



3221 & 3071 Progress Way Kaukauna, WI.

Property Features

- 3221 Progress Way: 979 SF office with 1,706 SF warehouse space.
- 3071 Progress Way: 1,115 SF office with 3,271 SF warehouse space.
- Part of the Kaukauna Industrial Park.
- Great view from highway with easy access to and from.
- Well maintained.
- Plenty of parking.

Details

The Kaukauna Industrial Park is a great place for businesses to set up shop. Situated just off I-41, this property has a great view from the highway and easy access to and from. The property is well maintained and features plenty of parking, making it an attractive option for businesses. With plenty of room for expansion, this industrial park is ideal for businesses looking to grow and expand. With a convenient location and plenty of amenities, this industrial park is an ideal choice for businesses.

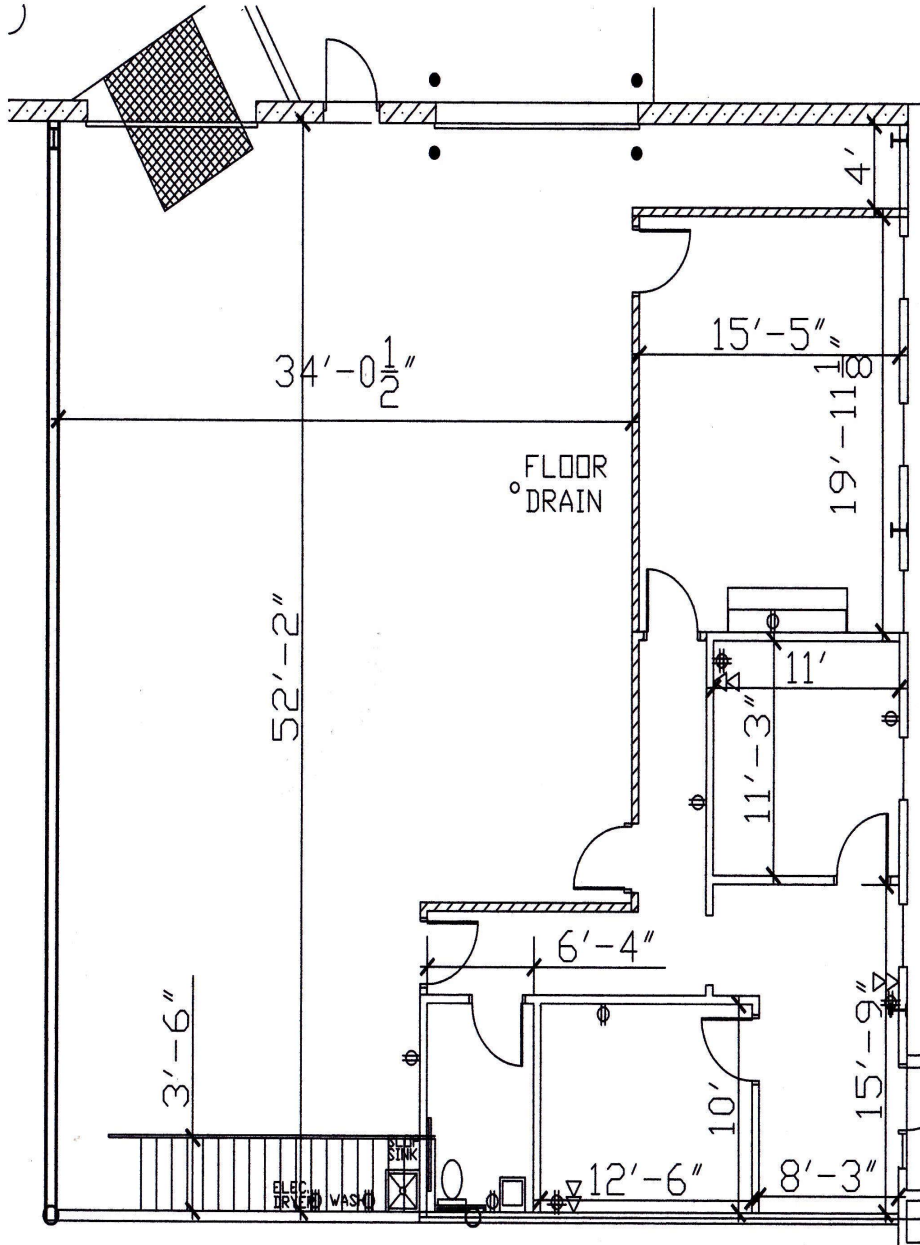
LEASE RATE	\$6.00/SF NNN
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AVAILABLE SPACES	2,685 SF
	4,386 SF

