

# FOR SALE



600 Hansen Rd / 2700 S. Broadway Ashwaubenon/ Green Bay, WI



Purchase Price: \$3,400,000  
Zoned: I-2 Heavy Industrial

AVAILABLE Q1 2026

Building A 600 Hansen Rd. LOT 1 VA 163-3

Shared  
Parcel

Building: 38,600 sf  
2024 Taxes: \$26,457.04

Building B 600 Hansen Rd. LOT 1 VA 163-3

Building: 6,000 sf

Building C 2700 S Broadway LOT 3 VA 162-1-1

Shared  
Parcel

Building: 15,000 sf  
2024 Taxes: \$11,312.36

Building D 2700 S Broadway LOT 3 VA 162-1-1

Building: 2,600 sf

Acres: 9.079 395,481 sf

Parcel(s): VA-162-1 • VA-1-1 • VA 162-3

DEMOGRAPHICS	1 MILE	3 MILE
Population	1,288	61,551
Households	668	25,696
Avg HH Income	\$50,298	\$66,353

Owner: JFTCO, Inc / FABICK CAT- Relocated to 2818 Mid Valley Dr. Town of Lawrence, WI

**GREEN BAY, WI**  
1175 Lombardi Ave. #400 Green Bay, WI 54304

**APPLETON, WI**  
229 E. Washington Street Appleton, WI 54911

**Mike Maedke** Commercial Horizons  
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**Zoned: I-2 Heavy Industrial**



## **Building A** - 600 Hansen Rd + **Building B** - 600 Hansen Rd

Parcel	VA-162-3	Parcel	VA-162-3
Acres	5.303 + 1.930	Acres	5.303 + 1.930
Type	Warehouse / Service	Type	Warehouse / Service
Location	Suburban/Industrial	Location	Suburban/Industrial
SF	<b>38,600</b>	SF	<b>6,000</b>
Stories	1	Stories	1
Office SF	5,300	Office SF	0
Built	1960	Built	1960
Class	C	Class	C
Tenancy	Single	Tenancy	Single
Docks	None	Docks	None
Drive Ins	6 / 12' w x 16' h 1 / 12'w x 19'-11"	Drive Ins	1 / 12' w x 16' h
Ceiling Height	11'-6"	Ceiling Height	(20' deck) 19'-16'-11"
Heat	Gas	Heat	Gas
Water	City	Water	City
Sewer	City	Sewer	City
Trailer Parking	Yes (100,000 SF)	Trailer Parking	Yes
A/C	Yes	A/C	No
Air Lines	Yes	Air Lines	No
Fenced Lot	Yes	Fenced Lot	Yes
Floor Drains	Yes	Floor Drains	No
Sprinkler	No	Sprinkler	No
Amps		Amps	
Volts		Volts	
Phase		Phase	

## **Building C** - 2700 S. Broadway + **Building D** - 2700 S. Broadway

Parcel	VA-162-1-1	Parcel	VA-162-1-1
Acres	1.846	Acres	
Type	Warehouse / Service	Type	Warehouse / Service
Location	Suburban/Industrial	Location	Suburban/Industrial
SF	<b>15,000</b>	SF	<b>2,600</b>
Stories	2	Office SF	0
Office SF	600	Built	1960
Built	1960	Class	C
Class	C	Tenancy	Single
Tenancy	Single	Docks	None
Docks	None	Drive Ins	1 / 12' w x 19' h
Drive Ins	4 / 12' w x 16' h		
Crane	Yes		
Ceiling Height	(22' deck) 19'-11"	Ceiling Height	22'-0"
Heat	Gas	Heat	Gas
Water	City	Water	City
Sewer	City	Sewer	City
Trailer Parking	Yes	Trailer Parking	No
A/C	Yes	A/C	No
Air Lines	Yes	Air Lines	Yes
Fenced Lot	Yes	Fenced Lot	No
Floor Drains	Yes	Floor Drains	No
Sprinkler	No	Sprinkler	No
Amps		Amps	
Volts		Volts	
Phase		Phase	





