

Industrial Opportunity

For Sale and For Lease

206 Garfield Ave, Menasha, WI 54952

Colliers

Accelerating success



Andy Lubinski, SIOR

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Associate Vice President
+1 952 200 6199
ethan.haglund@colliers.com



Table of Contents

03 Property Details

04 Floor Plan

05 Property Aerial

06 Area Summary

Property Details

Address: 206 Garfield Ave, Menasha, WI 54952

PID: 3-00597-00 & 3-00623-00

Lot Area: 6.12 acres

Building Size: 153,269 Total SF
86,184 SF - First Floor
67,085 SF - Basement Level

Year Built: 1960 with recent updates

Clear Height: 12'-21' (varies throughout)

Loading: 7 dock doors, 1 drive-in

Column Spacing: 39' X 39'

Lighting: Fluorescent & LED

Power: Heavy

Sprinklers: 100% wet system

Taxes (2024): \$28,614

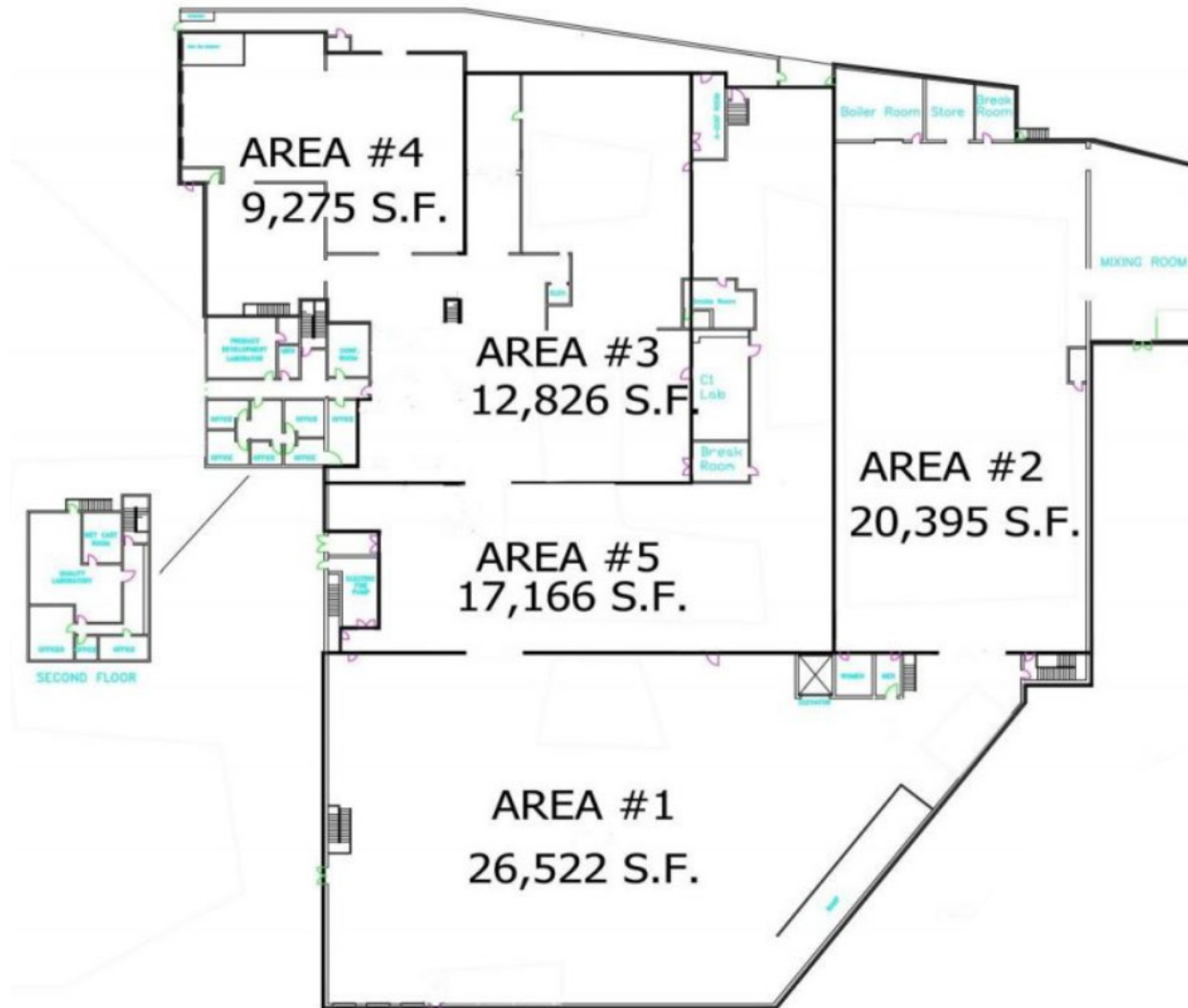
Sale Price: \$3,450,000 (\$22.51/SF)

