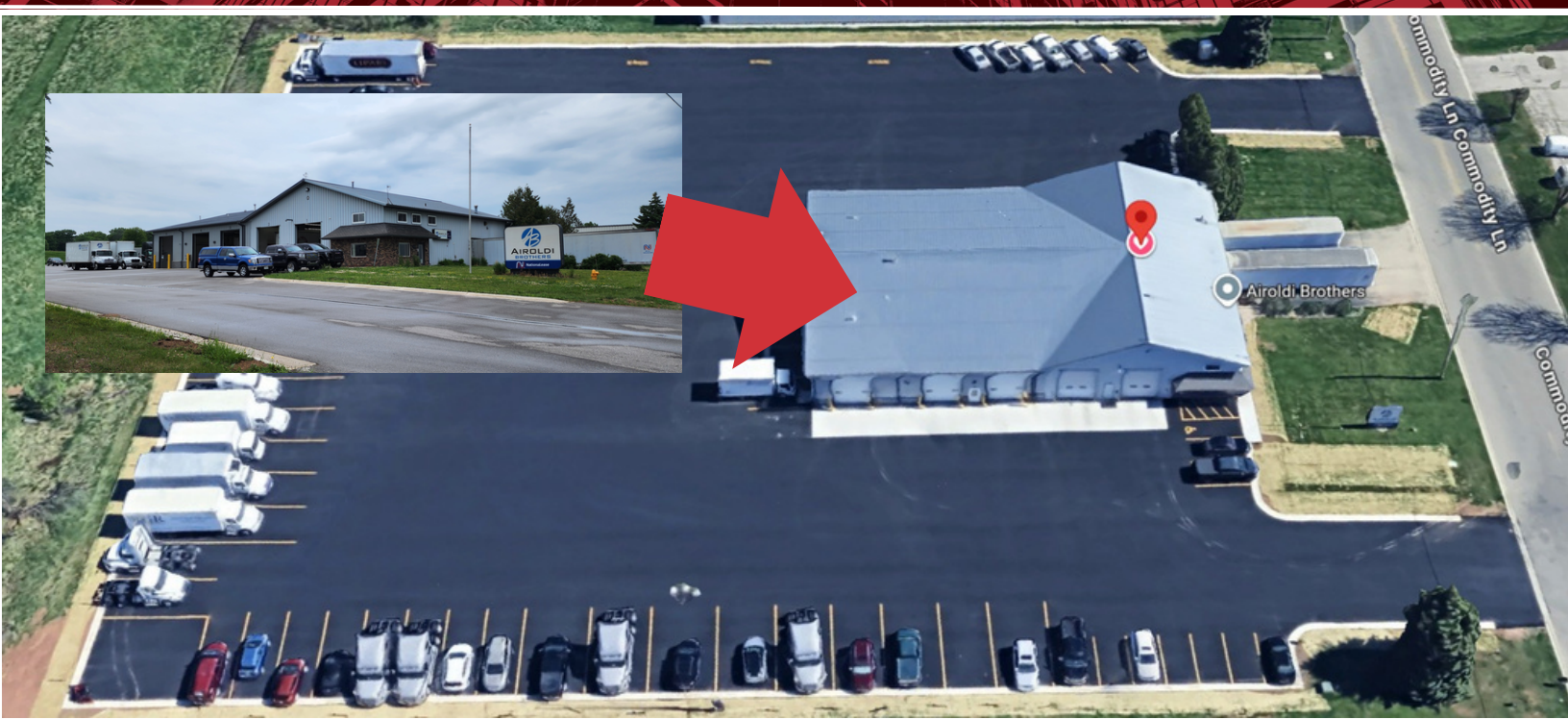




3070 Commodity Lane, Green Bay, WI

Purpose-built and recently modernized industrial service facility offering a rare combination of building functionality, fleet-support infrastructure, and maximized site utility. Located at 3070 Commodity Lane in Ashwaubenon, the property features an approximately 10,560 SF gross building footprint plus approximately 1,344 SF of mezzanine area (11,904 SF total), supported by a major 2024 building addition, interior alterations, remodeled office/support areas, full sprinkler system, upgraded water infrastructure, and extensive yard improvements.

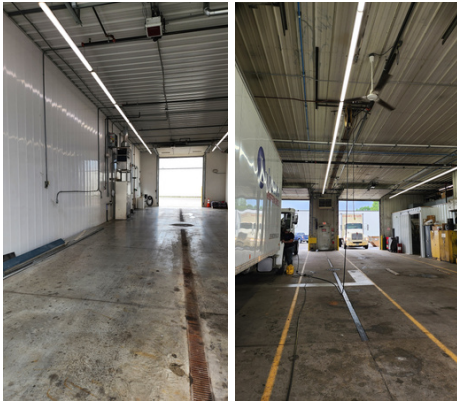
The improved yard has been substantially optimized with paved truck circulation, parking, and perimeter electrical hookups for semi-truck use, creating a highly functional exterior operating platform that is difficult to replicate. Combined with multiple large service/wash bay overhead doors, office and parts areas, mezzanine support space, and recent purpose-driven capital improvements, the property offers strong owner-user or tenant appeal for businesses requiring both building utility and premium outdoor fleet capacity.

PRICE	\$2,750,000
LEASE RATE	Negotiable
Building Size	11,904 SF
Drive In Doors	5 Drive Thru Bays
Docks	2 with Levelers
Clear Height	16'
Zoning	G-2
Acres	2.93

For more information:

John Roberts, SIOR

📞 920.216.2554 / 📧 johnr@naipfefferle.com



- Fully sprinklered system - installed as part of the recent improvements
- Upgraded/larger water-main infrastructure
- Remodeled office and support areas
- Multiple 12'x14' overhead doors - serving service and wash bay areas
- Substantial exterior pavement improvements
- Functional mezzanine areas
- Industrial/business park setting - easy access to greater Green Bay/Ashwaubenon market
- Two dock doors
- 3 Phase power
- Make-up air





Demographics (1, 3 & 5 Mile Radius)

POPULATION



1 MILE:	3,829
3 MILES:	38,922
5 MILES:	113,722

AVERAGE INCOME



1 MILE:	\$114,631
3 MILES:	\$102,514
5 MILES:	\$109,536

AVERAGE HOUSEHOLDS



1 MILE:	1,680
3 MILES:	17,016
5 MILES:	48,642

EMPLOYEES



1 MILE:	5,895
3 MILES:	33,248
5 MILES:	68,906

BUSINESSES



1 MILE:	318
3 MILES:	2,114
5 MILES:	4,252

TRAFFIC COUNTS



WAUBE LANE	4,014
PACKERLAND DR	11,777
INTERSTATE 41	66,909

For more information: **John Roberts, SIOR**

📞 920.216.2554 / 📧 johnr@naipfefferle.com

200 E. Washington Street, Suite 2A
Appleton, WI
920.968.4700 / naipfefferle.com

NON-RESIDENTIAL CUSTOMERS

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 latertime, 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.



920.968.4700 | www.naipfefferle.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.