




# For sale or lease

1776 W. Matthew Dr.  
De Pere, WI

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.



# 101,200 SF Industrial Manufacturing Building



## 1776 W. Matthew Dr., De Pere, WI

- Rare Corporate Headquarters Facility
- Air Conditioned Production and Office space
- Interior and Exterior Dock Loading
- Multiple Grade Level Doors
- Heavy / Well distributed 3 Phase Power
- Fully Sprinklered
- Air lines throughout
- 84 striped parking spaces
- Available November 2024

**101,200**

Total building SF

**7.49**

Acres of land

**28'**

Building height

**\$8,500,000**

Sale price

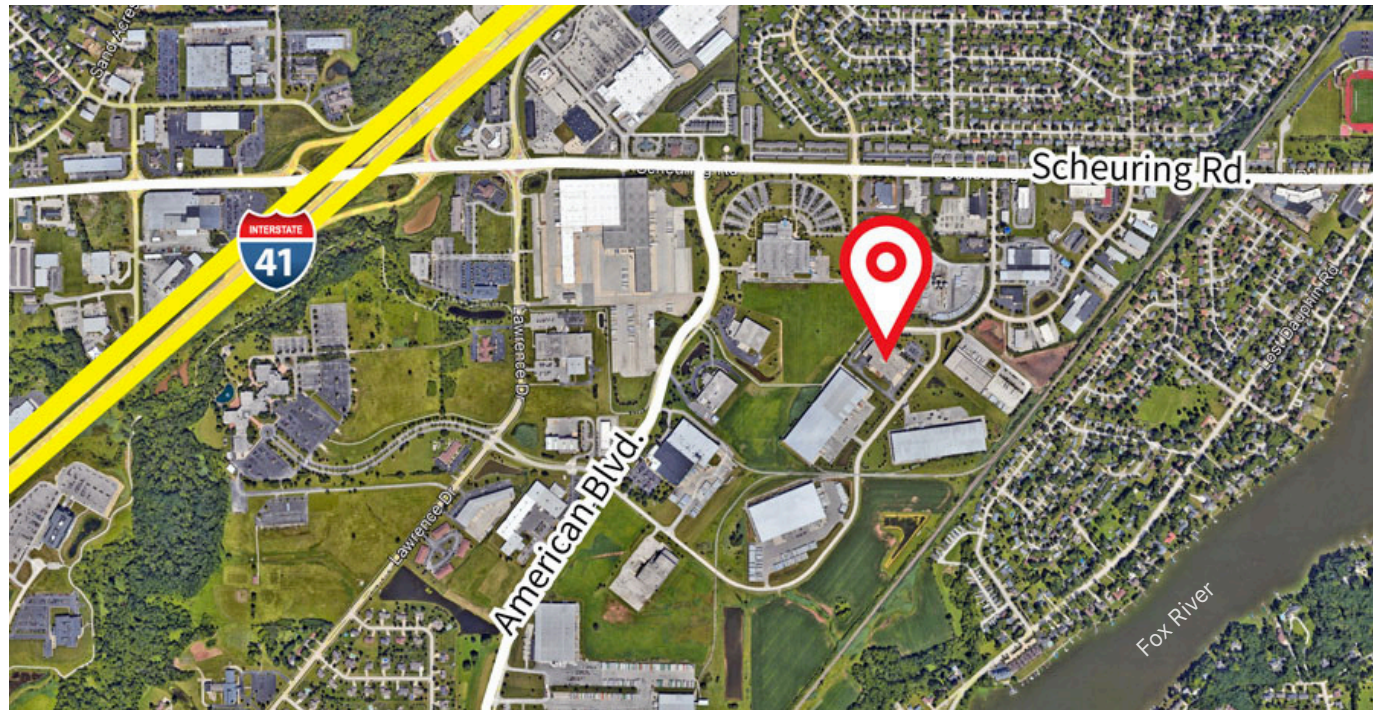
**\$4.50 NNN**

Lease rate PSF

<b>First floor area:</b>	80,813 SF
<b>First floor office:</b>	14,740 SF
<b>Second floor office:</b>	5,647 SF
<b>Storage mezzanine:</b>	14,740 SF

# 1776 W. Matthew Dr. De Pere, WI

Rare stand-alone corporate Headquarters facility in De Pere, WI. Building is ideally suited for a manufacturing use. Currently Occupied by Wolter, Inc., the facility will be vacant in late 2024. Property offers a mix of office, industrial, and storage space, with large meeting rooms, a will-call service area, and an air-conditioned shop area.



