

65 BLODGETT COURT

FOND DU LAC, WISCONSIN



KEVIN JONES

BROKER

920.251.6748

kevin@adashunjones.com

**Adashun
Jones**

REAL ESTATE

WWW.ADASHUNJONES.COM



01

INVESTMENT HIGHLIGHTS



65 BLODGETT COURT

ADASHUN JONES REAL ESTATE



INVESTMENT HIGHLIGHTS

INDUSTRIAL SPACE IN PRIME LOCATION

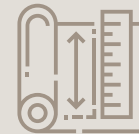
INDUSTRIAL/LIGHT MANUFACTURING FLEX SPACE & 5 ACRES!

This 22,500 SF industrial flex property offers warehouse, office, and future expansion on 5 developed acres. Whether you're manufacturing, distributing, or scaling operations, this site grows with you. Zoned M-1 with minimal setbacks and room to build front to back.



PROPERTY ADDRESS

65 BLODGETT COURT
FOND DU LAC WI 54935



TOTAL USABLE SQ FTG

22,500 SF



ACREAGE

5 ACRES | 217,800 SF



ZONING

INDUSTRIAL DISTRICT (M-1)



ASKING PRICE

\$1,900,000

INVESTMENT HIGHLIGHTS

INDUSTRIAL SPACE IN PRIME LOCATION

WHERE LOCATION MEETS FUNCTION

Position your operation at the crossroads of Wisconsin's major corridors. Just minutes from HWY 151, 23, and 41, this industrial facility offers fast in, fast out access with excellent truck turning and parking.

Ideal for logistics, manufacturing, warehousing, and commercial flex users.



65 BLODGETT COURT

ADASHUN JONES REAL ESTATE



02

PROPERTY OVERVIEW



65 BLODGETT COURT

ADASHUN JONES REAL ESTATE



PROPERTY OVERVIEW

EXPLORE THE SPACE

OFFICE 1
14X13

OFFICE 2
14X13

OFFICE 3
14X10

CONFERENCE ROOM
17X17

OPEN CUBICLES/LOBBY
19X17

MEZZANINE
29X52

WAREHOUSE
220X100

CEILING HEIGHT
16 FT - 20FT

PLAN YOUR FUTURE

65 Blodgett Court offers a unique combination of expansive indoor space, versatile M-1 zoning, and proximity to major transit routes. Perfect for businesses looking to expand, streamline, or optimize operations.



PROPERTY OVERVIEW

KEY FEATURES

FOUNDATION	Concrete Slab on Grade	UTILITIES	Municipal Water & Waste	SQ FTG	Approx 22,500 Total Sq Ft
EXTERIOR	Steel	TAXES	\$11,652.56 2025	LOT SIZE	5 Acres
HEATING & COOLING	Gas Forced Air Central Air	STORIES	1 Story	ZONING	M-1
HEATING FUEL	Natural Gas	PARKING	12-15 Stalls	TYPE	For Sale Real Estate



