



BTS For Lease

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State-of-the-Art Distribution Center

147,400 SF | 9.02 acres

937 Ontario Road, Green Bay, WI

Colliers is pleased to offer the "to be built" 147,400 SF facility for lease.

- 20 Dock Doors w/Automatic Levelers
- 32' Clear Height
- 135' Truck Court Depth
- 32 Trailer Stalls/135 Car Stalls
- Lease Rate: Negotiable

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Available Q2 2025



Property Highlights

Address: 937 Ontario Road, Green Bay, WI 54311

Parcel #: 21-174-7 & 21-174-6

Property Type: Industrial – Manufacturing/Warehouse

Building SF: Space Available - 147,400 SF Total
• Office: Build-To-Suit
• Warehouse: 147,400 SF

Year Built: Proposed

Loading: 20 dock doors w/automatic levelers

Ceiling Height: 32'

Column Spacing: Common Bay: 50' x 46'3"
Dock Bay: 50' x 60'

Land Area: 9.02 Acres

Truck Court Depth: 135'

Power: 1,600 AMP 480 Volt
Provider: Wisconsin Public Service (WPS)

Parking: 135 car stalls
32 trailer stalls

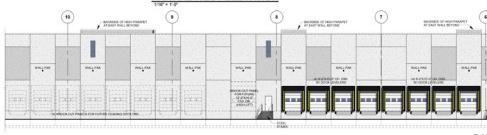
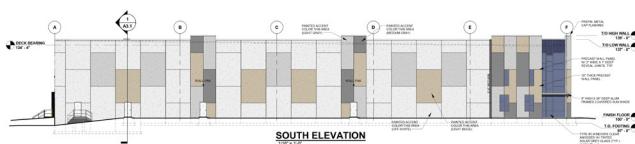
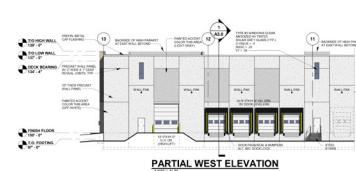
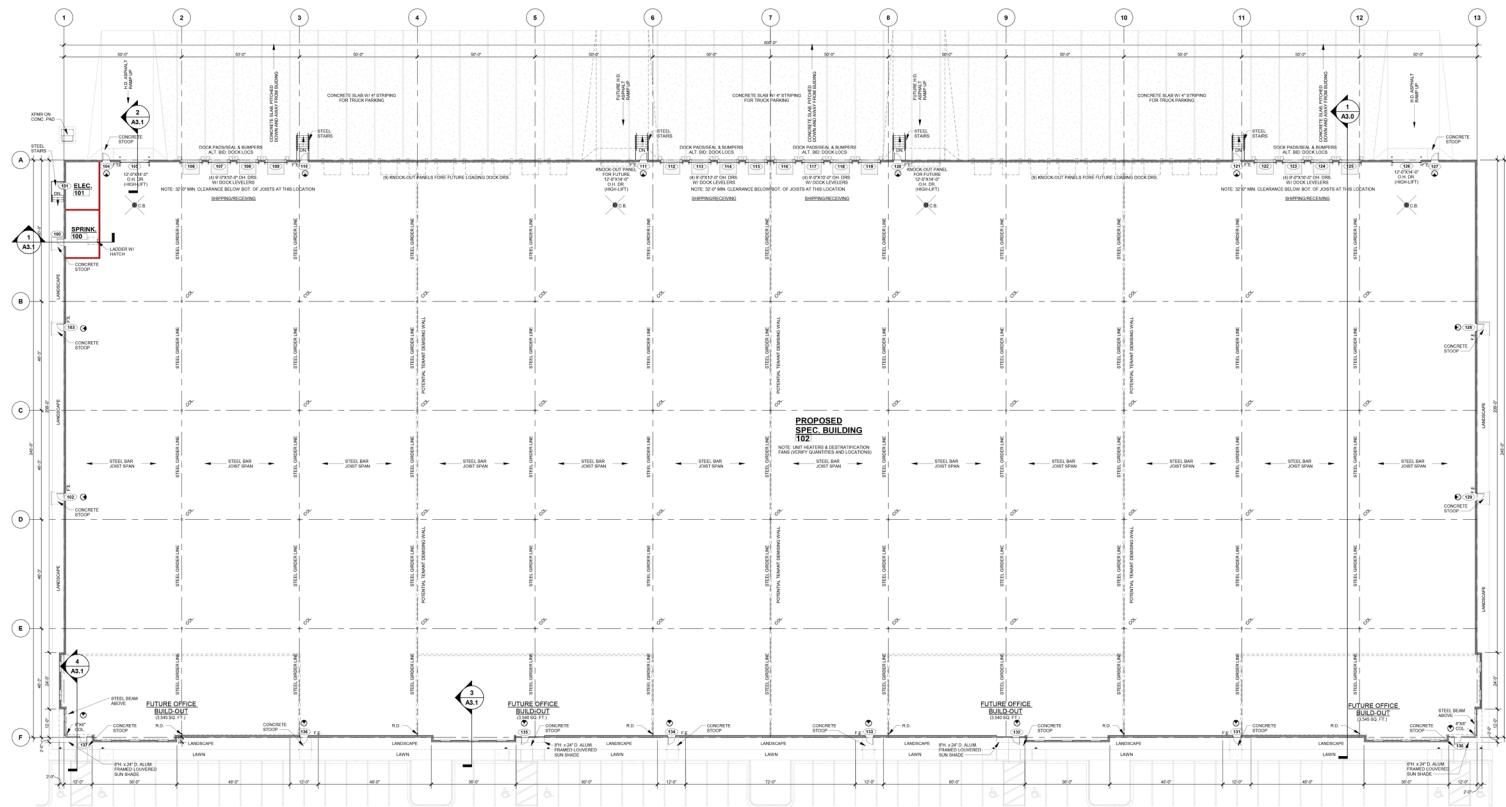
Sprinklers: ESFR system

