



3500 Packerland Drive, Ashwaubenon, WI.

Property Features

- This property has been well-maintained and is turn-key allowing for an immediate tenant; beautiful manicured grounds.
- Less than 1 mile to/from Interstate 41; 10 minutes to Austin Straubel International; 20 minutes to Appleton.
- Corner lot with 2 access points and drive-thru; fully sprinklered with fire alarm system; pylon signage

Details

Located in the Village of Ashwaubenon, this top-notch Class-A property sits conveniently close to the I-41/I-43 junction. This building two-story has an atrium vibe, setting the stage for the ±145,003 square foot building, complete with high ceilings and loads of sunlight.

Many amenities including indoor parking, monument signage, workout facility, full kitchen and an outdoor patio.

PRICE	CONTACT BROKERS
LEASE RATE	CONTACT BROKERS
BUILDING SIZE	145,033 SF
LOT SIZE	26.86 ACRES
ZONING	COMMERCIAL
PARCEL #	VA-882 & VA-882-1
2023 REAL ESTATE TAXES	\$228,545.92
PARKING	750 spaces
YEAR BUILT	2000

For more information:

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NAIPfefferle

For Sale or Lease
3500 Packerland Drive
Green Bay, WI.



NAIPfefferle

200 E. Washington Street, Suite 2A
Appleton, WI
920.968.4700
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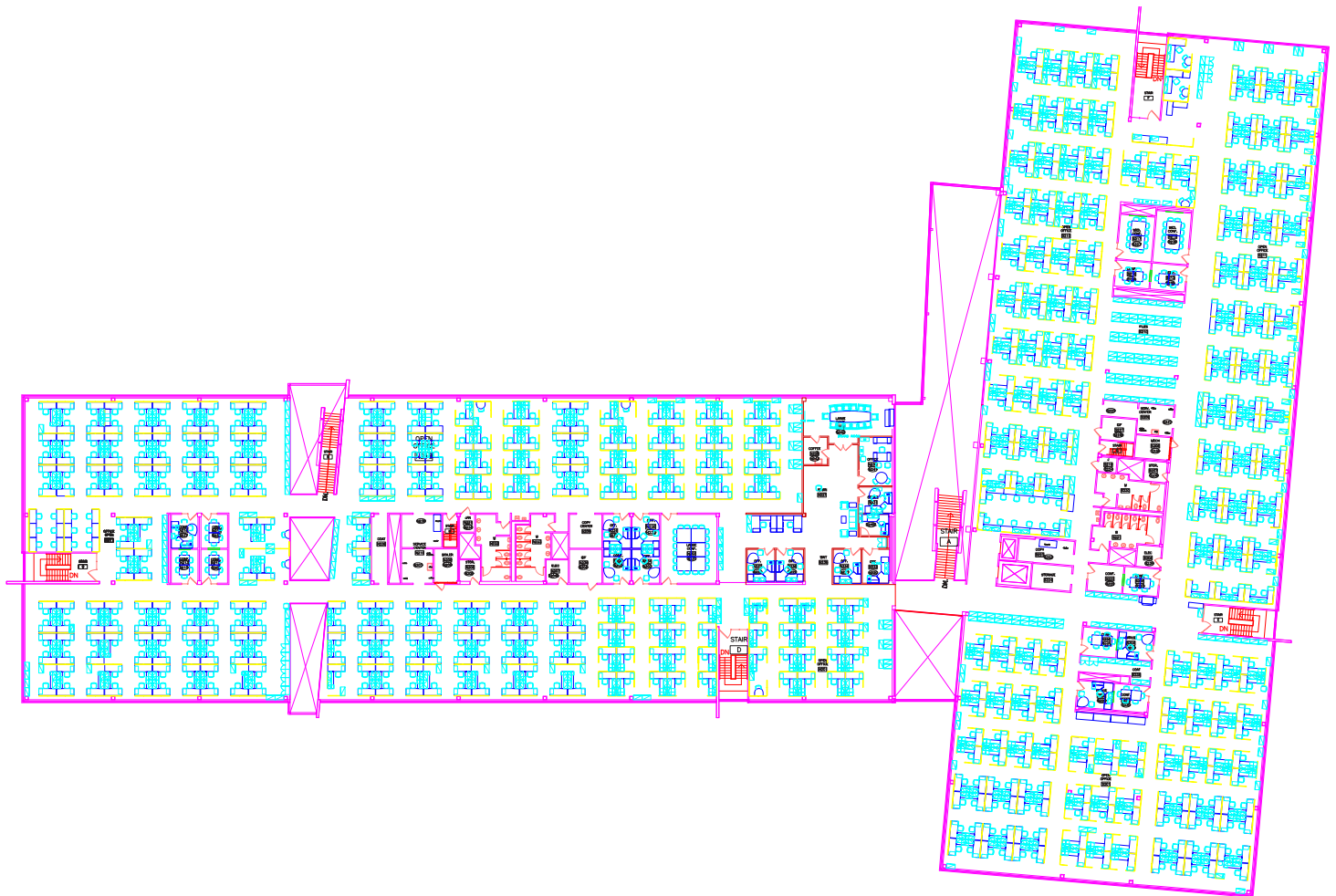
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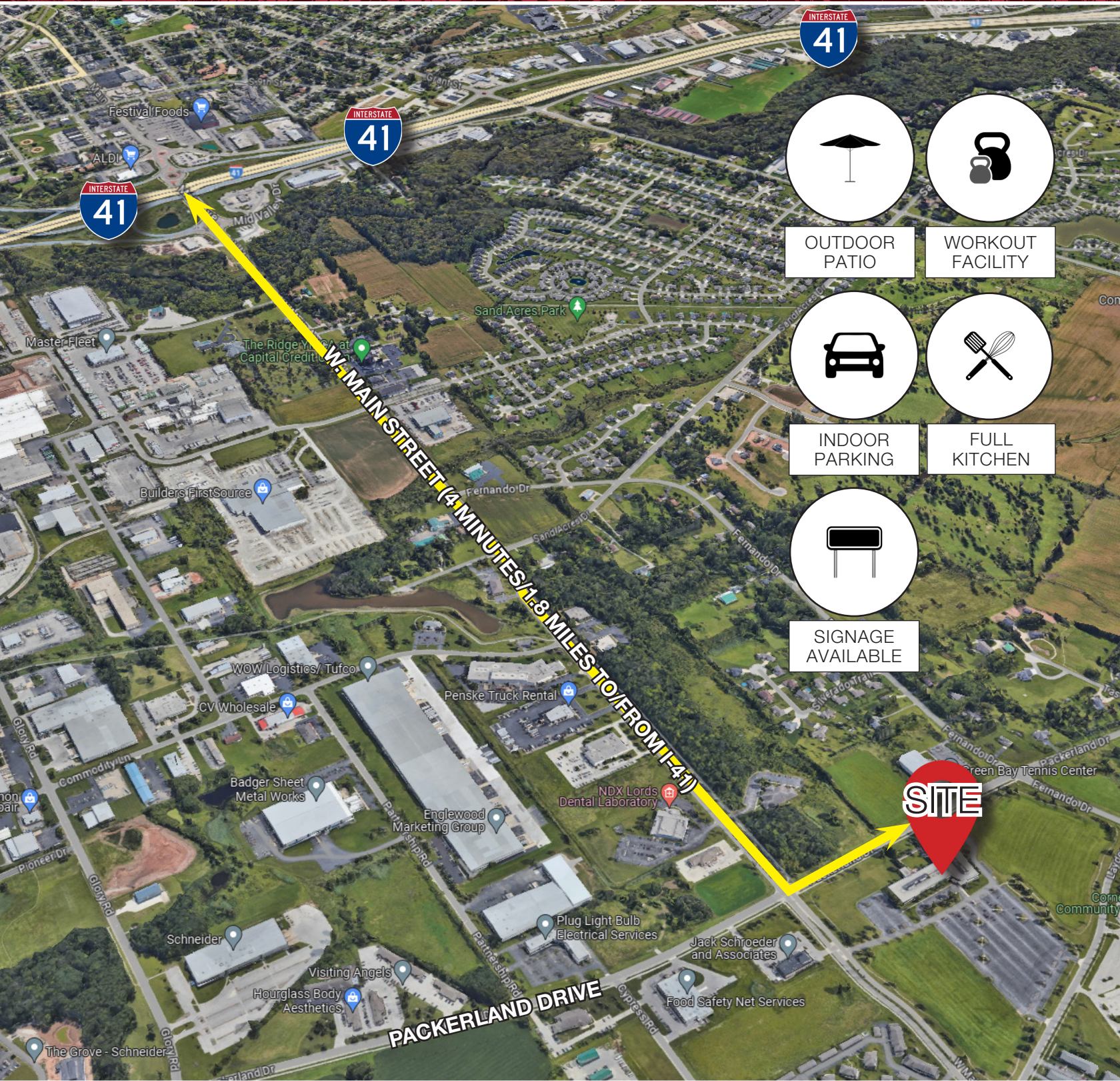
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FIRST FLOOR PLANS