## Demographics 2023

Number of households		
2-miles	5-miles	10-miles
<b>7,470</b>	<b>25,894</b>	<b>89,560</b>

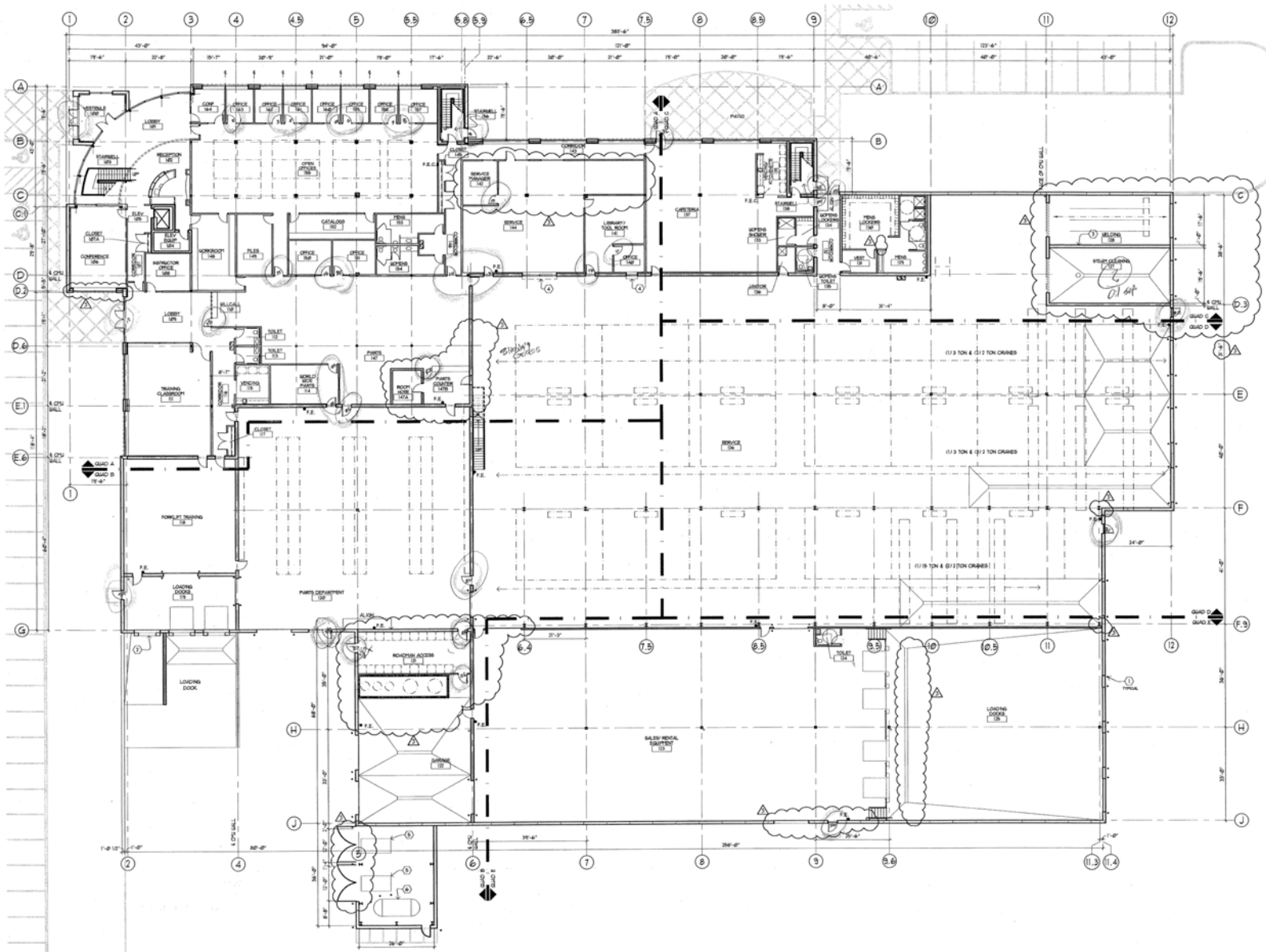
Estimated population		
2-miles	5-miles	10-miles
<b>19,314</b>	<b>63,762</b>	<b>220,399</b>