For more information:

Adam Meyers

920.560.5091 • adamm@naipfefferle.com



PROPERTY

3221 Progress Way
Kaukauna, WI 54130

EXISTING SQ FT

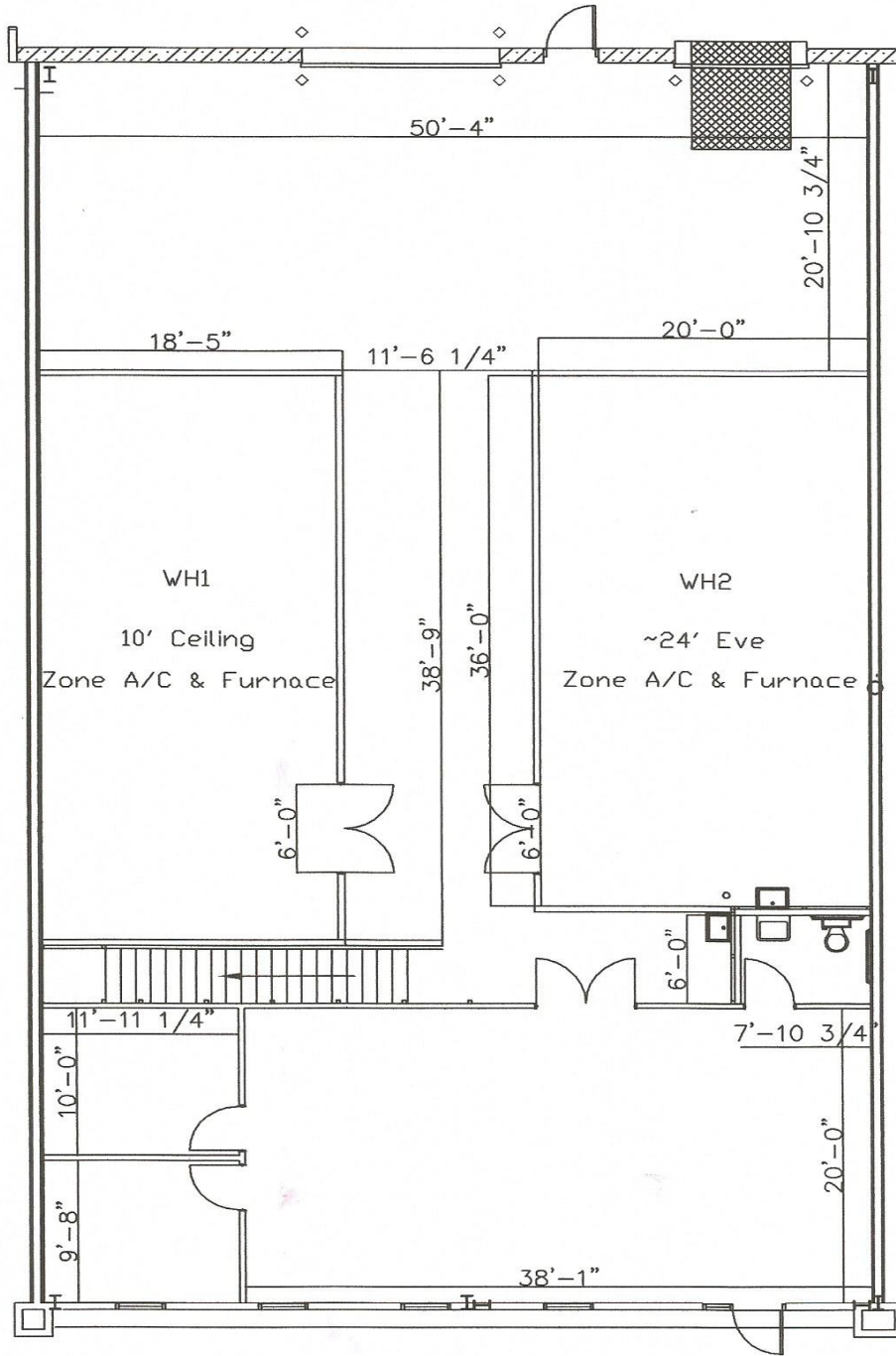
2,685sq' Total
979sq' Class B Office
1,706sq' Warehouse