SECOND FLOOR PLANS





OUTDOOR PATIO



WORKOUT FACILITY



INDOOR PARKING

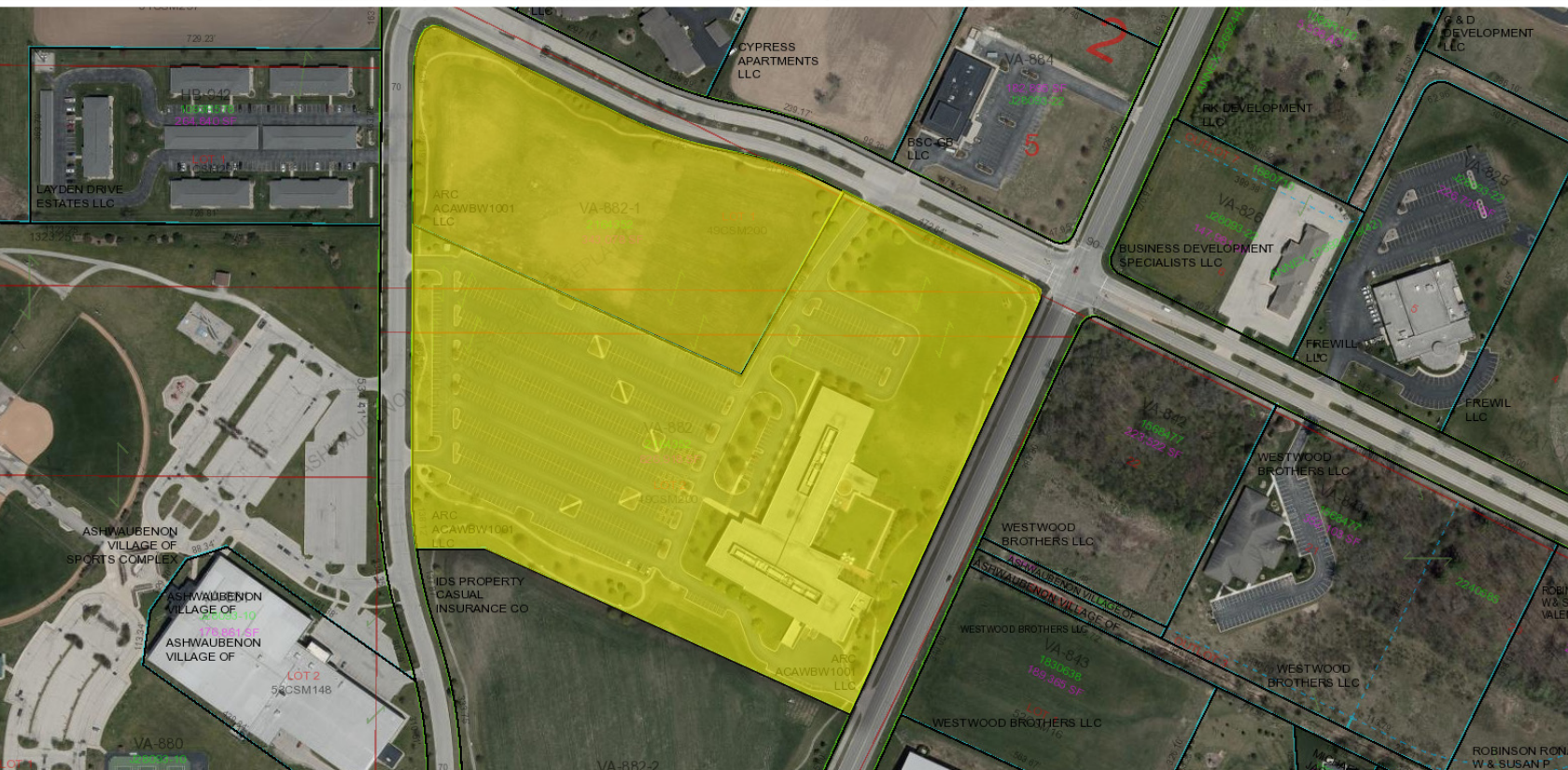
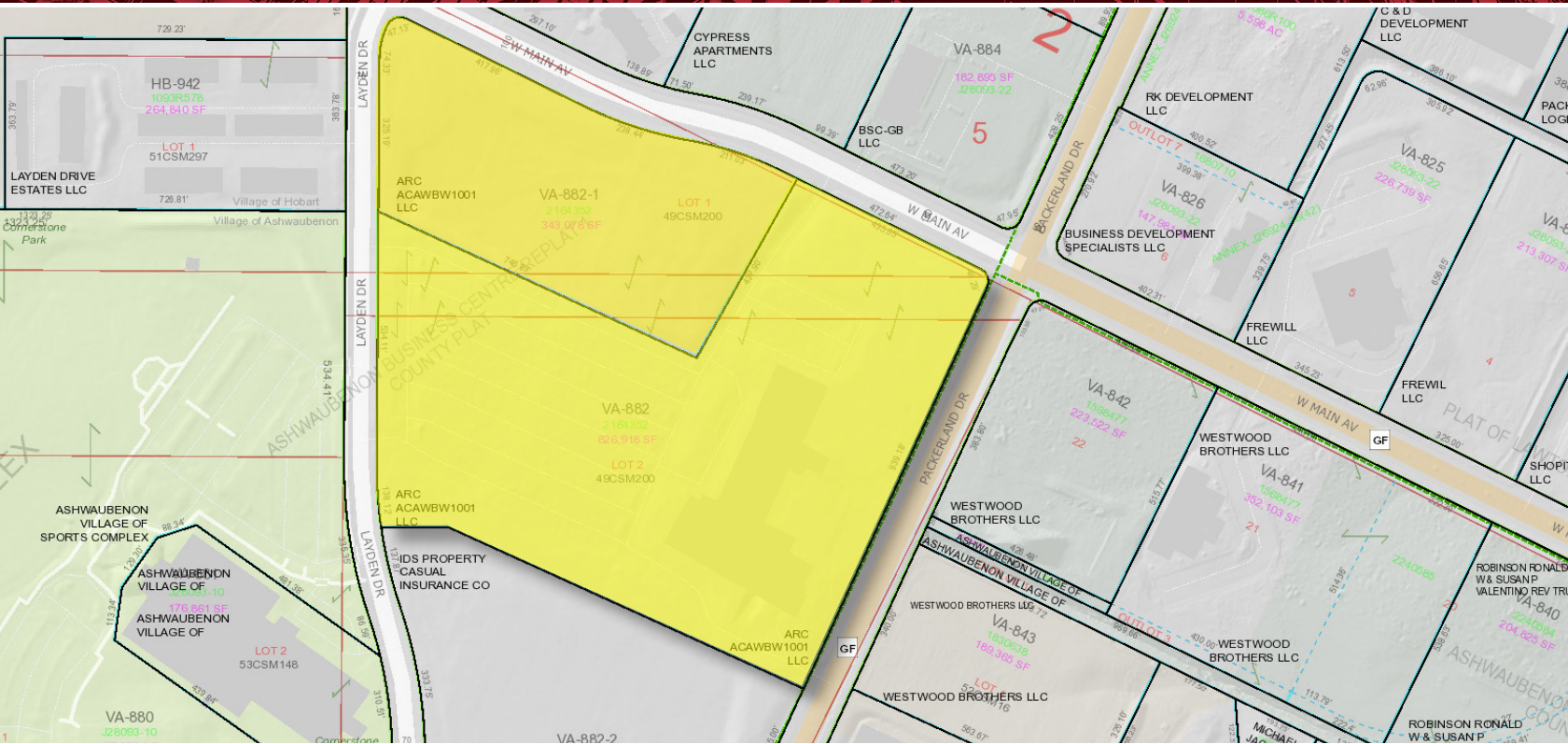