Average household income		
2-miles	5-miles	10-miles
<b>\$96,275</b>	<b>\$94,425</b>	<b>\$80,657</b>

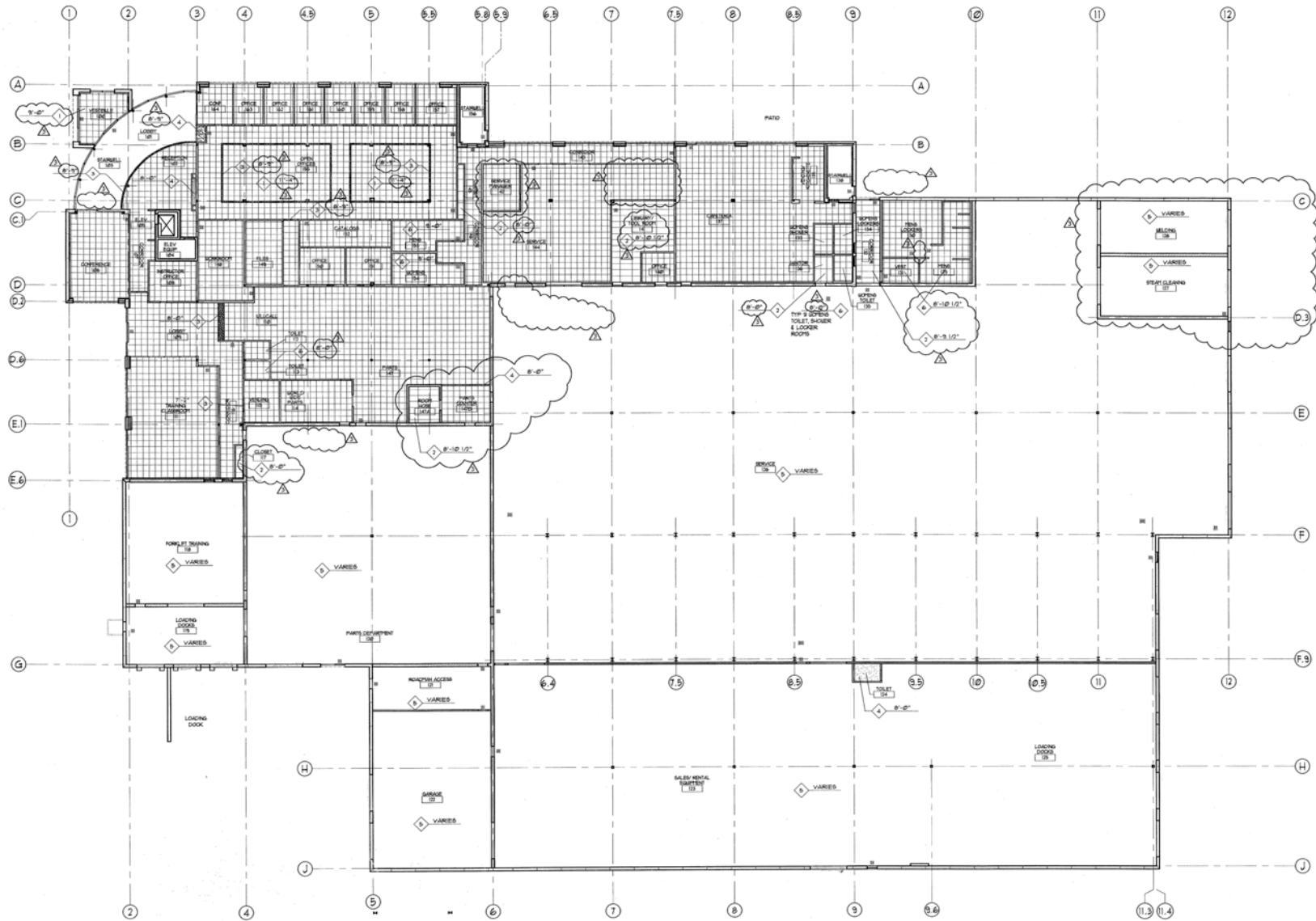
Employees: Manufacturing		
2-miles	5-miles	10-miles
<b>4,037</b>	<b>7,885</b>	<b>25,374</b>