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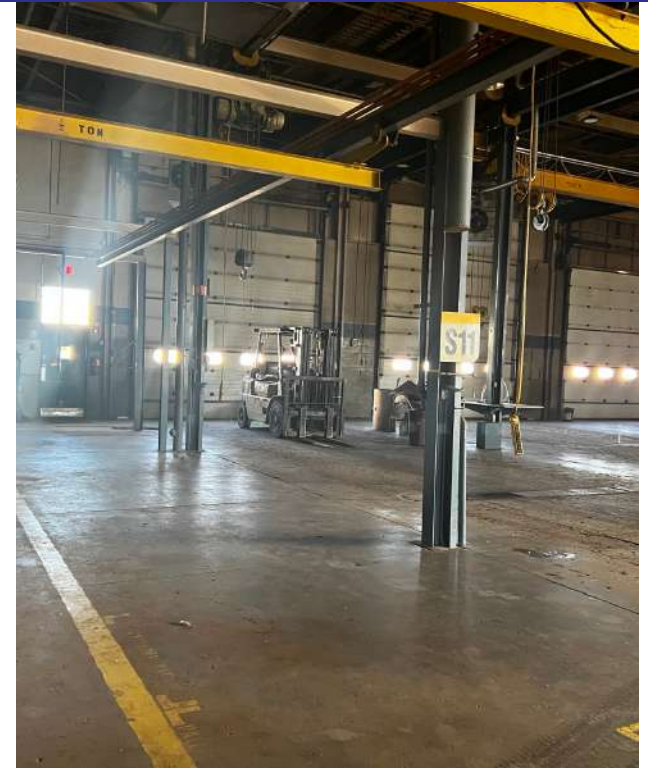
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**Building A**  
**38,600 SF**



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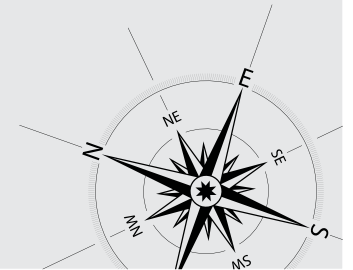
Interior Storage



Northwest Elevation



**Building B**  
**6,000 SF**



East Elevation

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**Building D**  
**2,600 SF**

## Prime Industrial Lot – 600 Hansen Road & 2700 S. Broadway, Ashwaubenon, WI

### Property Overview

An exceptional opportunity awaits with this 9.079-acre industrial lot located in the heart of Ashwaubenon, part of the thriving Greater Green Bay area.

Positioned along the high-traffic Ashland Avenue corridor, this site offers maximum visibility with over 19,400 vehicles per day, making it ideal for businesses seeking exposure and accessibility.

### Key Features

- Total Land Area: **9.079 acres**
- Zoning: **I2 – Heavy Industrial**
- Existing Structures:
  - **Building A:** 38,600 sq ft
  - **Building B:** 6,000 sq ft
  - **Building C:** 15,000 sq ft
  - **Building D:** 2,600 sq ft

### Strategic Location

Situated at the intersection of Hansen Road and S. Broadway, with daily traffic counts of 2,900 and 3,800 respectively. Adjacent to rail access and near Green Bay's Fox River, offering logistical advantages for shipping and distribution. Easy access to major transportation routes enhances operational efficiency and connectivity.

### Development Potential

Versatile

**I2 Heavy Industrial zoning** supports a wide range of uses including industrial, manufacturing, distribution, and commercial development. Expansive lot size and existing infrastructure provide a flexible canvas for customization to meet specific business needs.

### Availability

This property becomes available following the relocation of FABICK CAT in Q3 2025, presenting a rare chance to acquire a prime industrial site in a sought-after location.

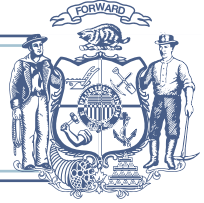
### Why This Property?

Located in one of Greater Green Bay's most active industrial zones, this site offers unmatched visibility, accessibility, and development potential. Whether you're expanding operations or launching a new venture, this property is poised to support long-term success.



# STATE OF WISCONSIN BROKER DISCLOSURE

## To Non-Residential Customers



### Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customer



Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

#### BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

#### CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 on 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 of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

#### CONFIDENTIAL INFORMATION:

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

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(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION)

#### CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

#### SEX OFFENDER REGISTRY

Notice: 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:// offender.doc.state.wi.us/public/](http://offender.doc.state.wi.us/public/) or by phone at 608-240-5830.

#### 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 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.

