

FOR SALE AND LEASE

CLASS A INDUSTRIAL / FLEX SPACE

Manufacturing / Storage / Service Shop / Office

4325 S Washburn St, Oshkosh, WI 54904



Property Overview

Located in Oshkosh, Wisconsin, 4325 S Washburn St gives industrial users up to 16,000 square feet of space designed to meet business needs.

Premier 16,000 SF industrial ownership or leasing opportunity located 0.5 miles off of I-41 Interchange. Ideal for manufacturing, storage, service shop, or logistics business needs. This Class A property is designed for optimal efficiency including a 23' clear height ceiling, 7 drive-in doors, and 1 loading dock with leveler. 4325 S Washburn St also includes heavy power with 400 amps of 480 V 3-Phase service, 4 Wire, gas service, LED lighting throughout, WET sprinklers, and 2.2 acres of outdoor storage.

A unique advantage of this property is its location adjacent to Interstate 41, which is Eastern Wisconsin's primary north-south transportation. Additionally, the property is under a mile to Highway 26 and 2 miles from Highway 44.

This strategic position offers reduced trip times for products throughout Wisconsin and the entire Midwest. Additional amenities, including hotels, restaurants, and multiple truck fueling options, increase convenience and efficiency. Just a couple of miles from EAA, 4imprint, and WOW Logistics Distribution Centers, 4325 S Washburn St is amongst over 300 Oshkosh manufacturing-related businesses employing more than 22,000 people.

Did you know? The 2025 EAA AirVenture show brought in over 700,000 visitors, and this opportunity—located across the freeway—offers building AND signage visibility to that incredible audience during the entire week of the event. Owning or leasing this property gives you a unique opportunity for high-impact exposure.

16,000

SF of Total Space

23FT

Clear-Height Ceiling

20x50

Column Spacing (FT)

8

Drive Ins / Loading Dock



John Schlueter

Broker, Owner

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(414) 769-7000

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Leasing Info

Lease Rate	Lease Rate Commensurate with Lease Terms (NNN)
Sale Rate	Sale Rate available upon request
Available	Immediate

Specifications

Building Size	16,000 SF
Lot Size	3.94 Acres
Office Space	3,255 SF
Location	0.5 Miles to I-41
Zoning	M-1 Manufacturing
Clear Height	23 FT
Column Spacing	20 FT x 50 FT
Drive-In Doors/Bays	6 (14 FT Wide, 14 FT Height – 3 Drive Through, 1 Wash Bay, Electric) 1 (12 FT Wide, 14 FT Height, Electric)
Dock	1 (9 FT Wide, 9 FT Height, leveler)
Sprinklers	WET
Construction	Steel/Split-Face
Signage	On-Building and Free-Standing Amazing Opportunity Visible to I-41
Heavy Power	400 Amps, 480 Volt, 3 Phase, 4 Wire
Cranes (Included in Sale Price)	1 – Crane (13 Ton Capacity, 14 FT Underhook with 2 Trolleys) 2 - Jib Cranes (½ Ton Capacity and 1 Ton Capacity)
Parking	Surface, 20 Spaces
Trailer Parking/Outdoor Storage	2.2 Acres
Lighting	LED
Year Built/Renovations	Built 1993, Addition 2014, Office Remodel 2022

Utilities

Natural Gas
Municipal Water Service - 1 IN
Municipal Sewer
2024 Property Taxes - \$19,846.40
Electric - 400 Amps, 480 Voltage
Fiber Optic – AT&T and Spectrum

Information shown is deemed reliable and is believed to be accurate, but no warranty or representation is made to the accuracy thereof and is subject to correction. Prices and terms are subject to change without notice.