Lease Rates: Negotiable

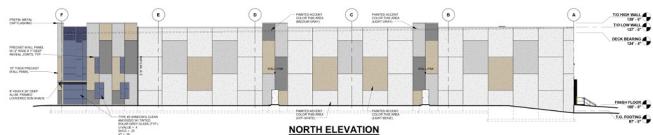
Estimated 2024 Tax/CAM: \$1.50/SF



Property Plans



PARTIAL WEST ELEVATION



PARTIAL EAST ELEVATION

Location Overview

Brown County



Current population
274,271



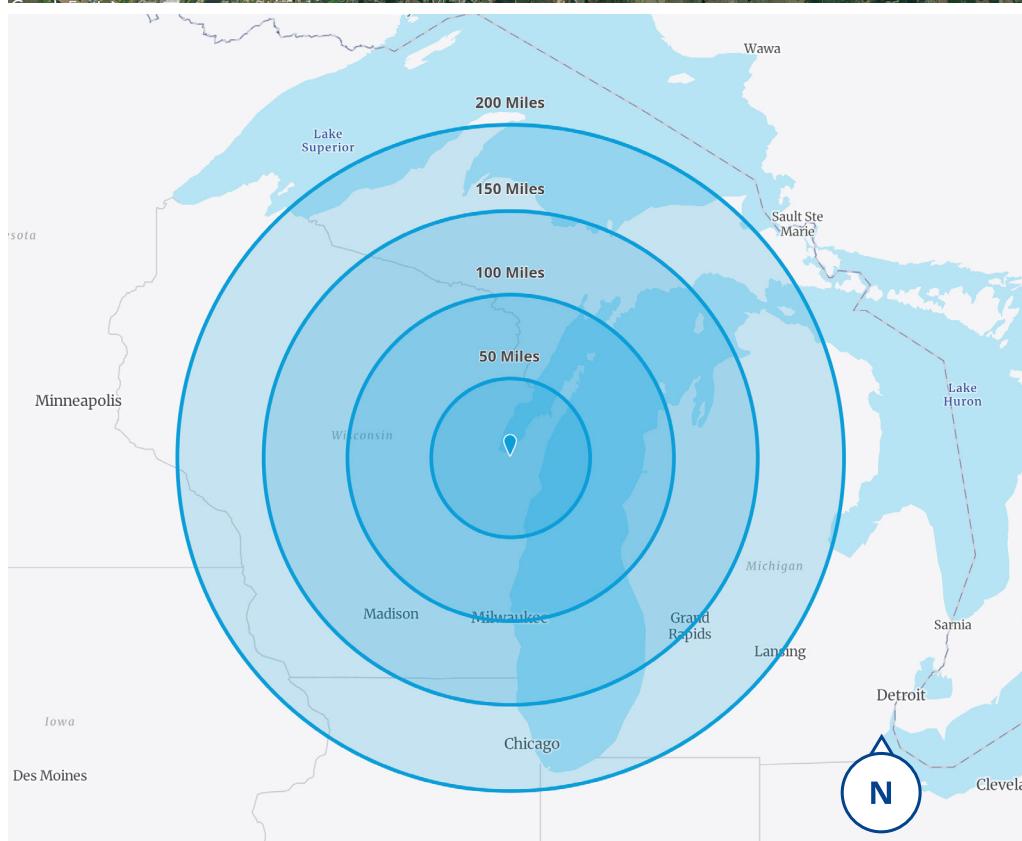
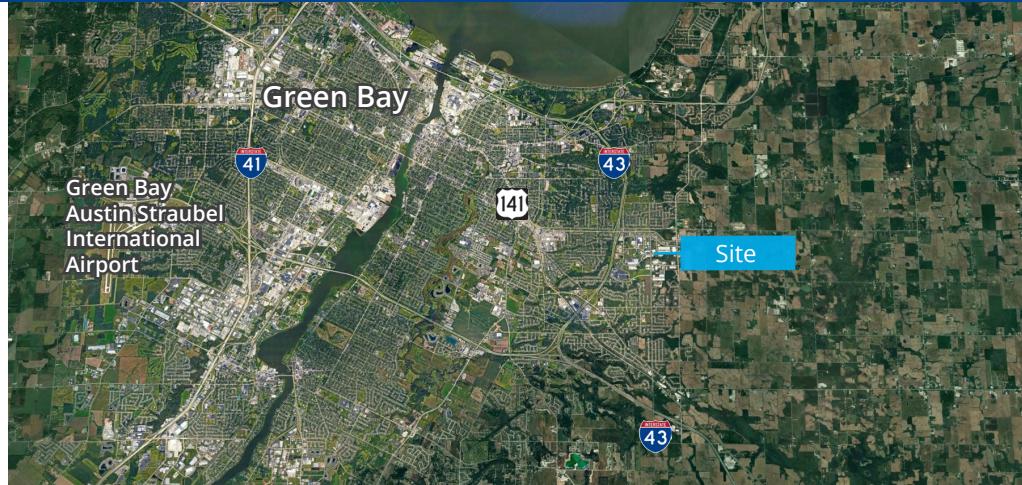
68% of population between ages 19-75



Median household income
\$67,649



Businesses
9,507



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