



For Sale or Lease

Contact us:

Mark Pucci

Senior Vice President
+1 920 410 5094
mark.pucci@colliers.com

Joe Langhoff

Senior Advisor
+1 414 278 6846
joe.langhoff@colliers.com

Bill Langhoff, SIOR, CCIM

Executive Vice President
+1 414 278 6863
bill.langhoff@colliers.com

Chris McGauran

Real Estate Advisor
+1 414 278 6831
christopher.mcgauran@colliers.com

413 E Murdock Ave

Oshkosh, WI 54901

Short Term & Long Term Indoor & Outdoor Storage Available

Building Size	+/- 82,669 SF Building Footprint (Does not include 37,885 SF 2nd Floor)
Lot Size	5.862 Acres
Construction	Masonry & Steel Frame Structure with Insulated Metal Panels
Year Built	Original - 1920's Addition - 1968 (17,625 SF) Addition - 1985 (31,890 SF)
Parking	11 Trailer Stalls 71 Employee/Visitor Stalls
Opex Estimate	\$1.35 PSF (2025)
Lease Rate	\$5.10 PSF NNN
Asking Price	\$5,400,000

- Property has undergone significant renovation including parking lot replacement, interior & exterior painting, roof & mechanical repairs, and new LED lighting in the warehouse space
- Up to 82,669 SF Available on 5.862 Acres, with the ability to demise down to 17,220 SF for partial building occupants

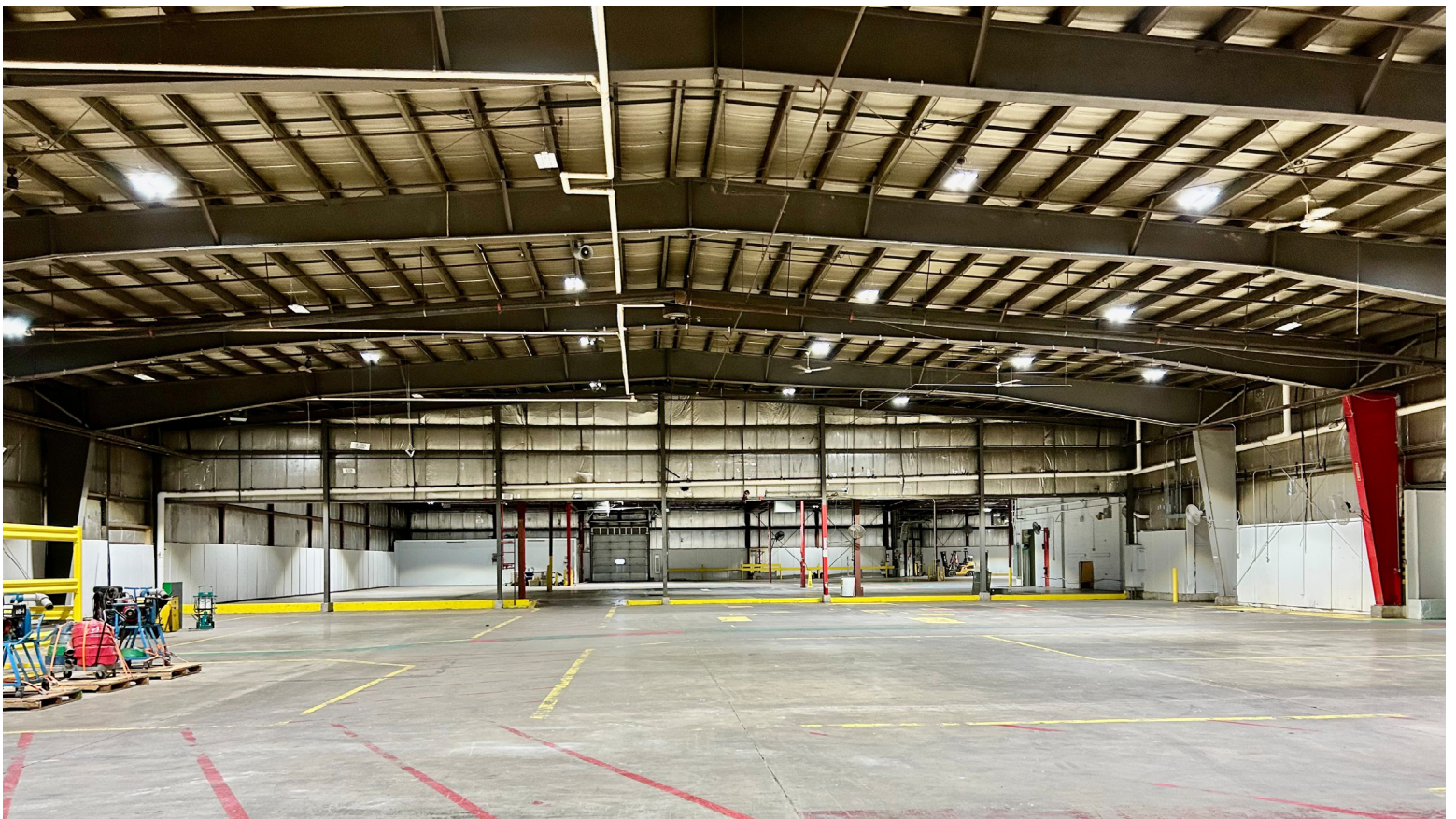
Colliers | Wisconsin
4321 W College Ave, Suite 260
Appleton, WI 54914
P: +1 920 739 5300

Accelerating success.

Industrial Building For Sale or Lease

Building Properties

Building Size	+/- 82,669 SF (37,885 SF 2nd Floor included at no cost)
Office Size	+/- 5,309 SF
Loading	(7) Exterior Loading Docks (3) Grade Level Drive-In Doors
Clear Height	21' - 17,220 SF 19' - 31,890 SF 11'-12' - 28,250 SF
Fire Suppression	100% sprinklered with wet system
Lighting	New High-Bay LED Lighting
HVAC	Office: Boiler Heat Unit A & B: Unit Heaters Unit C: Air Handler
Electrical	1,200 AMP 240/480 Volt, 3-Phase (TBV By Tenant)
Roof	TPO & Standing Seam Metal



Floor Plans

*Floor plan not drawn to scale

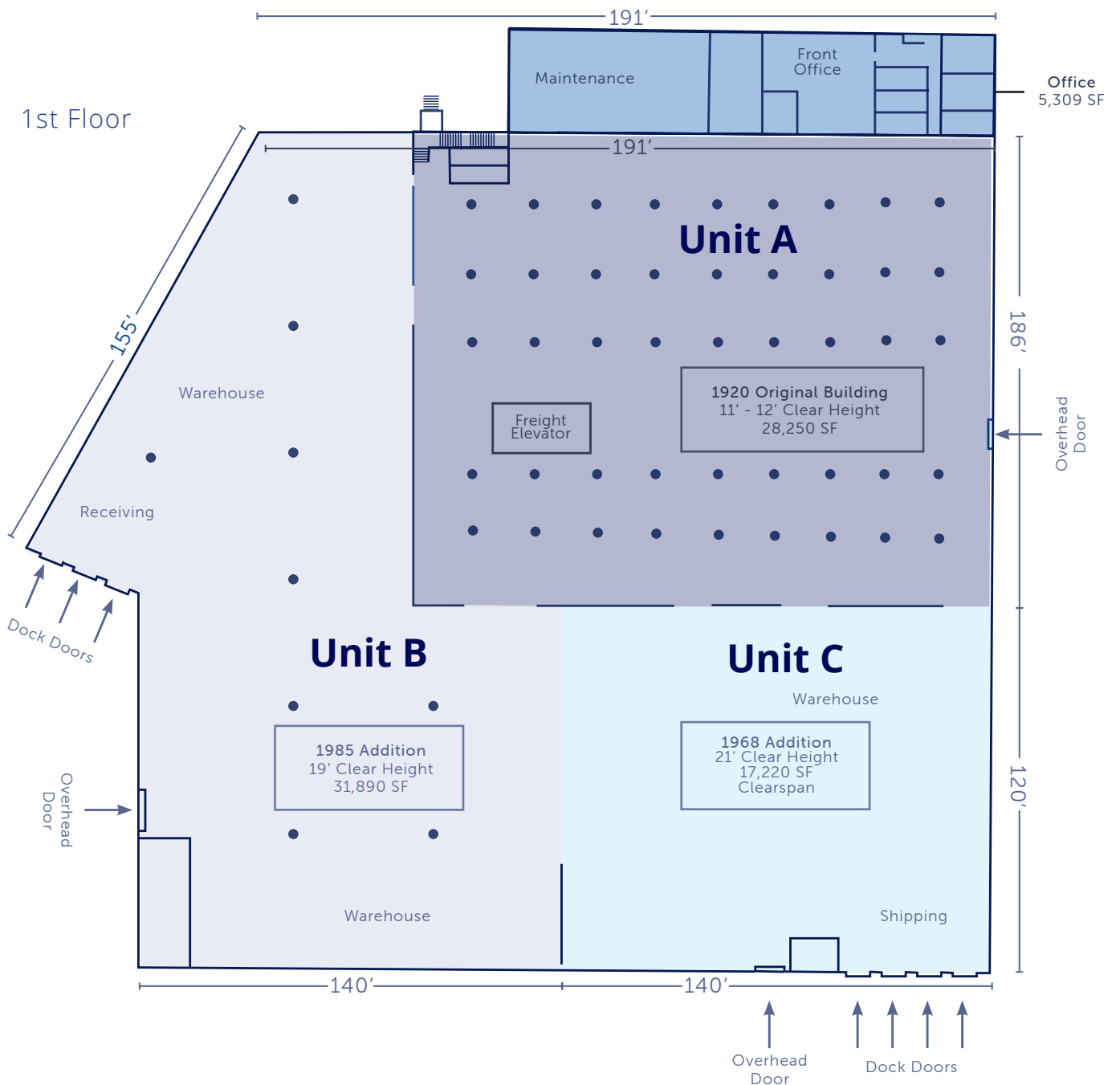
*Configurations demisable down to 17,220 SF

Units A & B Combined

Total Available	+/- 60,140 SF
Loading	3 Docks 2 Overhead Doors

Units A & C Combined

Total Available	+/- 45,470 SF
Loading	4 Docks 2 Overhead Doors



Industrial Building For Sale or Lease

Site Properties

Lot Size	5.862 Acres
Zoning	UI: Urban Industrial
Parking	11 Trailer Stalls 71 Employee/Visitor Stalls
Sewer/Water	8' Water Main Municipal Sewer & Water by City of Oshkosh

