

FOR LEASE

**19,000 SF
Industrial Flex Space**

**2927 N ROEMER RD
APPLETON, WI 54911**



3230 E Pershing St
Appleton, WI 54911
(920) 521-7933
bartlettcg.com



Andrew Hippert

Founder & Principal
(920) 475-1966
andrew@bartlettcg.com



Anthony Wilhelms

Founder & Principal
(414) 559-1484
anthony@bartlettcg.com



Caitlin Dinkel

Director of Business
Development & Marketing
(715) 650-1325
caitlin@bartlettcg.com

TABLE OF CONTENTS

03 Property Overview

04 Property Photos

05 Lease Overview

06 Location

07 Why Bartlett?

Property Overview



Available now, this 19,000 SF industrial facility offers a versatile layout in one of Appleton's most established industrial parks. Located within the Northeast Business Park, the property provides excellent access to Hwy 41, Hwy 441, and Northland Ave, making it an ideal choice for distribution, warehousing, or light manufacturing users. With functional features including multiple overhead doors, a clear ceiling height of 18 feet, and a 1.08-acre site, this facility combines convenience, accessibility, and efficiency.



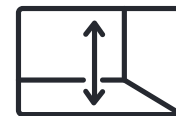
SINGLE-TENANT
OCCUPANCY



19,000 SF
BUILDING SIZE



4 OVERHEAD
LOADING ELEMENTS



18 FT.
CLEARANCE HEIGHT



1.08 AC
LOT SIZE



~30 SPACES
PARKING RATIO

Property Photos



EASY ACCESS TO HWY 441 & 41
LOCATED IN NORTHEAST BUSINESS PARK
FRESH EXTERIOR PAINT, ASPHALT, CARPET



Andrew Hippert

Founder & Principal
(920) 475-1966

andrew@bartlettcg.com

Anthony Wilhelms

Founder & Principal
(414) 559-1484

anthony@bartlettcg.com

Caitlin Dinkel

Director of Business
Development & Marketing
(715) 650-1325

caitlin@bartlettcg.com

Lease Overview

Total SF	19,000
.....	
Lot Size	1.08 AC
.....	
Monthly Rent	\$9,817
.....	
Rent/SF	\$6.20 NNN
.....	
OPEX Estimate	\$0.72/SQFT/YR
.....	
Available	Now
.....	
Lease Term	Negotiable



Location





At Bartlett Capital Group, we are entrepreneurs helping other entrepreneurs maximize their business' potential.

Direct Access to the Owners

You'll work directly with Andrew and Anthony, the founding partners, ensuring fast decisions, personalized attention, and a deeper understanding of your needs.

Entrepreneurial Expertise

With experience across multiple industries—finance, e-commerce, real estate, and more—we offer a unique perspective on the complexities of business growth and real estate.

Specializing in Industrial Spaces

We focus on industrial, manufacturing, warehouse, and logistics properties that are always in demand.

Prime Locations

We target locations near major highways, ensuring efficient transportation and logistics for your business. Our deep local knowledge helps us find the best spaces for growth.

Your Real Estate, Your Priority

We take the burden of real estate off your shoulders, giving you the flexibility to focus on your business. We offer expert advice and access to the best spaces to help you thrive.

Andrew Hippert
Founder & Principal
(920) 475-1966
andrew@bartlettcg.com

Anthony Wilhelms
Founder & Principal
(414) 559-1484
anthony@bartlettcg.com

Caitlin Dinkel
Director of Business
Development & Marketing
(715) 650 -1325
caitlin@bartlettcg.com