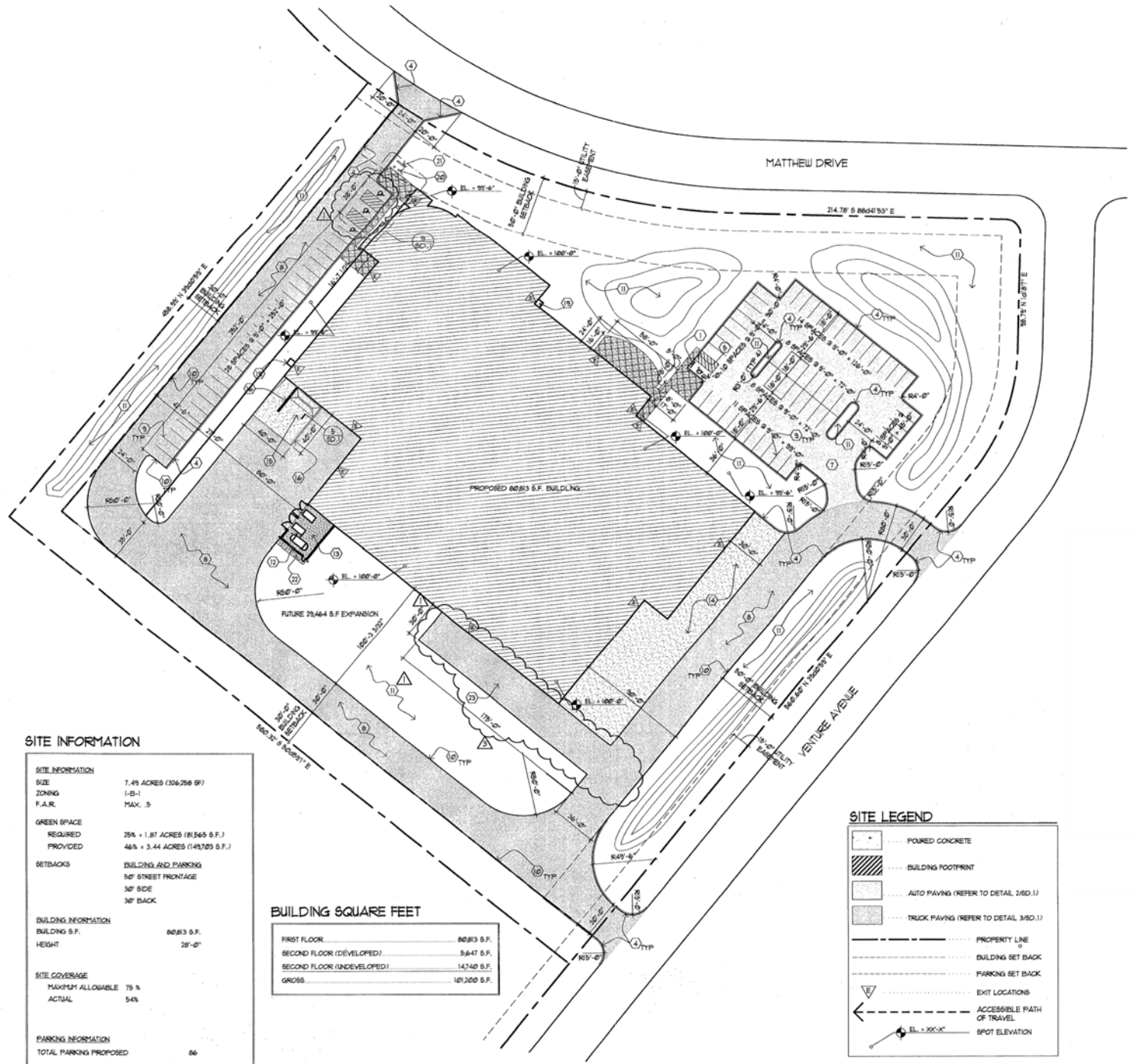
# Floor Plan



# Reflected Ceiling Plan



# Site Plan



