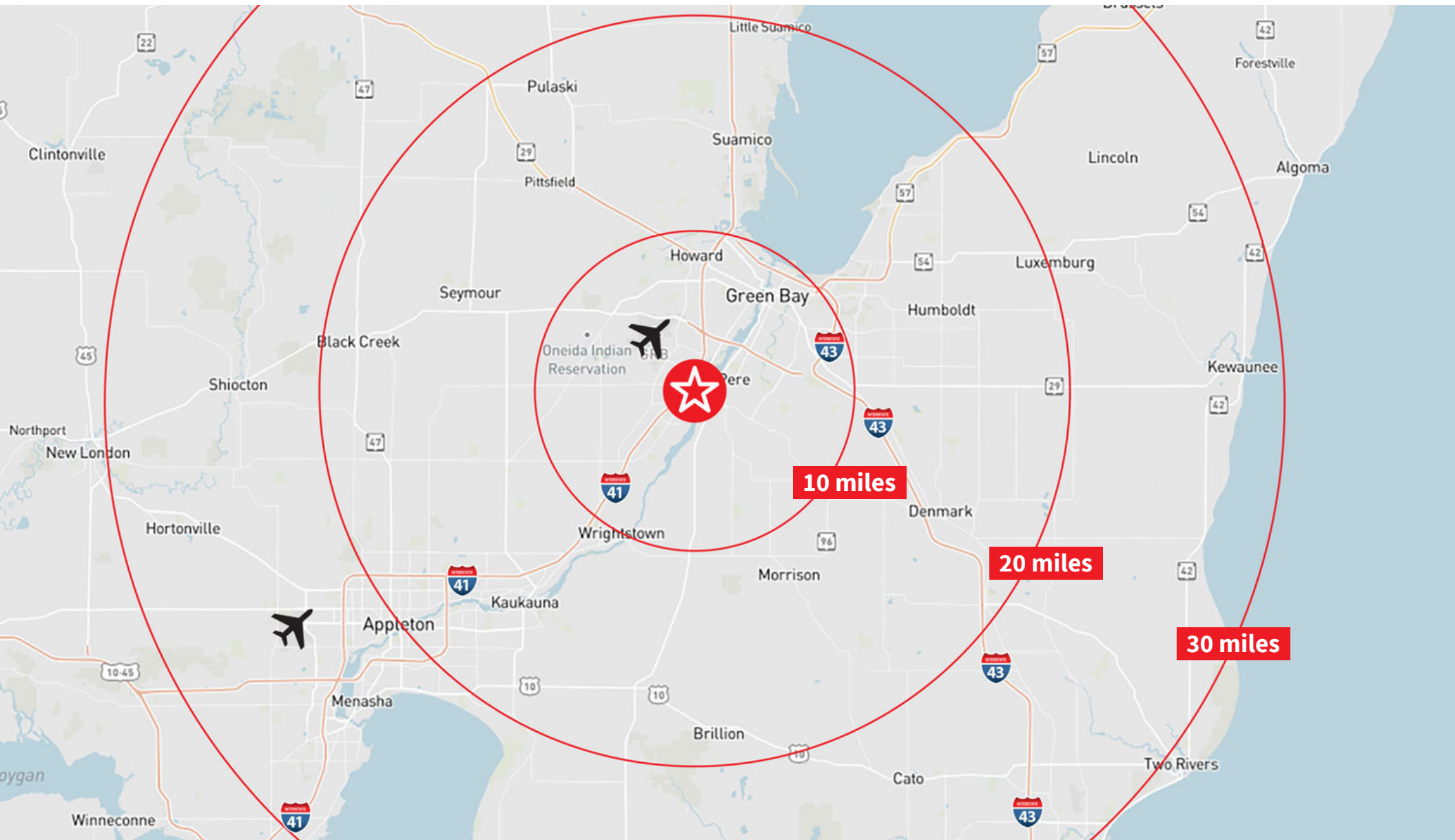
Photos

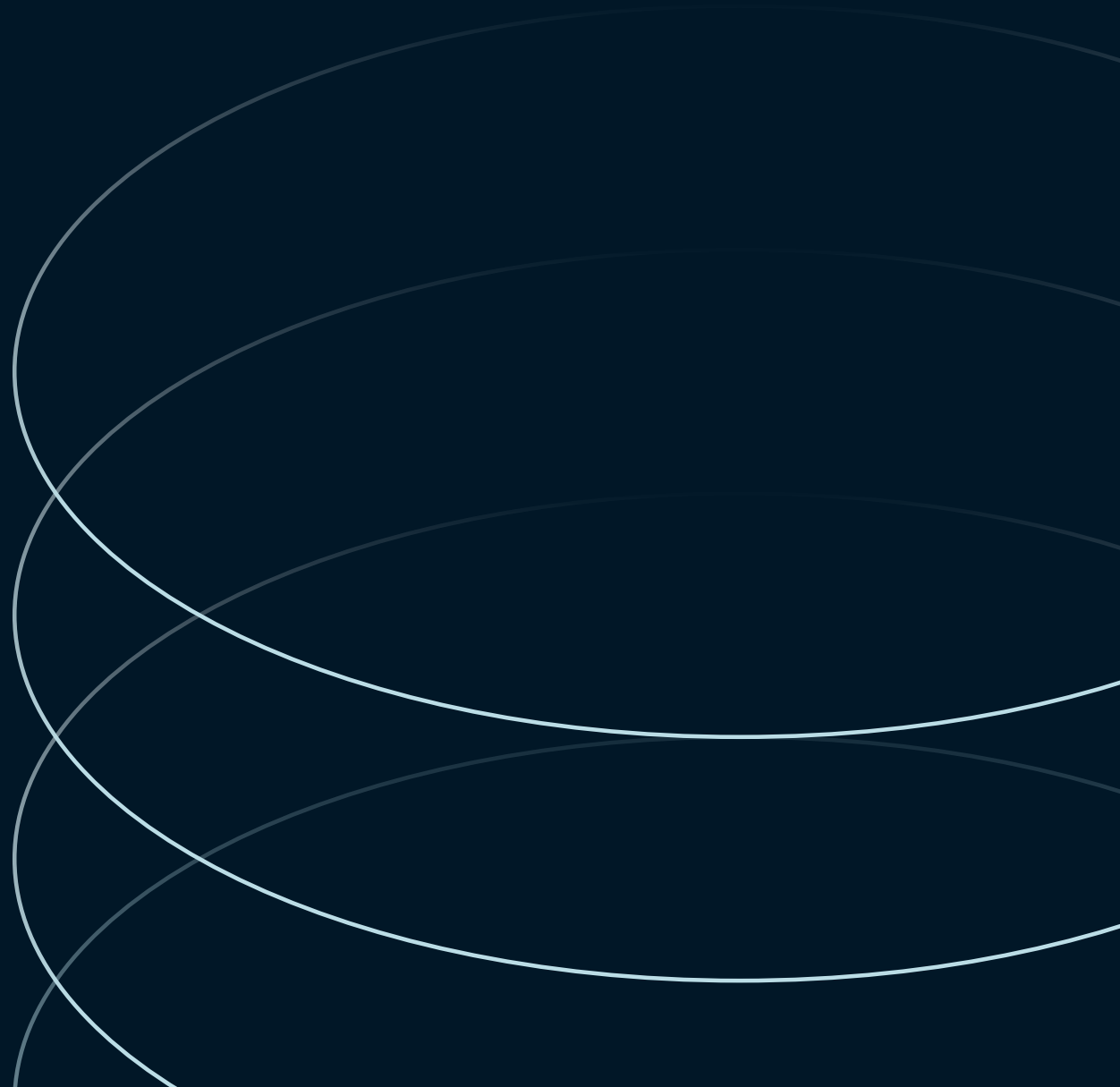


Photos



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