

# FOR LEASE

**LOGISTICS | WAREHOUSE | DISTRIBUTION**  
**APRIL 1, 2023 OCCUPANCY**



STARTING LEASE RATE  
**\$4.25/SF NNN**

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**30' C.H. Up to +/- 240,000 sf**  
**Easy Freeway & Rail Access**  
**Suitable Last Mile Delivery**

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**1998 Venture Ave, De Pere, WI 54115**

**Green Bay MSA**

[paulanne@eccommercial.net](mailto:paulanne@eccommercial.net)

 8575 W Forest Home Ave #160, Greenfield, WI 53228

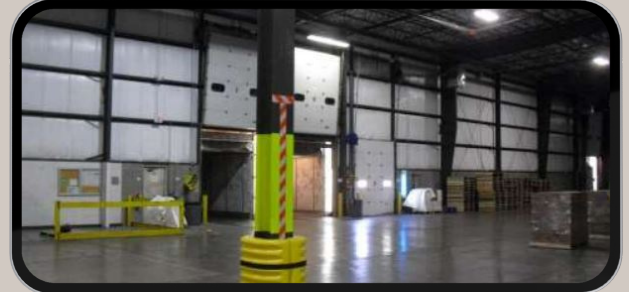
**414-425-3112**

**+/-240,000 SF**

**MIN DIVISIBLE**

**+/-120,000 SF**

# DETAILS

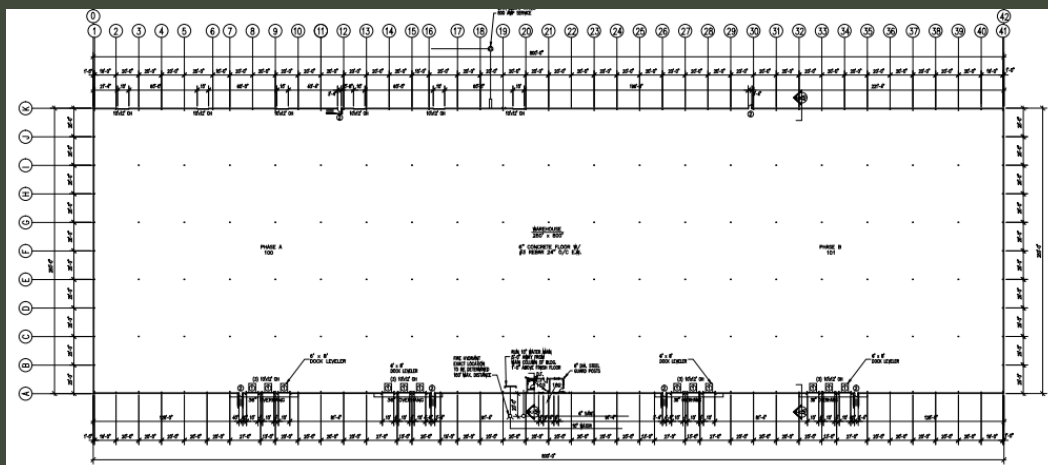


## BUILDING

- Up to +/- 240,000 SF
- High Quality/Clean
- +/- 576 SF Office/Break Room
- +/- 400 SF Office/Driver Room
- 12 Concrete docks with levelers
- 100% Wet sprinklered with fire alarms
- Interior lighting high efficiency fluorescent
- Ceiling mounted unit heaters
- 3-Phase, 600 Amp electrical
- Rail Access
- Semi trailer parking available
- Zoned 1-B-1
- Lot Size: 12.25 Acres
- Parcel #: WD-364-D-505