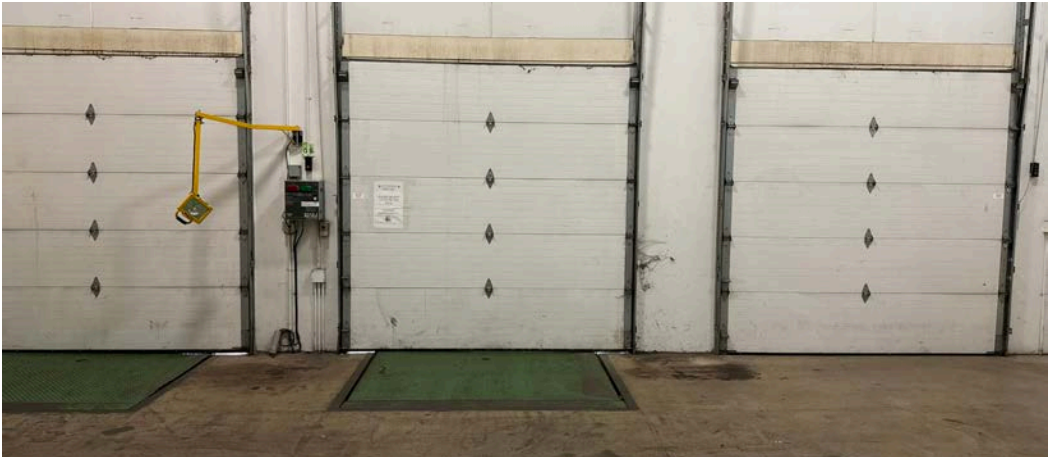
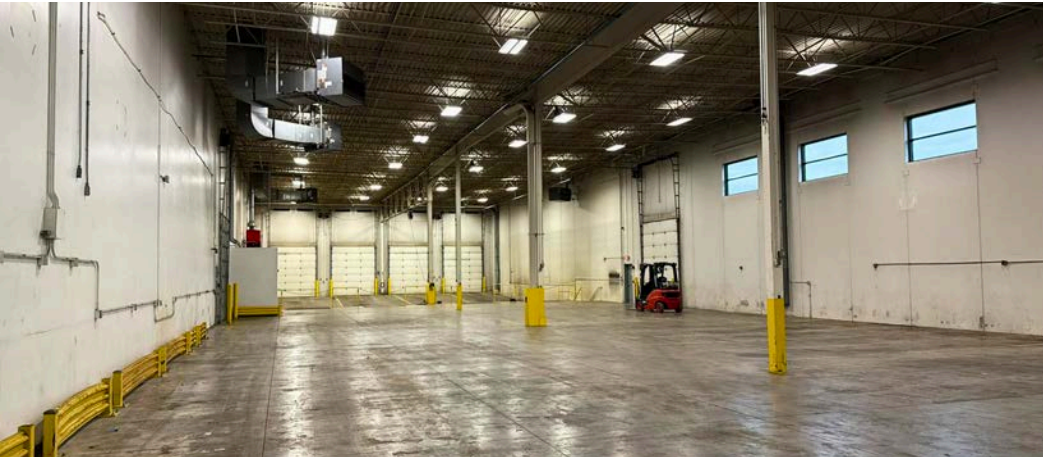
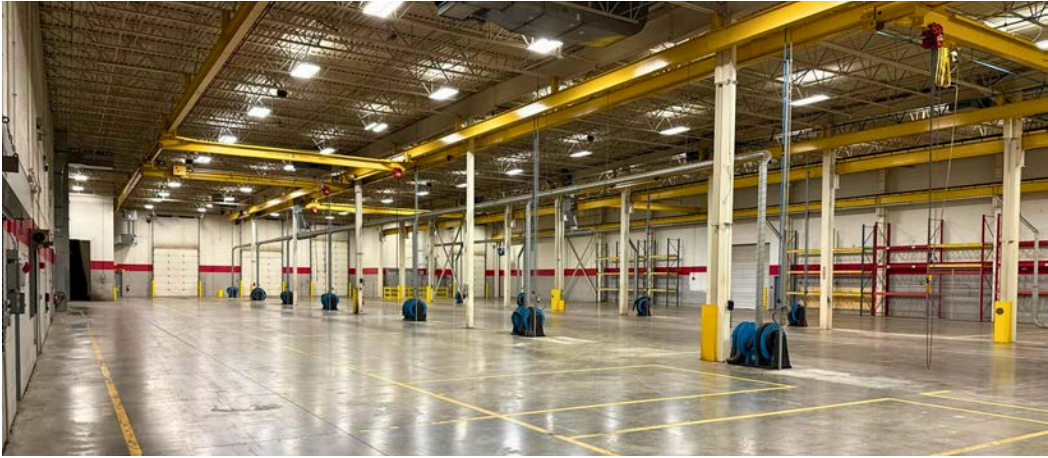


