

Commercial
50320387683 SULLIVAN Drive Suite #
Active-No OfferCity of Fond du Lac
FOND DU LAC, WI 54935List Price \$649,900
Lease Price per SqFt.

683 Sullivan Dr

Type For Sale Real Estate
 Listed in Addtl CM Type
 Primary Listing Number
 County Fond du Lac
 Tax Municipal Sub-Area Southwest Fond du Lac
 School-District Fond du Lac
 Tax Net Amt \$4,437.00
 Tax Year 2025
 Tax ID FDL-15-17-16-34-750-00
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 1979
 Source-Year Built Assessor/Public Rec

Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain No
 Industrial Park Name
 Business/Trade Name
 Total Units in Bldg 1
 Total # of Buildings 1
 Zoning M-1 Industrial District
 Net Leasable SQFT
 CAM Annual Expense
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.99	Assessor/Public Record	Building SQFT	6,075	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est	43,375	Assessor/Public Record	Est Office SQFT			Est Manufact Ceiling Hgt	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Frontage	No		Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Showroom SQFT			Est Retail Ceiling Hgt	
Water Type			Est Retail SQFT				
Est Water Frontage			Door 1 Size 16X10		Loading Dock 1	No	Ceiling Height Min 10
# Public Restrooms 1		Amps/Phase 200/1	Door 2 Size 16X10		Loading Dock 2	No	Ceiling Height Max 12
# Private Restrooms		Parking 10	Door 3 Size 14X10		Loading Dock 3	No	
# Seating Capacity		OverHdDr 4	Door 4 Size 8X9		Loading Dock 4	Yes	
			Door 5 Size		Loading Dock 5		

Directions Pioneer Rd to Sullivan Dr to Address.

Remarks This Industrial Zoned Property offers over 6,000 sq ft and almost an acre of Land w/ a fenced rear yard area. It has 4 overhead doors consisting of (2) 16X10 Doors, a 14X10 Door, and an 8X9 Door with an inoperable Loading Dock. There is a clear height in the building of 10' with a 12' clearance between structural beams. This building has potential for many uses with its M-1 Industrial Zoning and is located minutes from the Hwy 41/Military Rd Interchange. The building is partially leased that consists of approximately 2,400 Sq Ft, a large shop area, 2 offices, a restroom, and waiting area inside the front door for inviting any customers. Call now to see this property and to take your business to the next level!

Inclusions None.**Exclusions** Seller's Personal Property.**COMMERCIAL TYPE** Automotive, Industrial, Manufacturing, Retail, Mini/Self Storage, Service, Warehouse, Wholesale**LOCATION** Airport Nearby, Free Standing, Highway Nearby, Industrial**EXTERIOR MAIN BUILDING** Aluminum/Steel, Block, Metal, Steel Frame**FOUNDATION** Poured Concrete, Slab**LOWER LEVEL** None**HEATING FUEL TYPE** Natural Gas**HEATING/COOLING** Ceiling Units, Forced Air, Multiple Units**WATER** Municipal Public Water**WASTE** Municipal Sewer**TRUCK DOOR HEIGHT** 8+Ft-11Ft**SALE INCLUDES** Real Estate**DOCUMENTS ON FILE** Property Condition Report**BUILDING PARKING** Onsite Parking**MISC EXTERIOR/INTERIOR** 220 Volts, Loading Dock, Offices, Outside Storage**Prepared by:**Jason Zellner
Zellner Real Estate
485 S Military Rd, Ste 7jason@zellner.realestate
CELL: 920-960-3898
Office: 920-960-3898
42280
105064

Fond du Lac WI 54935-

Listed by: 42280 105064 Zellner Real Estate

Co-Listed by:

Sold By:



Days On Market 1
 Electronic Consent Yes
 Licensee Int/Broker Own No

Selling Price
 Close Date
 Type Of Sale
 Financing Type
 Seller Allowance Amount
 ClosInfo
 Buyer Inducements
 Misc Closed Info 2
 BrkErn\$ Yes
 Ern\$Name

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmlndPresv/WdIndTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

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