BUILDING INFO

- 24ft Eave @ Center
- Steel Frame, 6" of R19 Roof Insulation, R29 Front Wall Insulation, R35 Back Wall Insulation
- (1) 12'x14' Insulated OVH Door,
- (1) 40,000LBs Hydraulic Dock with 8' x 10' Insulated OVH Door
- Infrared Heat (WH), 90+% Gas Furn (Off), 10 Seer A/C (Off)
- 1 Bath Rm
- Mezzanine over Office, with 2nd level windows
- Fire Walls Btwn Units, Sprinkler
- 3PH
- Illuminated 16' Sign Cabinet
- Floor Drain
- 1st & 2nd level windows
- Upper and lower cabinets in break room

PROPERTY INFO

- Centrally located between Appleton & Green Bay which allows a business to recruit employees & customers from both areas with one office instead of two offices (Approx. 15 miles apart, Refer to Area Map)
- Highly visible on HWY 41, soon to be Interstate 41
- Easy on/off Access with most travel between cities as HWY travel
- Great distribution points from all directions
- Ample parking



PROPERTY

3071 PROGRESS WAY
KAUKAUNA, WI 54130

EXISTING SQ FT

4386SQ' Total
1115SQ' Class B Office
3271SQ' Warehouse

BUILDING INFO

- 24ft Eave @ Center
- Steel Frame
- Infrared Heat (WH)
- (1) 12' x 14' OVH Door
- 1 Dock with 8' x 10' OVH Door
- 90+% Gas Furn (Off)
- 10 Seer A/C (Off)
- 1 Bath Rm
- Mezzanine over Office
- Fire Walls Btwn Units
- 3PH
- Sprinkler
- 2 zone A/C & Furnace in WH1 and WH2
- Mop Sink
- Laundry Sink in WH2
- Ceiling Fan in WH

NAIPfefferle

For Lease
3221 & 3071 Progress Way
Kaukauna, WI.



NAIPfefferle

960 Hansen Road
Green Bay, WI 54304
920.884.5000
naipfefferle.com



Demographics (1, 3 & 5 Mile Radius)

POPULATION		EMPLOYEES			
	1 MILE:	1,523		1 MILE:	2,760
	3 MILES:	17,532		3 MILES:	8,846
	5 MILES:	46,810		5 MILES:	14,655
AVERAGE INCOME		BUSINESSES			
	1 MILE:	\$105,097		1 MILE:	132
	3 MILES:	\$109,035		3 MILES:	504
	5 MILES:	\$110,070		5 MILES:	1,021
AVERAGE HOUSEHOLDS		TRAFFIC COUNTS			
	1 MILE:	633		HYLAND AVENUE	2,766
	3 MILES:	7,253		INTERSTATE 41	28,387
	5 MILES:	18,835		LAWE STREET	4,339

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 in 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 below).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 and 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.