



For Sale or Lease

Andy Lubinski

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com/msp

960 Valley Rd Menasha, WI 54952

Warehouse/Distribution Facility

- 91,200 SF Available
 - Industrial: 90,740 SF
 - Office: 460 SF
- 6 Dock Doors (four 10' x 10' and two 9' x 10'); all equipped with levelers, seals and dock locks
- 18' - 22' Clear Heights

Copyright © 2024 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

For Sale or Lease

Property Highlights

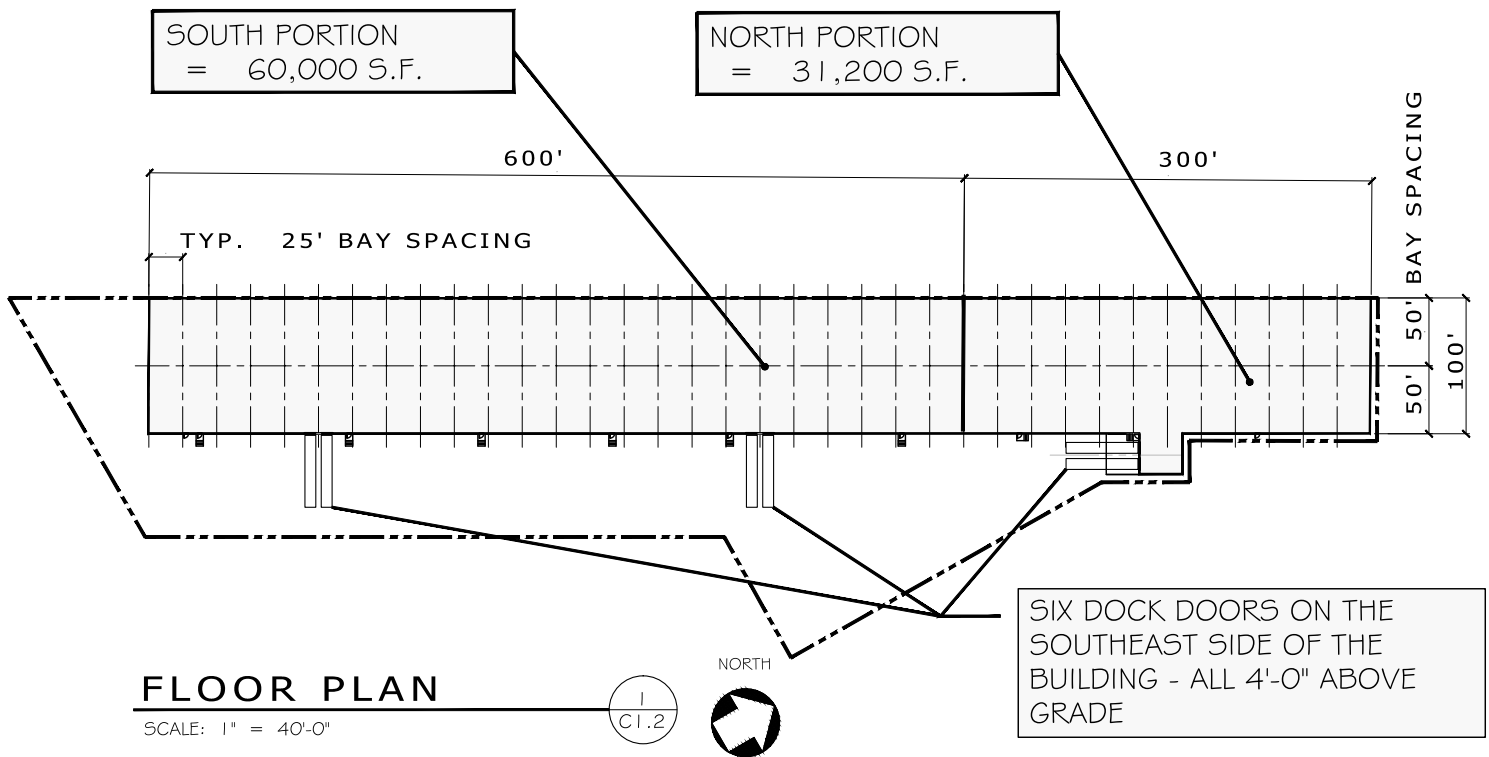
Address:	960 Valley Rd, Menasha, WI 54952
Space Available:	91,200 SF Available <ul style="list-style-type: none">• Industrial: 90,740 SF• Office: 460 SF
Site Size:	3.76 acres
Year Built:	1967
Construction:	Pre-engineered metal panel
Clear Height:	18' - 22'
Bay Size:	24' x 50'
Lighting:	LED and T-8 fixtures
Power:	3-phase service (amps to be confirmed)
Docks:	6 total (four 10' x 10' and two 9' x 10'); all equipped with levelers, seals and dock locks
Sprinkler:	Wet system sprinkler
Heating:	Gas fired ceiling hung unit heaters
Parking:	Ample
Utilities:	Municipal sewer and water
Zoning:	I-1 Light Industrial
PID:	121003901
Sale Price:	\$5,000,000
Lease Rate:	\$4.50/NNN
2023 NNN Budget:	\$1.20/SF



Interior Photos



Floor Plan



LEASE EXHIBIT

960 W. VALLEY ROAD,
MENASHA, WI

3.760 ACRES

TOTAL BUILDING - 100' X 900'
W/ 30 X 40' DOCK BUMP OUT -
TOTAL BUILDING SQUARE
FOOTAGE EST. 91,200 S.F.

Location Overview

Winnebago County



172,845 (2023)

Population



69% of population
between ages 19-75

Workforce



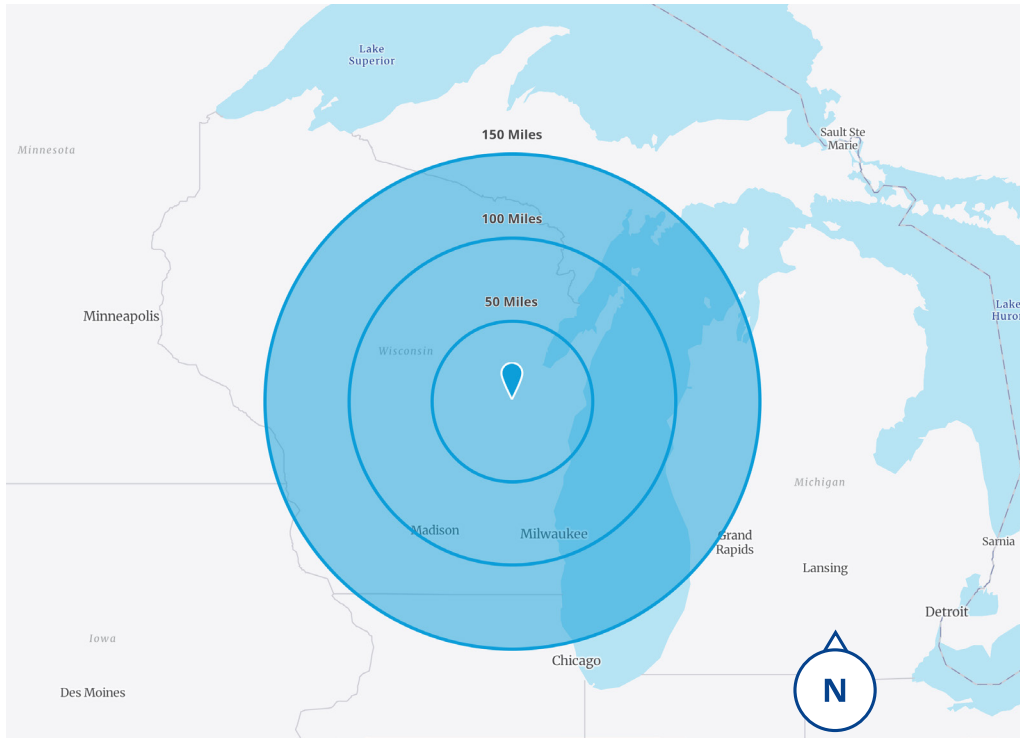
\$65,743 (2023)

Median
Household
Income



5,744 (2023)

Businesses



1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700

This document 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 there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.