# Photos



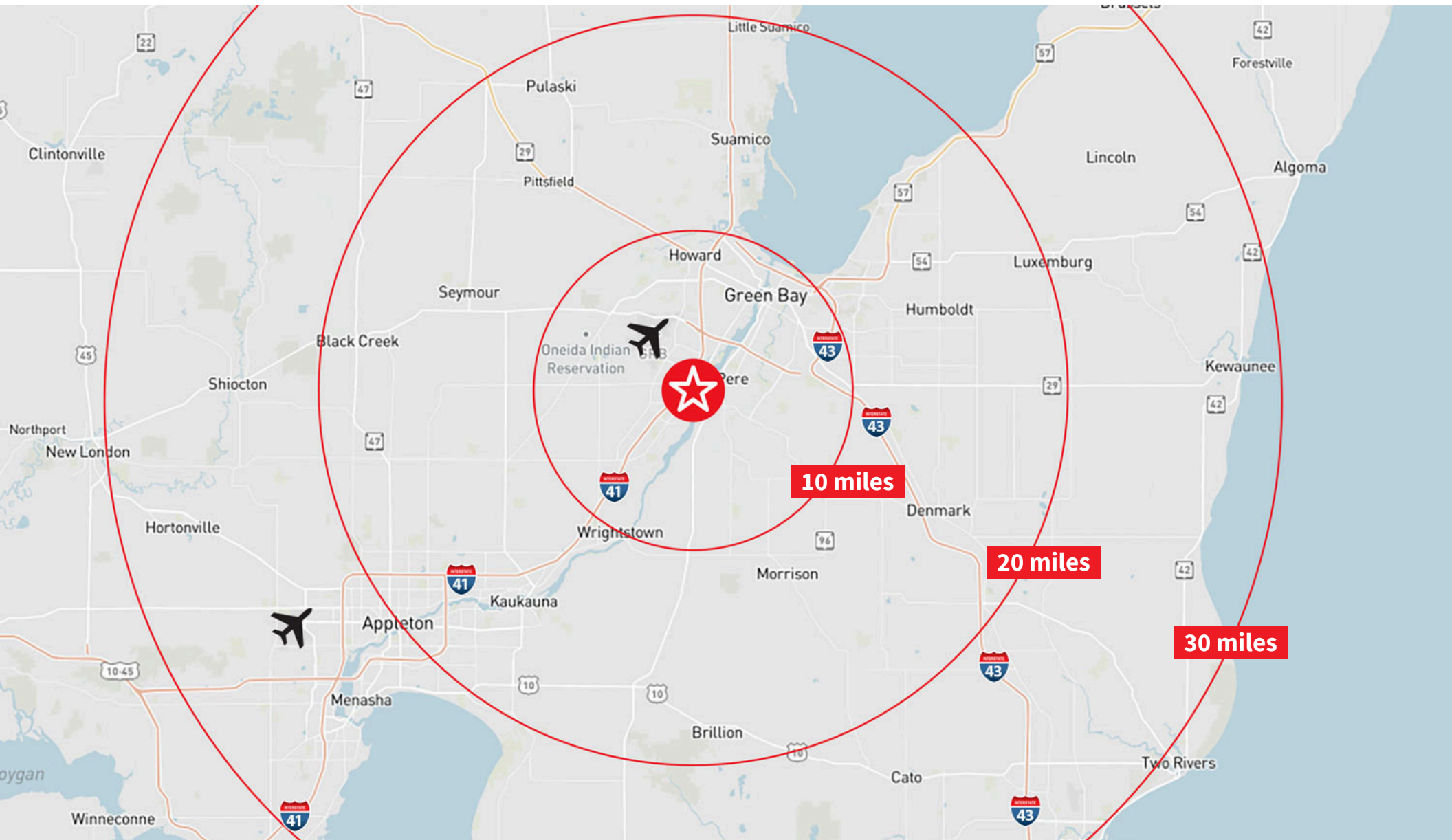


# Photos





# 1776 W. Matthew Dr., De Pere, WI





**James M. Young, MBA**  
Senior Vice President  
james.young@jll.com  
+1 262 853 4002

**Tony Haning**  
Vice President  
tony.haning@jll.com  
+1 414 944 2110

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved