

Commercial  
50320387683 SULLIVAN Drive Suite #  
FOND DU LAC, WI 54935

Active-No Offer

List Price \$649,900  
Lease Price per SqFt.

Type	For Sale Real Estate	Income Producing Farm	No
Listed in Addtl CM Type		Deeded Access	No
Primary Listing Number		Restrictive Covenant(s)	No
County	Fond du Lac	Flood Plain	No
Tax Municipal Sub-Area	Southwest Fond du Lac	Industrial Park Name	
School-District	Fond du Lac	Business/Trade Name	
Tax Net Amt	\$4,437.00	Total Units in Bldg	1
Tax Year	2025	Total # of Buildings	1
Tax ID	FDL-15-17-16-34-750-00	Zoning	M-1 Industrial District
Assessments Total		Net Leasable SQFT	
Assessment Year			
Special Assessments		CAM Annual Expense	
Age Est (Pre2017)		Utility Annual Expense	
Year Built Est	1979	Insur Ann	
Source-Year Built	Assessor/Public Rec	NNN Annual Expense	
		Fin Avail	



683 Sullivan Dr

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	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT				
# Public Restrooms	1	Amps/Phase	Door 1 Size	16X10	Door 1	No	Ceiling Height Min 10
# Private Restrooms			Door 2 Size	16X10	Door 2	No	Ceiling Height Max 12
# Seating Capacity			Door 3 Size	14X10	Door 3	No	
			Door 4 Size	8X9	Door 4	Yes	
			Door 5 Size		Door 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 7

Fond du Lac WI 54935-

Listed by: 42280 105064 Zellner Real Estate

Co-Listed by:

Sold By:



**Selling Price**

**Close Date**

**Type Of Sale**

**Financing Type**

**Seller Allowance Amount**

**CloseInfo**

**Buyer Inducements**

**Misc Closed Info 2**

**BrkErn\$**

**Ern\$Name**

Yes

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

**Farm Specific Data**

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs
Outbuilding 1	Outbld1Des	Est Pern Pasture Acres	Soil Map in Assoc Docs
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmIndPresv/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
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration
		Est Rented Acres	Rented-Expiration

**Misc Farm Details**

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