



Colliers

# Industrial Warehouse For Sale or Lease

**2350-2400 Northridge Dr, Kaukauna, WI 54130**

## Highlights:

- 38,647 SF high-clear logistics facility on 13.13 acres
- 16 loading positions including van docks supporting parcel or last-mile users
- 31'–37' clear with ESFR – modern distribution specs
- Significant trailer and fleet parking capacity (47 trailer + 30 van spaces)
- Excellent access to Hwy 41 serving Appleton, Green Bay and regional distribution

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# Property Details



**Address** 2350-2400 Northridge Dr  
Kaukauna, WI 54130

**PID's** 32-2-1037-00 & 32-2-1038-00

**Building Size** 38,647 SF (2 buildings)  
• 35,995 SF: Sales & Warehouse Facility  
- ±7,600 SF: Office Space Included  
• 2,652 SF: Service Garage

**Lot Size** 13.136 Acres  
• 8.73 Acres (2350 Northridge)  
• 4.27 Acres (2400 Northridge)

**Built** 2002

**Dock Doors** 16 Total:  
• 8 - 48" docks  
- 5 w/ levelers, 3 w/ dock plates  
• 8 - 26" sprinter van docks

**Drive-In Doors** 1

**Clear Heights** • Sales & Warehouse: 31'-37'  
• Service Garage: 18'

**Sprinklers** K-14 ESFR Wet System

**Power** 1200 AMP 480Y/277 3Ph 4W

**Foundation** Concrete

**Roofing** Flat, Metal Roof

**Construction** Engineered Metal-Free Span

**Parking** Car: 73 Spaces  
Sprinter Van: 30 Spaces  
Trailer: 47 Spaces

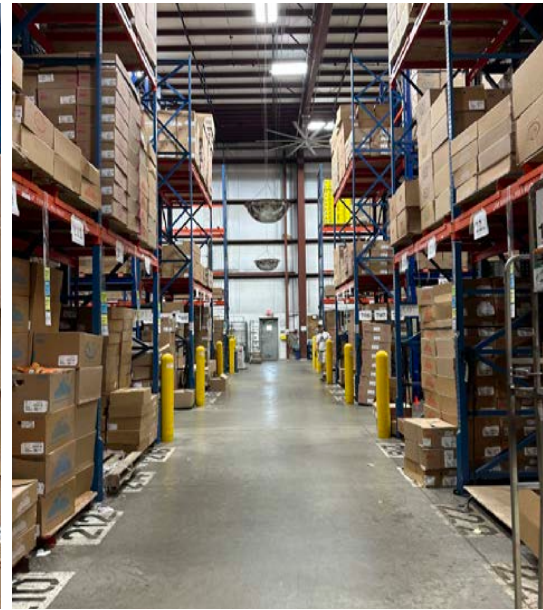
**Lease Rate** \$6.50/SF NNN

**Sale Price** \$3,800,000 (\$98.33/SF)

# Property Photos



# Interior Photos





# Location Overview

## Outagamie County



2025  
Population

194,851



2025 Average  
Household Income

\$113,202



2025 Daytime  
Work Population

112,607



Households

79,742



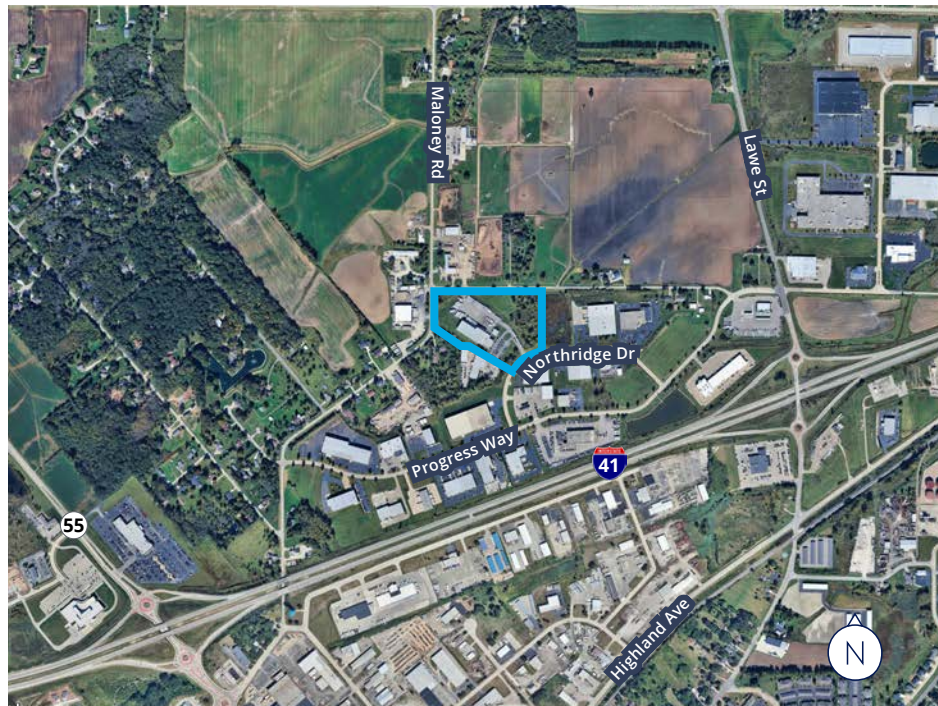
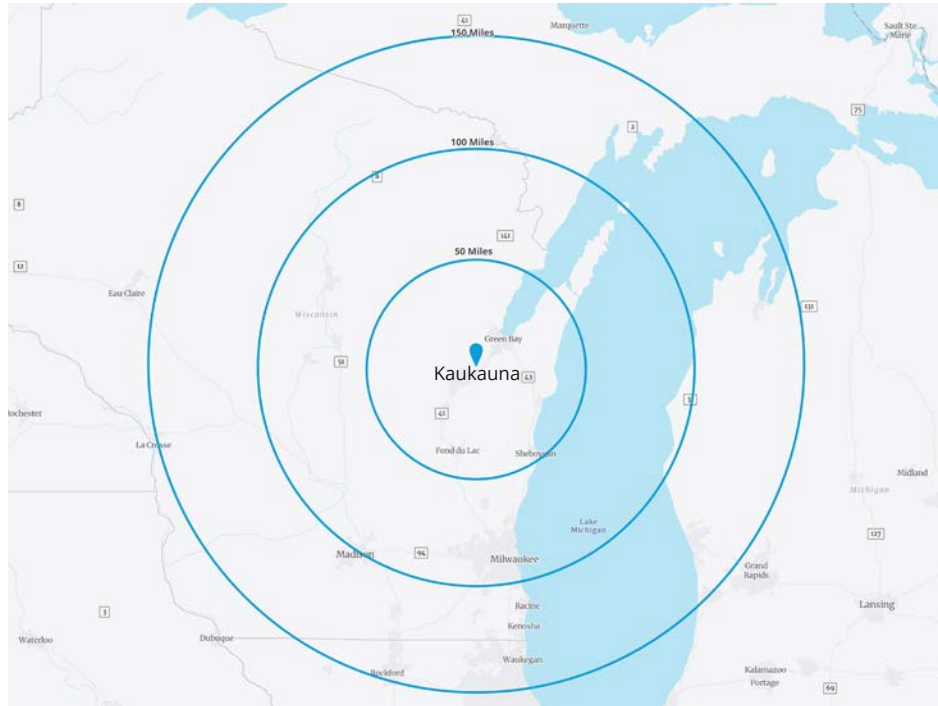
Businesses

7,406

Web Links:

[Kaukauna, WI](#)

[Outagamie County](#)



**Contact Us:**

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