

# High Visibility Big Box Commercial Space 81,171 SqFt 1578 Appleton Rd Menasha, WI 54952 Combined Traffic Count of Over 80,000 Cars Per Day



## Property Details:

This high visibility former Shopko building has 81,171 sf of open floor plan plus 15,000sf of mezzanine and freeway visible pylon signage, all situated on a 7.39-acre site, generous parking, multiple ingress/egress points with left in left out, and dedicated turn lanes.

Anchor building to the Menasha Marketplace Shopping Center with excellent visibility from Highway 441 and convenient access to Interstate 47, pylon signage, two truck docks, and approximately 400 parking spaces. Adjacent to Starbucks, Burger King, Subway, etc., near the University of WI Oshkosh at Fox Cities campus. High traffic counts at Midway Road/Appleton Road/ HWY 441 intersection - over 80,000 vehicles per day! Available for NNN Lease at \$4 SqFt/YR

- Freeway visible pylon signage
- High Visibility with 80,000 vehicles per day
- Multiple ingress/egress points with left-in left-out
- Highly Desirable End Cap Space to the Newly Renovated Menasha Marketplace Shopping Center
- Fully Built Out as Standard Retail Space
- Open floor plan, mezzanine level, and two truck docs
- High Ceilings (Clear Height: 20', Height to Ceiling Grid: 14', Mezzanine Height Roughly: 10')
- Central Air and Heating
- 7-acre site with over 400 parking spaces
- Adjacent to Starbucks, Burger King, Subway etc.
- Lease rate does not include utilities, property expenses, or building services

## View the full listing here:

<https://www.loopnet.com/Listing/1578-Appleton-Rd-Menasha-WI/25146639/>

<https://www.crexi.com/lease/properties/441613/wisconsin-big-box-commercial-space-for-lease>

## Contact:

Mack Ventures, LLC

650-845-7965

[contact@aokcapital.com](mailto:contact@aokcapital.com)



**Estimated RE Tax:**

\$28,492.64

**Listing Type:** Direct

**Lease Type:** NNN

**Rental Rate:** \$4/SF/YR

**Parking:** Over 400

**Lease term:** Negotiable

**Rentable SF:** 81,171 SF

**Property Type:** Retail

**Subtype:**

Storefront/Commercial Space

**Tenancy:** Single

**Total Building SQFT:** 81,171

**Land Acres:** 7.39

**Lot Size (SF):** 321,908.4

**Class:** B+

**Year Built:** 1981

**Buildings:** 1

**Stories:** 2

**Total Parking Spaces:** Over 400

**Cross Street:** Midway Rd. and HWY 441

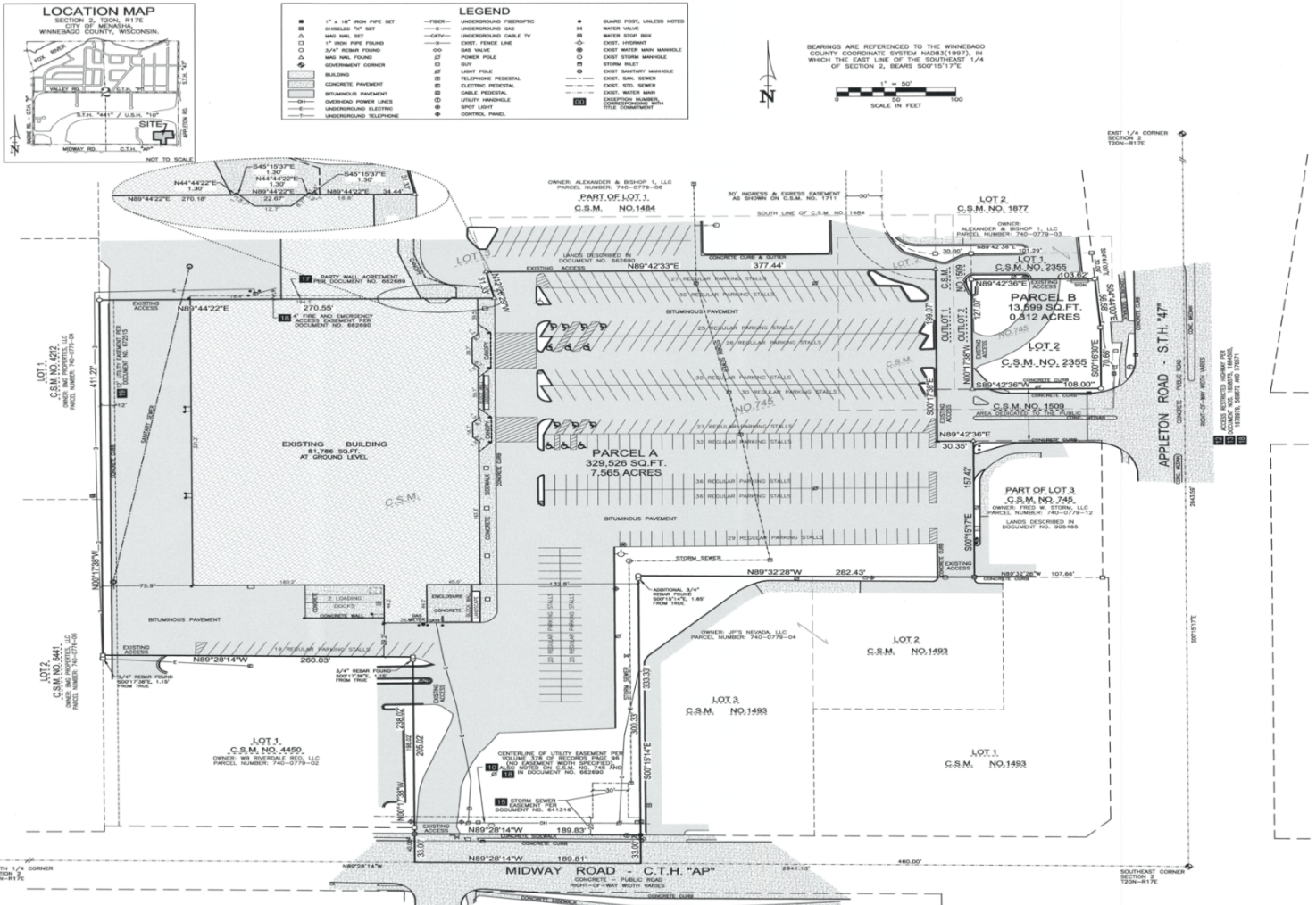
**Zoning:** C1

**APN:** First Parcel#740077907 and

Second Parcel#740077911

**County:** Winnebago County

**Submarket:** Menasha



**Estimated NNN Expenses for  
1578 Appleton Rd., Menasha, WI 54952**

**Based on Yearly Totals**

- **Est. RE Taxes: \$28,492.64**

**All CAM is Self Directed (Totals can vary depending on Lessee's choice of vendors)**

- **Insurance (Building coverage of \$3,500,000 and General Liability): \$8,002**
- **Landscaping and Snow Removal: \$4,641.90**
- **Sprinkler Monitoring/Fire Alarm Monitoring: \$839.21**
- **Annual Compliance with Fire Marshal (Hydrant and Sprinklers): \$385**
- **Utilities: \$25,154.03**

**Total: \$67,514.78**