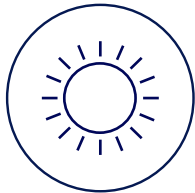


Area Demographics



Population

1 mi: 12,457
3 mi: 52,753
5 mi: 73,995



Daily Population

1 mi: 9,880
3 mi: 53,465
5 mi: 82,242



Households

1 mi: 5,334
3 mi: 21,127
5 mi: 30,408



Household Income

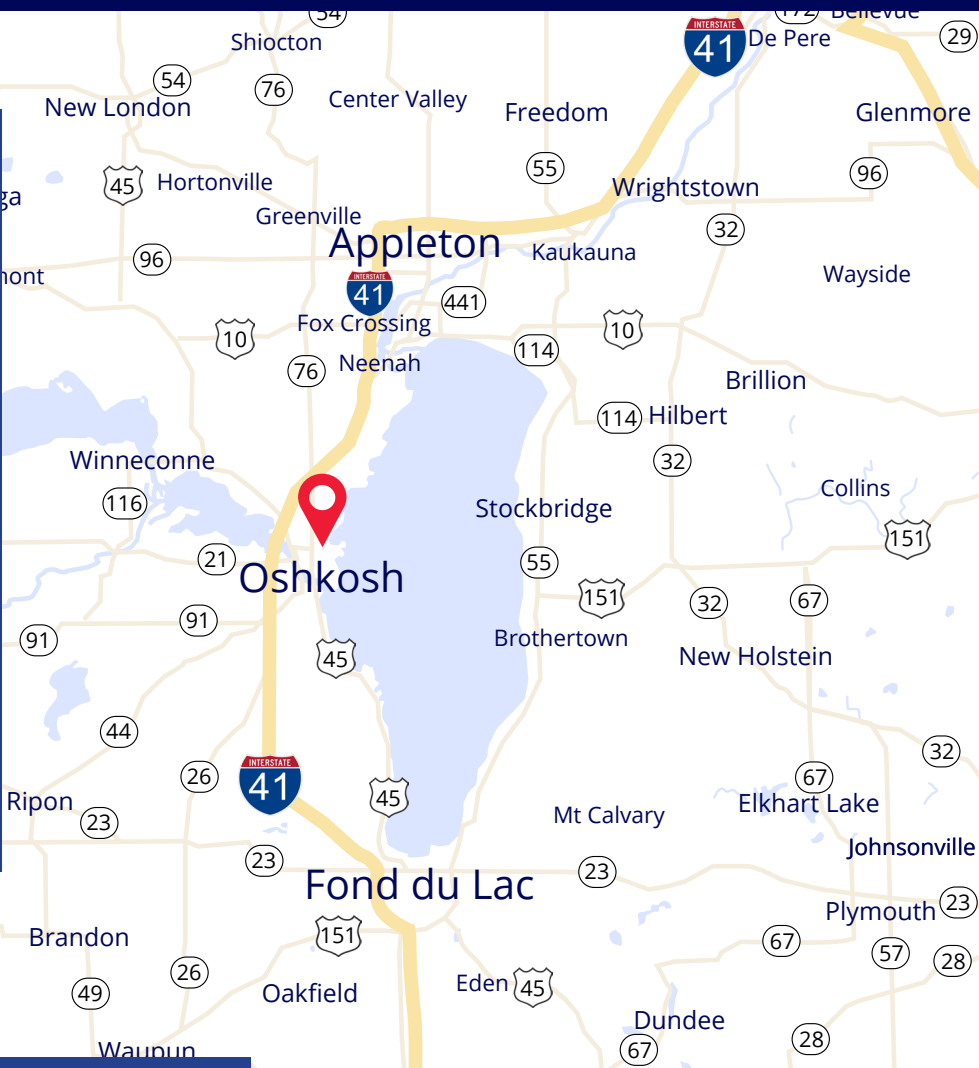
1 mi: \$58,475
3 mi: \$54,296
5 mi: \$58,774

Site Overview



Industrial Building For Sale or Lease

413 E Murdock Ave | Oshkosh, WI 54901



Drive Times



I-41
8 Minutes
2.9 Miles



Neenah 19 Minutes 11 Miles	Madison 52 Minutes 88 Miles
---	--

Appleton 22 Minutes 19 Miles	Milwaukee 90 Minutes 90 Miles
---	--

Fond du Lac 32 Minutes 20 Miles	WI/IL Border 100 Minutes 125 Miles
--	---

Green Bay 52 Minutes 51 Miles	Chicago 170 Minutes 178 Miles
--	--

Colliers | Wisconsin Industrial Advisory Group



Mark Pucci
Senior Vice President
+1 920 410 5094
mark.pucci@colliers.com



Joe Langhoff
Senior Advisor
+1 414 278 6846
joe.langhoff@colliers.com



Bill Langhoff, SIOR, CCIM
Executive Vice President
+1 414 278 6863
bill.langhoff@colliers.com



Chris McGauran
Real Estate Advisor
+1 414 278 6831
christopher.mcgaوران@colliers.com

Colliers | Wisconsin | 4321 W College Ave, Suite 260 | Appleton, WI 54914 | P: +1 920 739 5300

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
 - The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

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

Copyright 2007 by Wisconsin REALTORS Association.
Drafted by Attorney Debra Peterson Conrad.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

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 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision to enter into a contract or agreement concerning a transaction 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 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.