03

PROPERTY PHOTOS

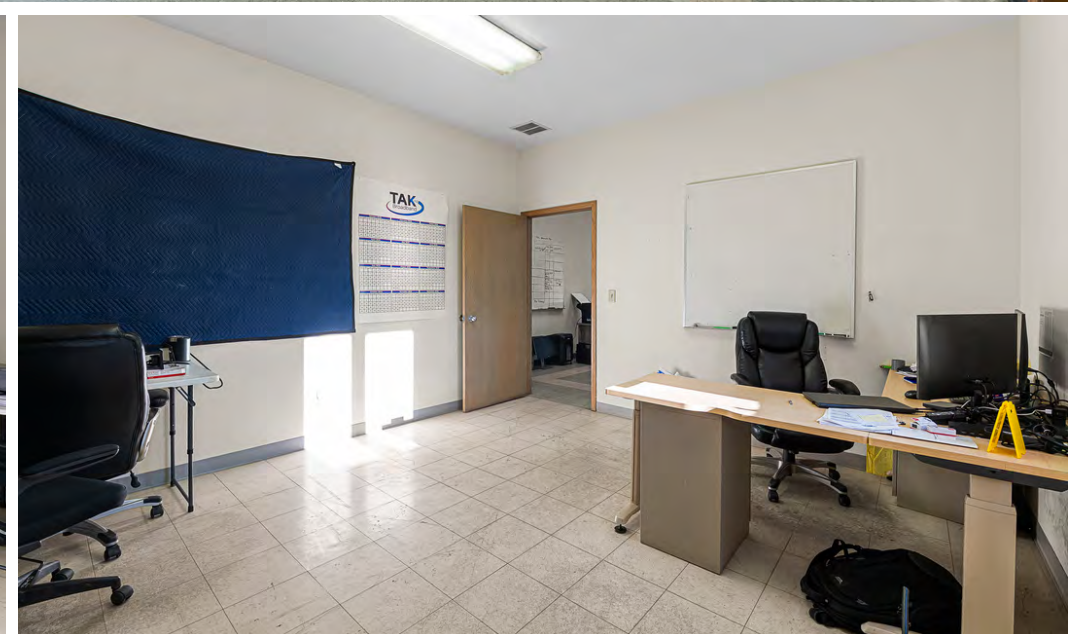
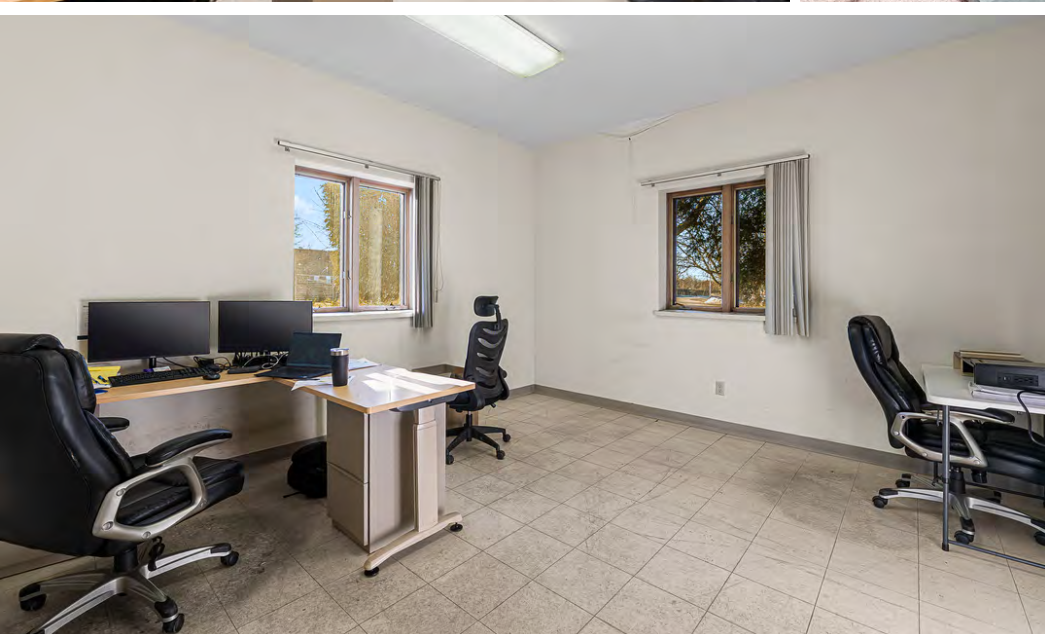
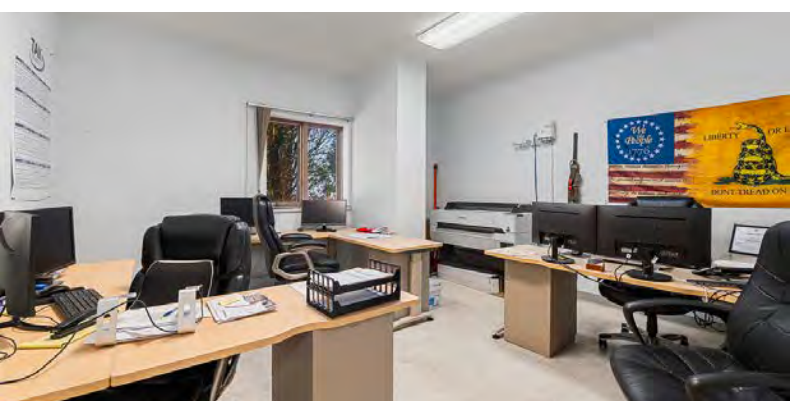