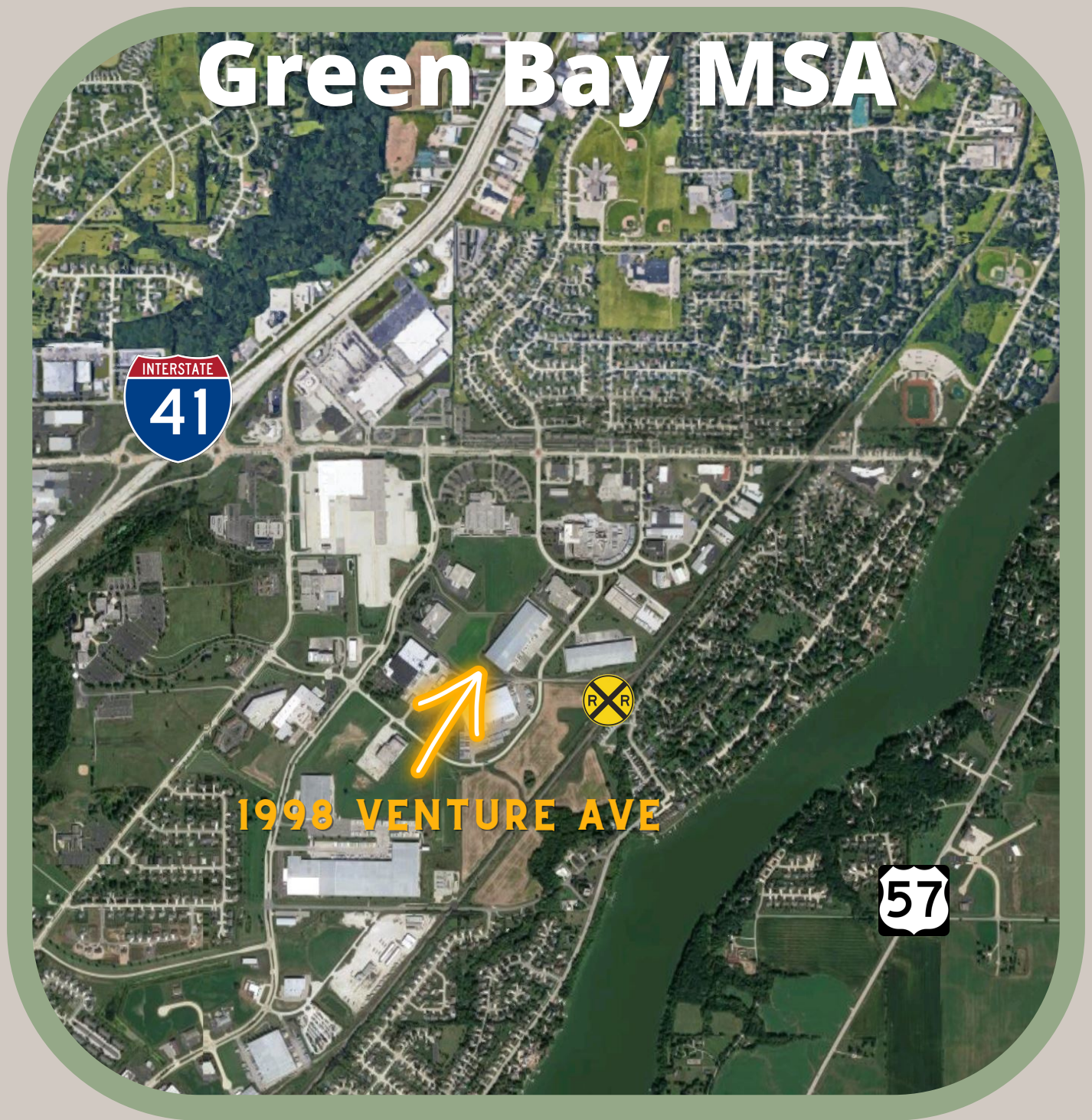
## CONSTRUCTION

- Built in 1998
- 300' x 800'
- Fully insulated roof & walls
- Steel frame
- 30' Side Walls
- 7' High Split Face
- Concrete block, metal panel walls
- 40' x 50' Columns





# Green Bay MSA



## Easy Access to I-41, Area Beltline Suitable Last Mile Delivery

**Local Users: Green Bay Packaging, Infinity Machine, Foth, Midland  
Plastics, RR Donnelley, Superalu, Georgia Pacific, Humana**

**GREEN BAY - 9 Miles | 17 Minutes**

**MILWAUKEE - 125 Miles | 1.5 Hours**

**CHICAGO - 230 Miles | 4 Hours**

**MINNEAPOLIS - 300 Miles | 4.25 Hours**