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Amenities & Logistics

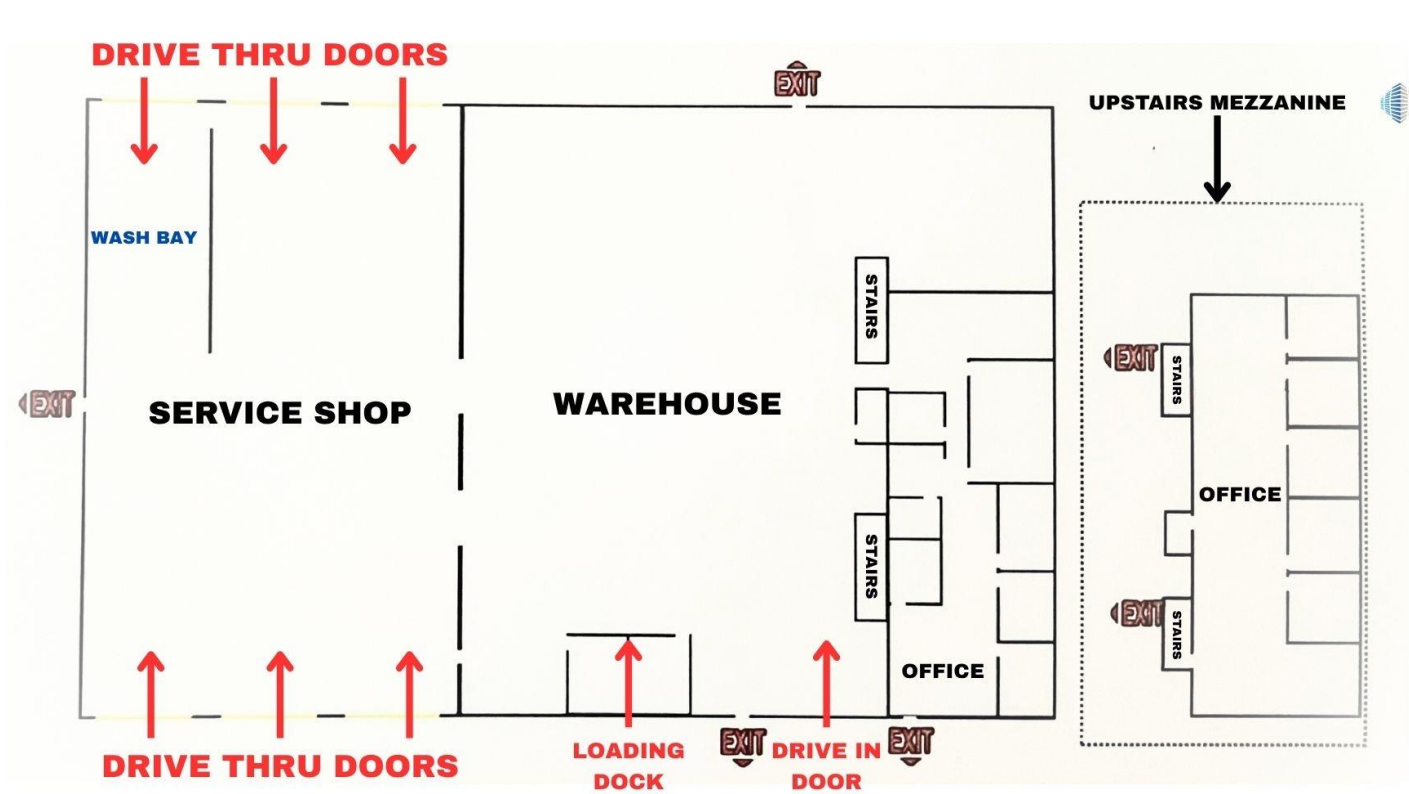
Destination	Distance	Drive Time
I-41 Interchange	0.5 MI	1 MIN
Highway 26	0.6 MI	1 MIN
EAA	3.9 MI	8 MIN
Lake Winnebago Marina	5.5 MI	12 MIN
Fond du Lac	18.2 MI	21 MIN
Waupaca	47.3 MI	45 MIN
Green Bay	58.2 MI	57 MIN

Transportation	
Appleton INTL Airport	26.2 MI 29 MIN



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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