65 BLODGETT COURT

ADASHUN JONES REAL ESTATE







04

LOCATION OVERVIEW



65 BLODGETT COURT

ADASHUN JONES REAL ESTATE



LOCATION OVERVIEW

FOND DU LAC

415 Trowbridge Drive is located in Fond du Lac, a city known for its strong industrial base and strategic access to major highways. With a skilled workforce and supportive infrastructure, this location offers everything needed for efficient operations and growth.

<https://www.envisiongreaterfdl.com/5-reasons-why-manufacturing-matters/>

WISCONSIN

Wisconsin's central Midwest location ensures direct access to national markets. With robust transportation networks and a business-friendly climate, the state is committed to supporting industrial growth and success. Investing here means joining a thriving industrial community.

<https://www.cbre.com/offices/corporate/wisconsin>



LOCATION OVERVIEW

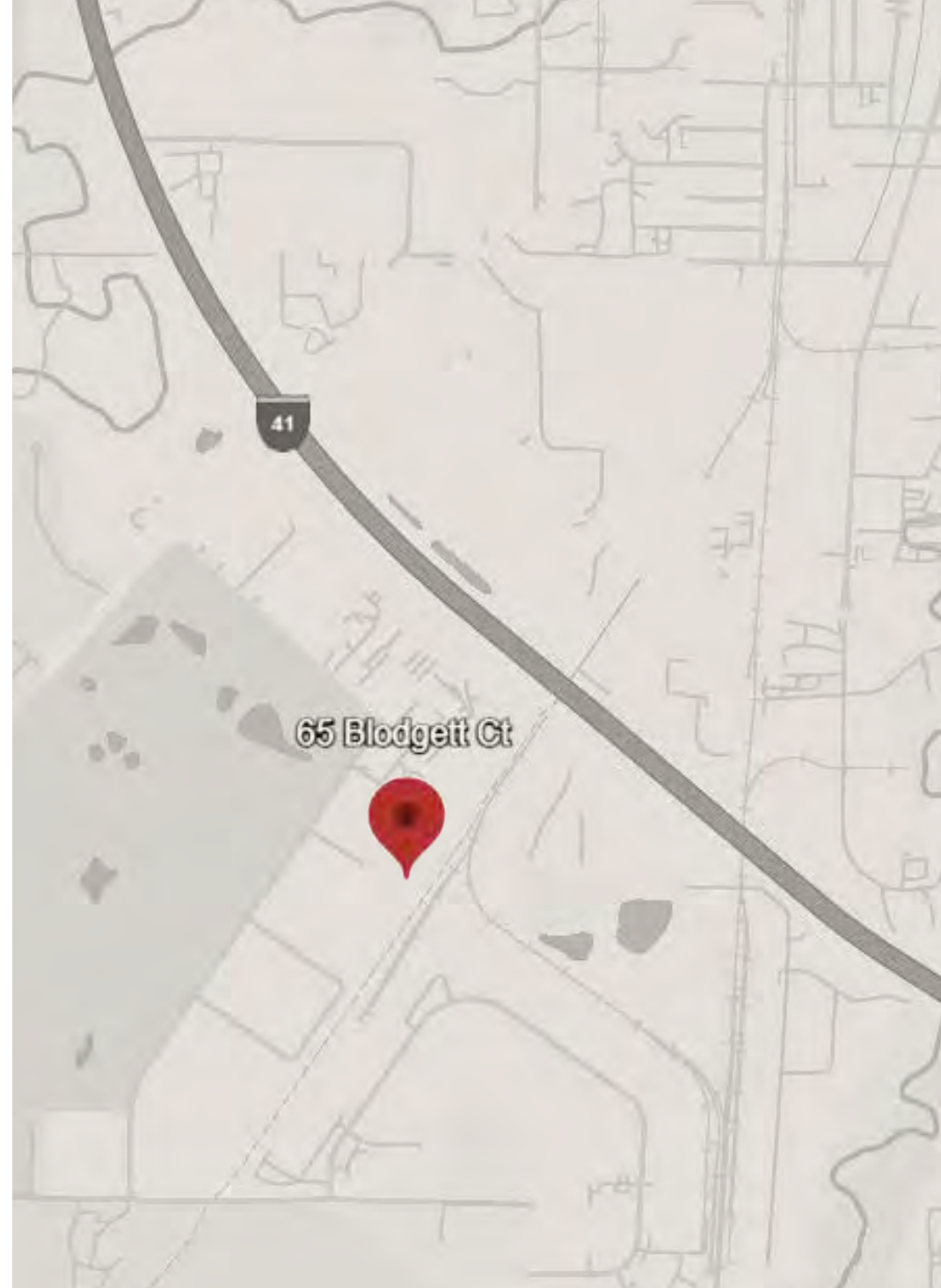
NEARBY AMENITIES

TRANSPORTATION & ACCESSIBILITY

- Highways & Major Roads
 - 0.5 Miles to HWY 41
 - 2 Miles to HWY 151
 - 4 Miles to HWY 23
- Airports
 - Fond du Lac County Airport - 4 Minutes
 - Milwaukee Mitchell International Airport - 1 Hour 6 Minutes
 - Appleton International Airport - 42 Minutes
- Proximity to Major Cities & Distribution Hubs
 - Milwaukee - 1 Hour 5 Minutes
 - Madison - 1 Hour 19 Minutes
 - Green Bay - 1 Hour 10 Minutes
- Public Transportation
 - Amtrak Bus Stop - 0.7 Miles

