

FOR SALE

1850 VELD AVE
GREEN BAY, WI 54303



LEASED
THROUGH
DECEMBER
31, 2026



AVAILABLE
JULY 1, 2025





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Property Overview

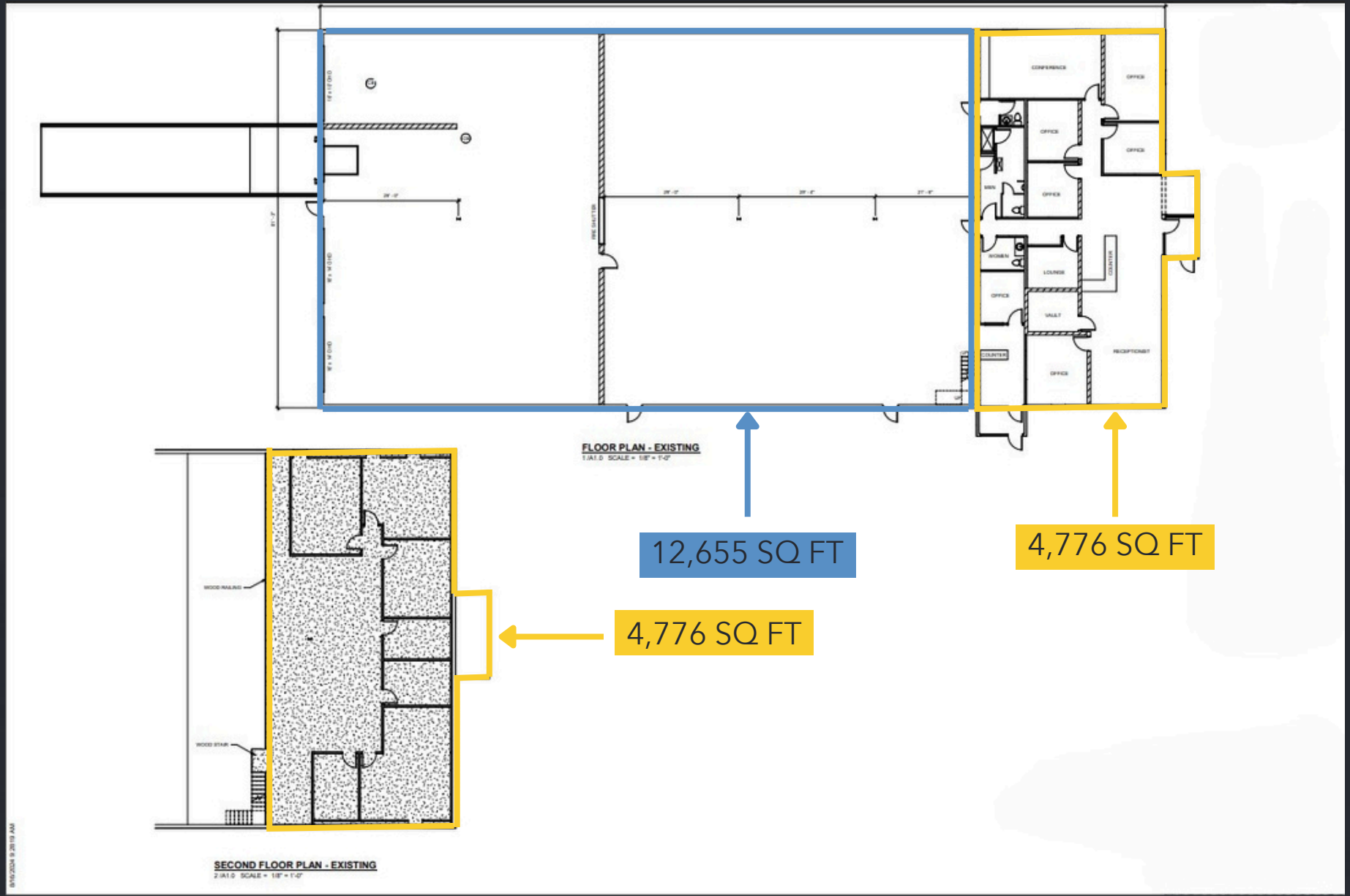
Price	\$3,400,000.00
Total SF	39,137
Lot Size	2.1 AC
Leased Building SF	16,930
Available Building SF	22,207





The property features a welcoming reception and waiting area, six private offices, a conference room, a single-stall restroom, a kitchenette, and both men's and women's restrooms totaling to 4,776 SF of office space. The mezzanine level includes seven additional private offices equaling 4,776 SF of space. The attached 12,655 SF warehouse boasts three drive-in doors and a loading dock.

Available Building Floor Plan



Available Building Details

SF **22,207**

Column Spacing **29 FT**

Available **July 1, 2025**



Available Building Highlights



SINGLE-TENANT

OCCUPANCY



22,207 SF

BUILDING SIZE



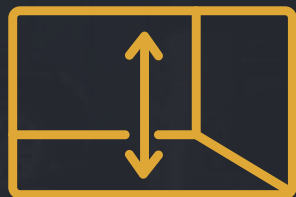
2.1 AC

LOT SIZE



1980/2003

YEAR BUILT/RENOVATED



18 FT.

CLEARANCE HEIGHT



1 DOCK; 3 OVERHEAD

LOADING ELEMENTS



OFF: H&C; WHSE: H

HVAC



~2:1

PARKING RATIO

WAREHOUSE & OFFICE BUILDING
EASY ACCESS TO HWY 41 & ROUNDABOUT INTERSECTION
ONE DOCK & THREE OVERHEAD DOORS



At Bartlett Capital Group, we are entrepreneurs helping other entrepreneurs maximize their business' potential.

Direct Access to the Owners

You'll work directly with Andrew and Anthony, the founding partners, ensuring fast decisions, personalized attention, and a deeper understanding of your needs.

Entrepreneurial Expertise

With experience across multiple industries—finance, e-commerce, real estate, and more—we offer a unique perspective on the complexities of business growth and real estate.

Specializing in Industrial Spaces

We focus on industrial, manufacturing, warehouse, and logistics properties that are always in demand.

Prime Locations

We target locations near major highways, ensuring efficient transportation and logistics for your business. Our deep local knowledge helps us find the best spaces for growth.

Your Real Estate, Your Priority

We take the burden of real estate off your shoulders, giving you the flexibility to focus on your business. We offer expert advice and access to the best spaces to help you thrive.