Lease Rate: \$2.75/SF NNN

Available: Immediately



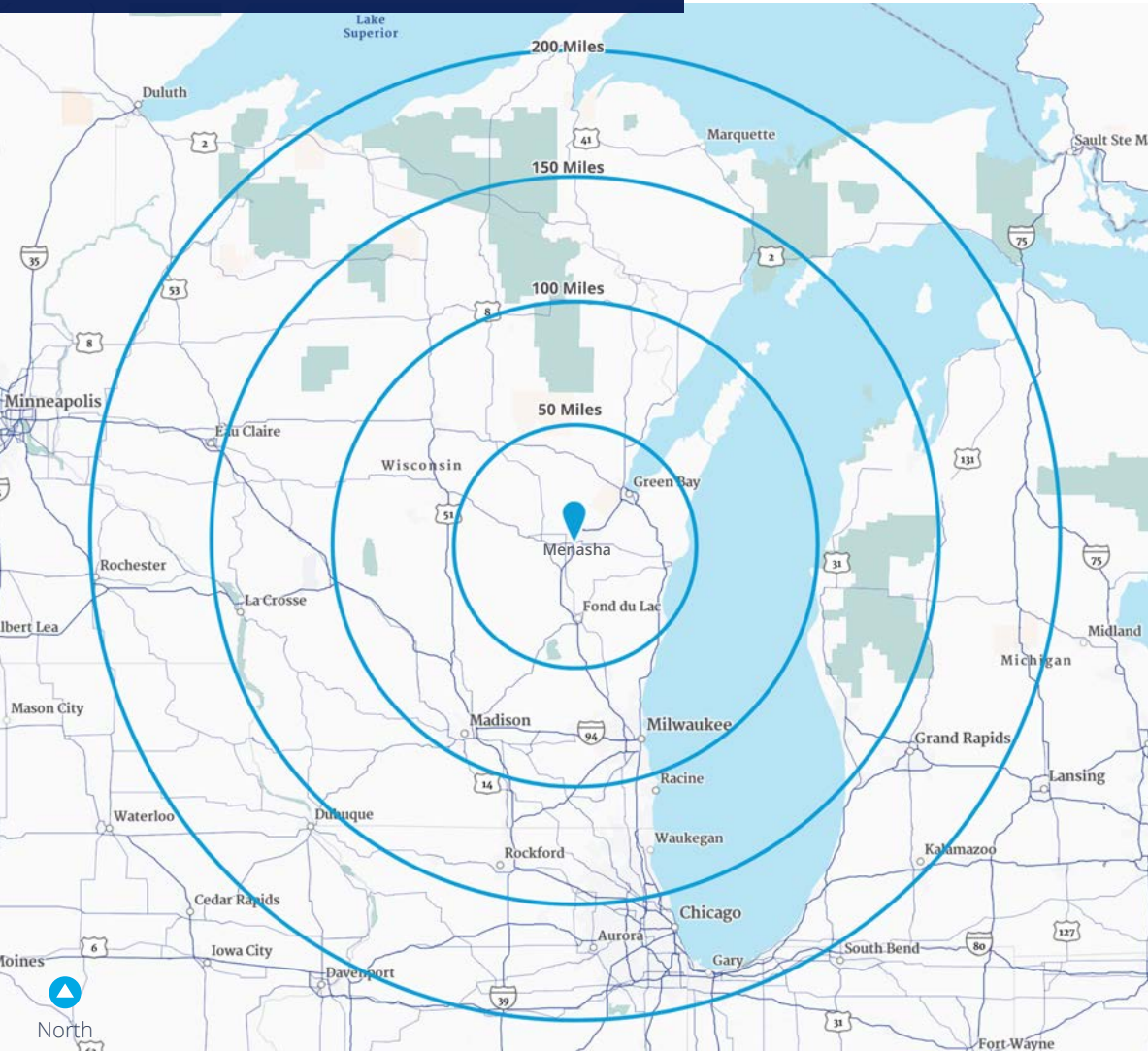
Floor Plan



Property Aerial



Area Summary



Distance to Surrounding Cities

Fond du Lac, WI	37 miles
Green Bay, WI	37 miles
Milwaukee, WI	96 miles
Chicago, IL	186 miles
Minneapolis, MN	282 miles

Winnebago County



171,908 Winnebago Cnty (2025)
18,354 Menasha (2025)

Population



69% of population
between ages 19-75

Workforce



\$73,724 (2025)

Median
Household
Income



5,937 (2025)

Businesses

Prominent Industries in the Region

- Service
- Retail Trades
- Finance, Insurance, Real Estate
- Construction
- Manufacturing
- Transportation
- Agriculture & Mining

Web Links

- <https://www.menashawi.gov/>
- <https://www.co.winnebago.wi.us/>



For Sale and For Lease

206 Garfield Ave, Menasha, WI 54952

Colliers

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700



Accelerating success.

Disclaimer

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International MN, LLC.