

10 Year 42,751 SF Lease Included

For Sale or Lease

# 117,500 SF Multi Tenant Flex Building Available *Brand New Construction!*

2586 W American Drive | Neenah, WI 54956



# Building Details

Newly constructed flex building available For Sale or Lease with ability to expand. Owner-user or investment opportunity to acquire building with long term lease in place for +/- 40,000 SF. Seller to pour interior floor at their sale costs.

## Property Address:

2586 W American Drive  
Clayton/Neenah, WI 54956

## Property Type:

Warehouse

## Building Size:

+/- 117,500 SF

42,751 SF Leased Space

## Available Space:

+/- 74,749 SF

Can be subdivided

## Office Size:

Build-to-suit

## Parcel Size:

8.12 Acres

## Year Built:

2024

## Clear Height:

30'

## Loading:

Dock Doors: Eight (8)

Drive-In Doors: One (1) 14' x 16'

## Parking:

TBV

## Construction:

Steel

## Zoning:

TBV

## 2024 Assessment:

\$3,474,800

## 2024 Property Taxes:

\$50,052.24

Parcel includes TIF Funding

## Lease Rate:

\$6.50/SF NNN

## Sale Price:

~~\$11,000,000~~ **\$10,000,000**



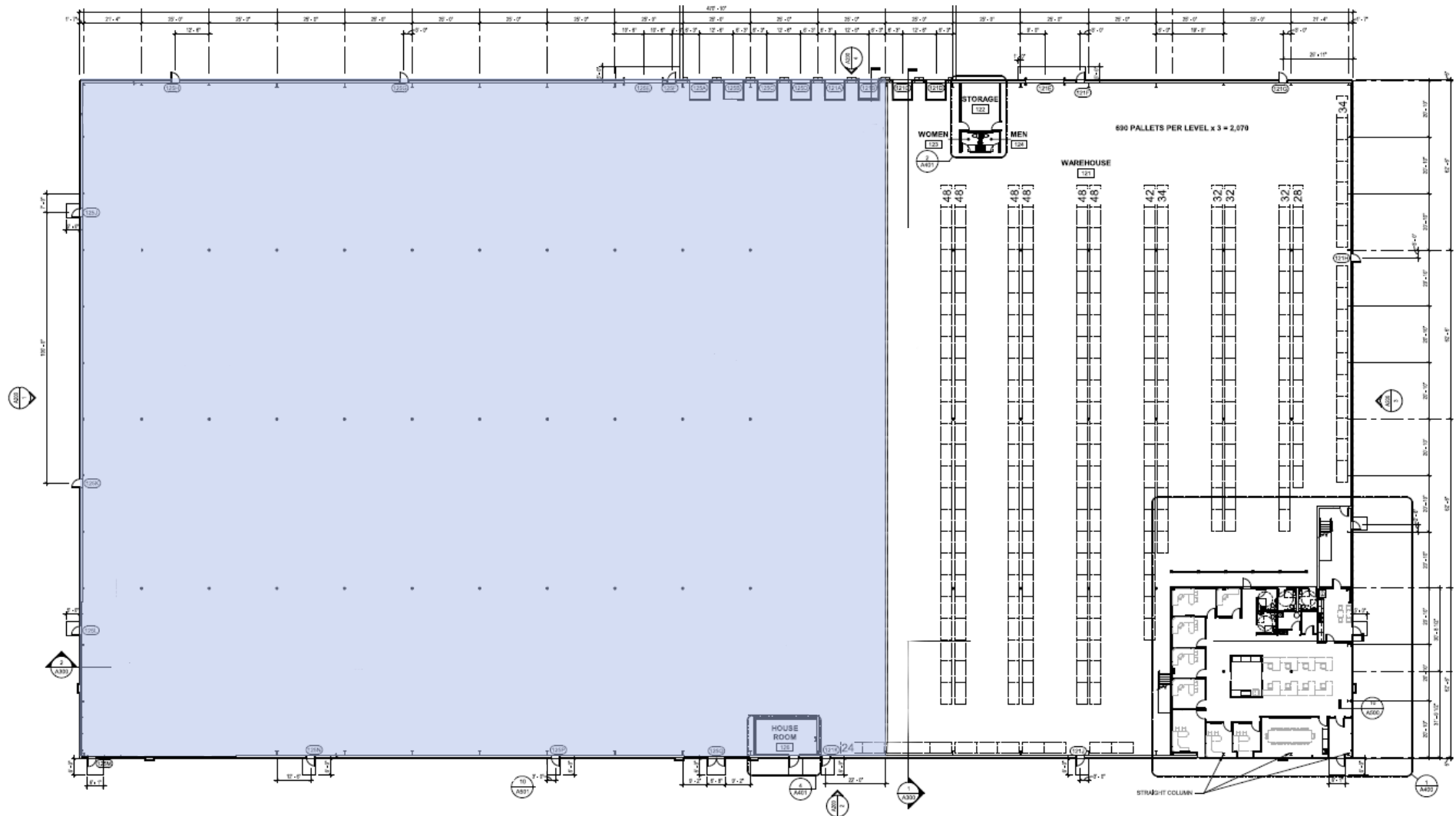
# Floor Plan

## Available Space

Size +/- 77,500 SF (Divisible)

Loading Six (6) Dock Doors

Clear Height 30'