FULL KITCHEN



SIGNAGE AVAILABLE











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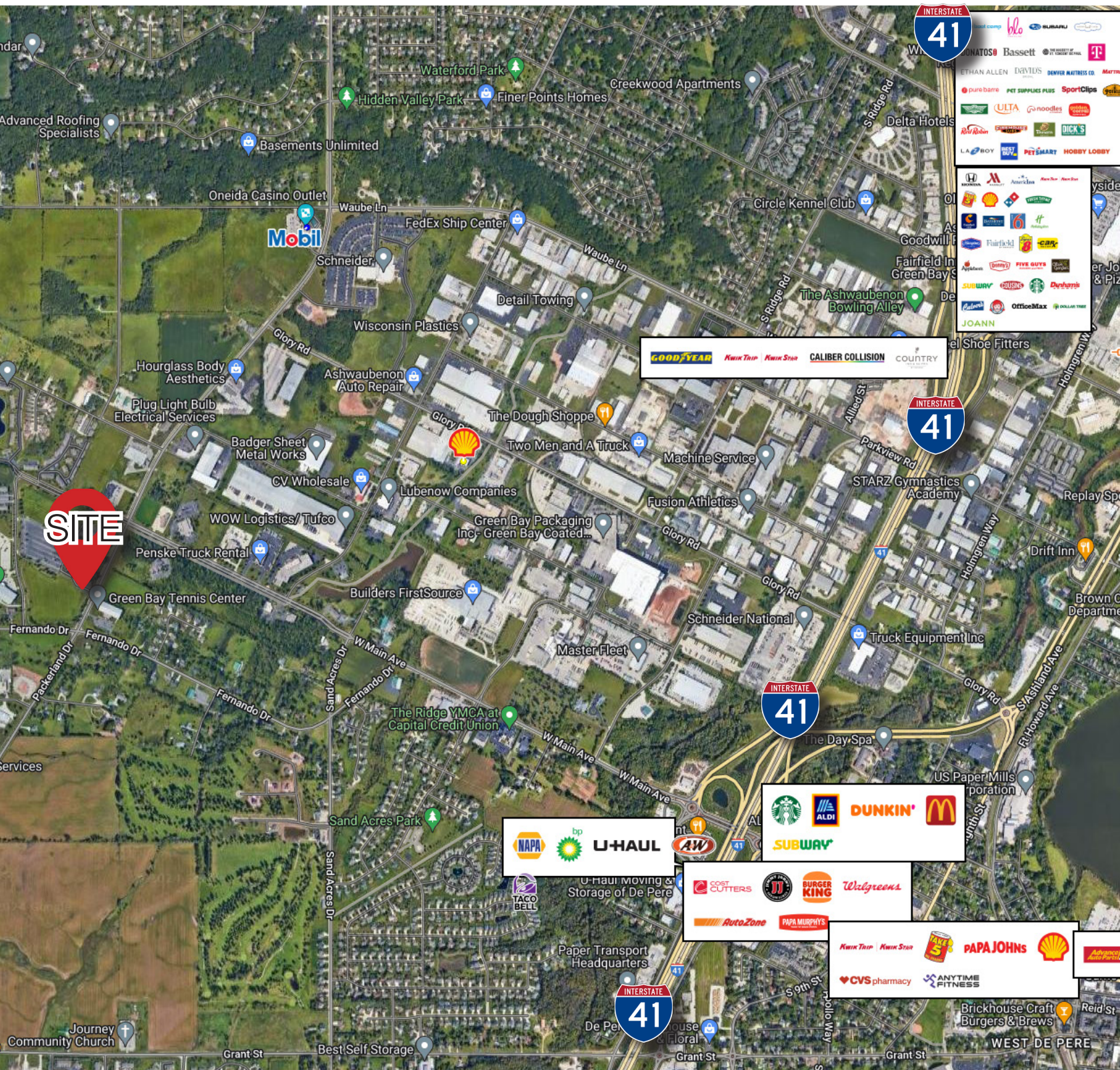


Demographics (1, 3 & 5 Mile Radius)

POPULATION		EMPLOYEES	
	1 MILE: 1,353		1 MILE: 2,789
	3 MILES: 26,666		3 MILES: 24,713
	5 MILES: 86,056		5 MILES: 51,400
AVERAGE INCOME		BUSINESSES	
	1 MILE: \$114,589		1 MILE: 164
	3 MILES: \$111,440		3 MILES: 1,390
	5 MILES: \$119,555		5 MILES: 3,118
AVERAGE HOUSEHOLDS		TRAFFIC COUNTS (VEHICLES PER DAY)	
	1 MILE: 621		S. ONEIDA STREET 16,853
	3 MILES: 11,040		HANSEN ROAD 8,752
	5 MILES: 35,291		INTERSTATE 41 35,587

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STATE OF WISCONSIN BROKER DISCLOSURE



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.

Disclosure to Customers

You are a customer of NAI Pfefferle (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. A 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 within 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 of 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 or its Agents in confidence, or any information obtained by the Firm or 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.

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

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 (see definition below).
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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.