

# FOR SALE

1850 VELP AVE  
GREEN BAY, WI 54303



LEASED  
THROUGH  
DECEMBER  
31, 2026



AVAILABLE  
JULY 1, 2025



**BARTLETT**  
CAPITAL GROUP

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## Property Overview

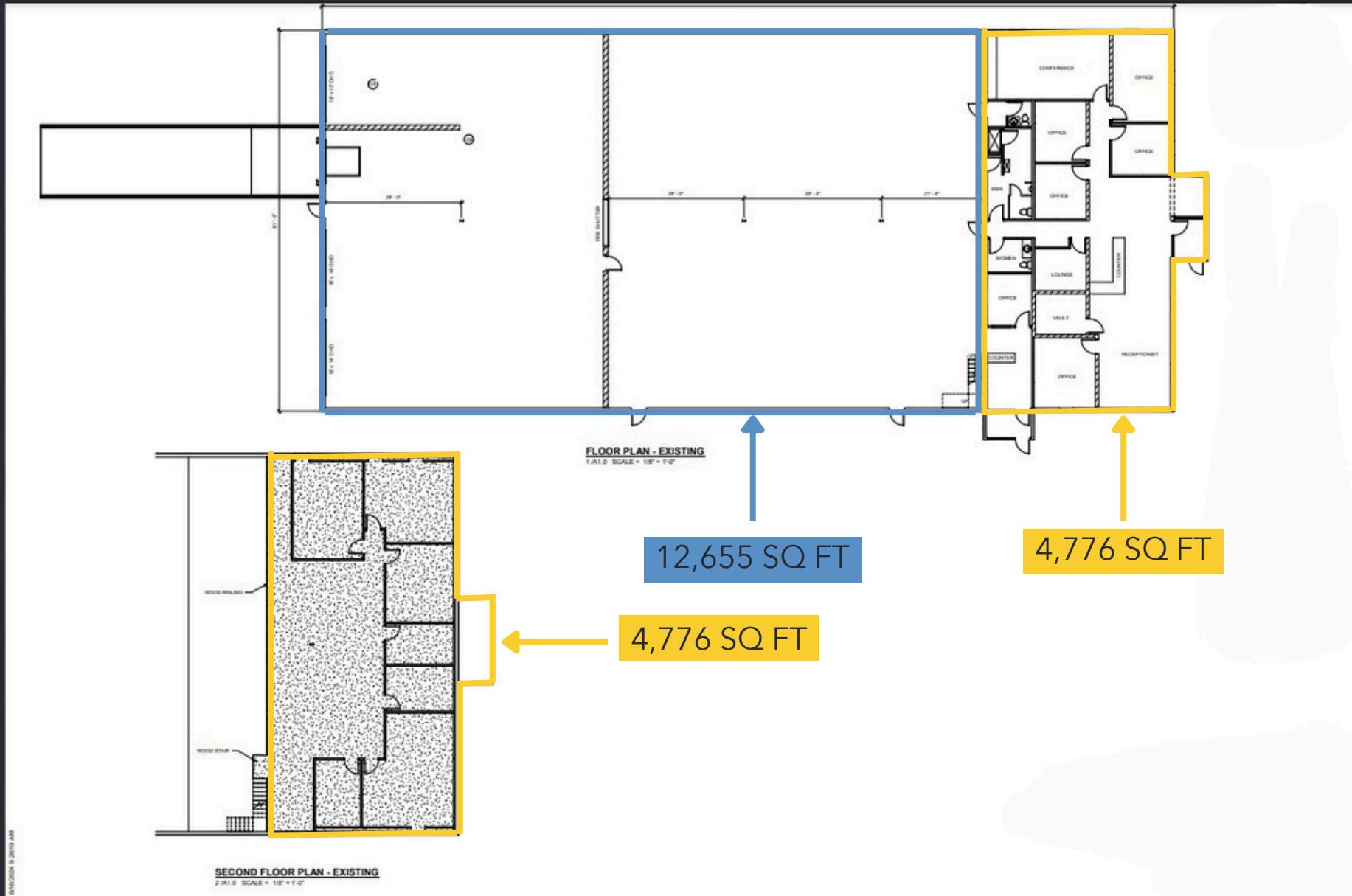
<b>Price</b>	<b>\$3,400,000.00</b>
<b>Total SF</b>	<b>39,137</b>
<b>Lot Size</b>	<b>2.1 AC</b>
<b>Leased Building SF</b>	<b>16,930</b>
<b>Available Building SF</b>	<b>22,207</b>





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

<b>SF</b>	<b>22,207</b>
<b>Column Spacing</b>	<b>29 FT</b>
<b>Available</b>	<b>July 1, 2025</b>



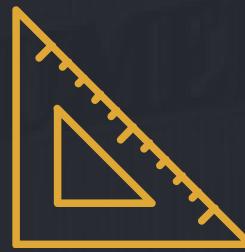
## Available Building Highlights



**SINGLE-TENANT**  
OCCUPANCY



**22,207 SF**  
BUILDING SIZE



**2.1 AC**  
LOT SIZE



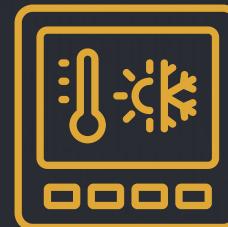
**1980/2003**  
YEAR BUILT/RENOVATED



**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.