## **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 jks@frontlinecre.com (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 Trollies) 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, Renovated 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	26.2 MI
INTL Airport	29 MIN



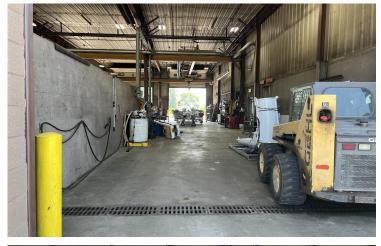








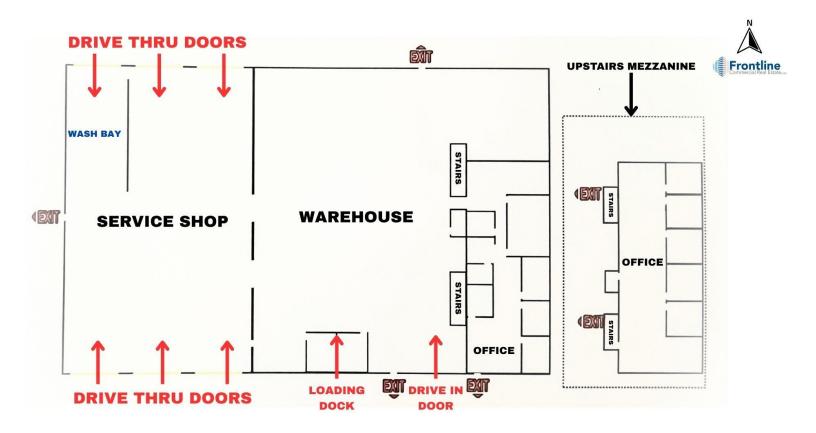








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#### **DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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 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 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 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 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.

The following information is required to be disclosed by law:

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

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 CONFIDE	NTIAL INFORMATION:
36	Service Address: 1970 in Contraction (Contraction)
37	
38 NON-CON	FIDENTIAL 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.)
12 DEFINITIO	NI OF MATERIAL ADVERSE FACTS

#### 42 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 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.

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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Drafted by Attorney Debra Peterson Conrad



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