# Area Overview

Appleton  
International Airport

Fox River Mall  
6 Miles

## Demographics

10 mile radius



Population  
200,050



Daily Population  
222,133



Households  
83,232



Household Income  
\$79,059

One Minute to  
US-10 on-ramp

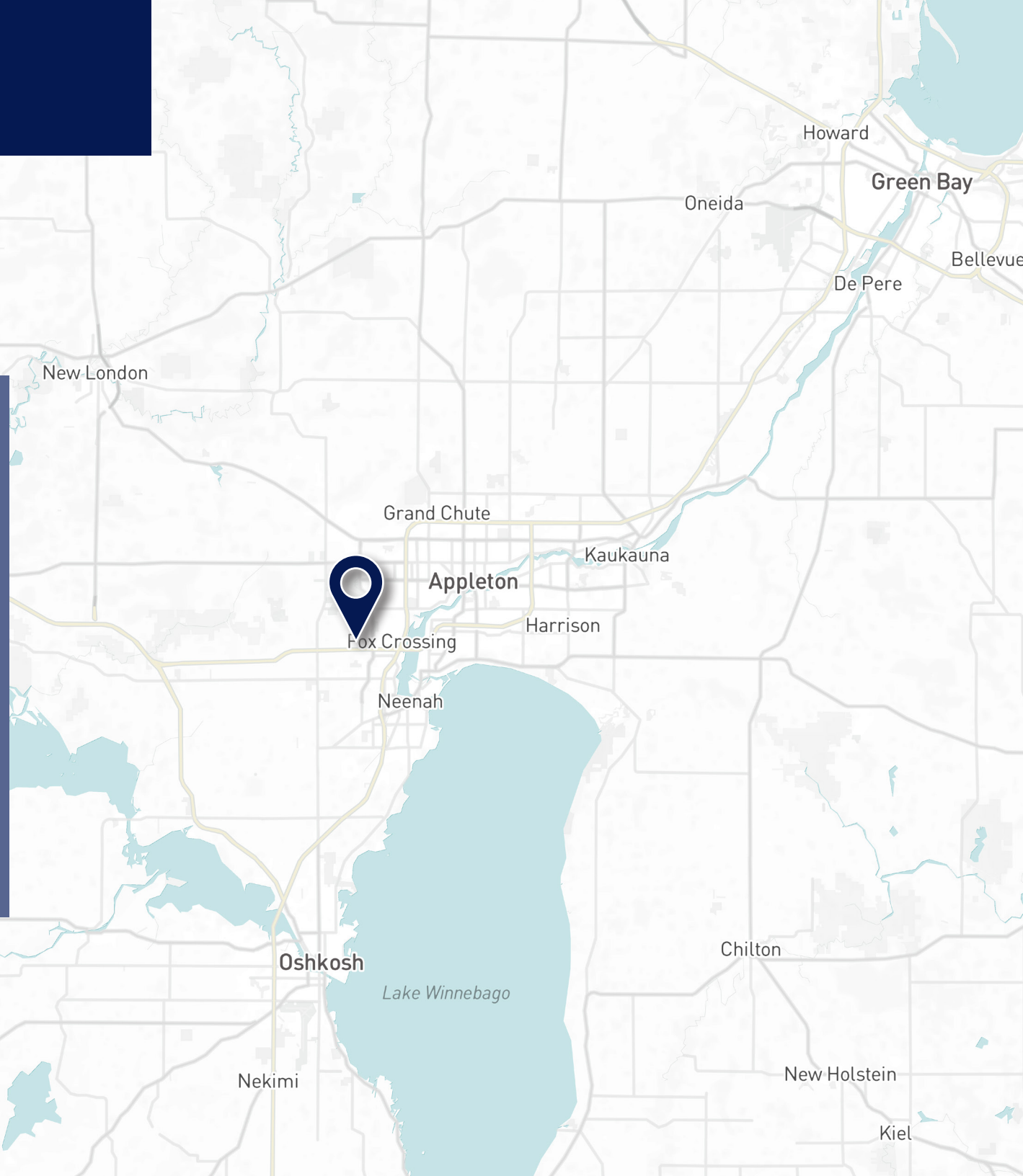
Five Minutes to  
Highway 41



# Location

## Distance to Key Areas

|           |                          |
|-----------|--------------------------|
| Appleton  | 13 Minutes<br>7.7 Miles  |
| Oshkosh   | 20 Minutes<br>16.6 Miles |
| Waupaca   | 35 Minutes<br>35 Miles   |
| Green Bay | 39 Minutes<br>39.2 Miles |
| Milwaukee | 92 Minutes<br>103 Miles  |





## Contact Us



**Ryan Scray**  
Senior Real Estate Advisor  
+1 920 606 8359  
[ryan.scray@colliers.com](mailto:ryan.scray@colliers.com)



**Mark Pucci**  
Senior Vice President  
+1 920 410 5094  
[mark.pucci@colliers.com](mailto:mark.pucci@colliers.com)

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**Colliers | Wisconsin**  
4321 W College Ave, Suite 260  
Appleton, WI 54913  
P: +1 920 739 5300





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 brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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 to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

## ***Confidentiality Notice to Customers***

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the 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 section 452.01 (5g) of the Wisconsin Statutes.
2. 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.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

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

## ***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 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.

## ***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/>