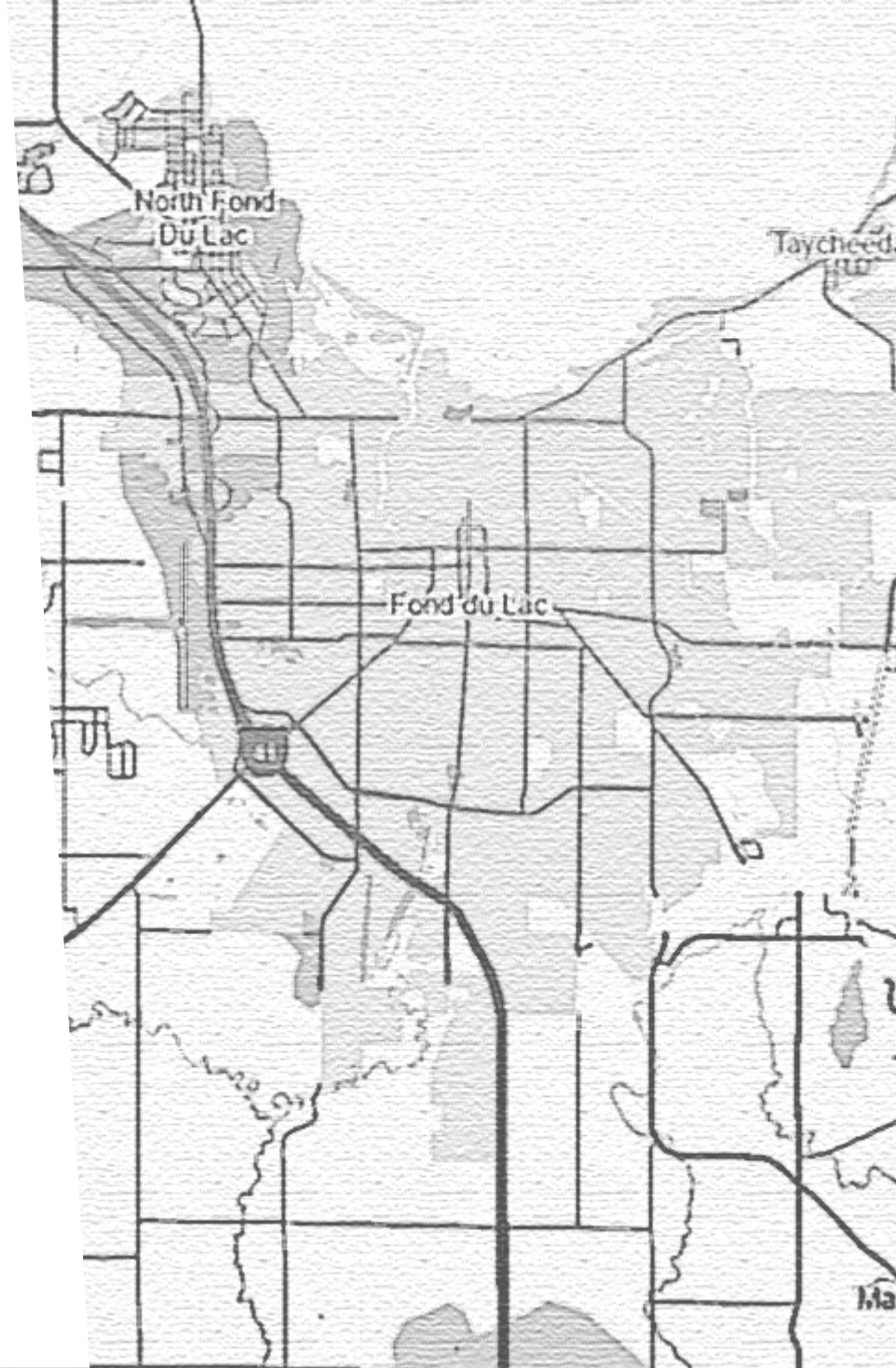
DINING & ACCOMODATION

- Casual Dining & Quick Service
 - 10 within 5 Miles Including Popular Chains like McDonalds, Subway, Taco Bell, Culver's + more
- Local Favorites
 - Sweet & Salty Pig, Cellar District, Schmitt's Bar & Grill + more
- Hotels
 - Options for Business, Extended Stay & Economy
 - Approx 10 hotels within a 5-mile radius, including the Hampton Inn, Holiday Inn Express & Suites, Radisson, & Hotel Retlaw



05

DEMOGRAPHICS



DEMOGRAPHICS

FOND DU LAC COUNTY

POPULATION

103,948

OF
HOUSEHOLDS

44,262

OF
HOUSING UNITS

46,157

MANUFACTURING
EMPLOYMENT

13,305

TRANSPORTATION &
WAREHOUSING
EMPLOYMENT

2,020

CONSTRUCTION
EMPLOYMENT

5,280

Census data: ACS 2023 1-year



\$71,285

MEDIAN HH INCOME



\$232,900

MEDIAN HOME VALUE



55,107

EMPLOYED POPULATION



41.6

MEDIAN AGE



06

MEET OUR TEAM



65 BLODGETT COURT

ADASHUN JONES REAL ESTATE



OUR TEAM



KEVIN JONES

BROKER | CO-OWNER OF ADASHUN JONES

My lifelong passion for real estate and construction has driven me to help countless clients achieve their goals.

With over 20 years of experience and success, we have led our company to record sales and impressive growth. Adashun Jones consistently maintains its #1 position in the markets we serve, thanks to our exceptional team of agents, unparalleled local service, and outstanding results.





CONTACT US

Adashun Jones
REAL ESTATE

KEVIN JONES
BROKER
920.251.6748
kevin@adashunjones.com

www.adashunjones.com
[@adashunjones](https://www.instagram.com/adashunjones)

