



# Investment Sale Opportunity

**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**

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

**Ethan Haglund**

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

**Trevor Brandvold**

Associate  
+1 612 816 4875  
trevor.brandvold@colliers.com

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

## Fully Leased Industrial Facility

### 67,367 SF Manufacturing Facility

3972 US Highway 45, Oshkosh, WI 54902

- Multi-tenant investment opportunity
- Below market rent with future upside and limited tenant options
- Multiple cranes ranging from 2-10T
- CAP Rate: 9% (9.14% Starting March)

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# For Sale

## Executive Summary

Colliers is pleased to offer for sale this multi-tenant 100% leased industrial investment property located in Oshkosh, WI. The 67,367 square foot manufacturing facility is fully leased to 3 tenants. This well-maintained facility was constructed in 1977 and sits on over 8 acres with heavy power and cranes throughout.

### Investment Highlights

Current NOI:	\$259,472.03
NOI Starting March:	\$263,553.42
Sale Price:	\$2,883,022.50 (\$42.79/SF)
CAP Rate:	9% (9.14% Starting March)
Management Fee:	3%

### Lease Abstract

Tenant	Area	Sq. Ft.	Rate/SF	Rent/Yr.	Rent/Mo.	Lease Term	Options
Tenant 1	1	24,894	\$4.95 NNN	\$123,225.30	\$10,268.78	1/1/26-12/31/27	No Escalators 3% increases on 3/1, 1 - 1yr extension option w/ 9mos notice (by 6/4/27)
Tenant 2	2A & 2B	21,941	\$4.25 NNN	\$96,046.73	\$7,770.77	3/5/24-3/4/28	
Tenant 3	2C	3,906	\$0.00 NNN	\$0.00	\$0.00		
Tenant 4	3 & 4	10,000	\$4.02 NNN	\$40,200	\$3,350	12/22/24-3/11/28	3/12/26 \$4.14, 3/12/27 \$4.26
Tenant 5	4	6,626	\$0.00 NNN	\$0.00	\$0.00		
<b>Total</b>		<b>67,367</b>	<b>\$3.85 NNN</b>	<b>\$259,472.03</b>	<b>\$21,622.67</b>		



# Interior Photos



# Exterior Photos

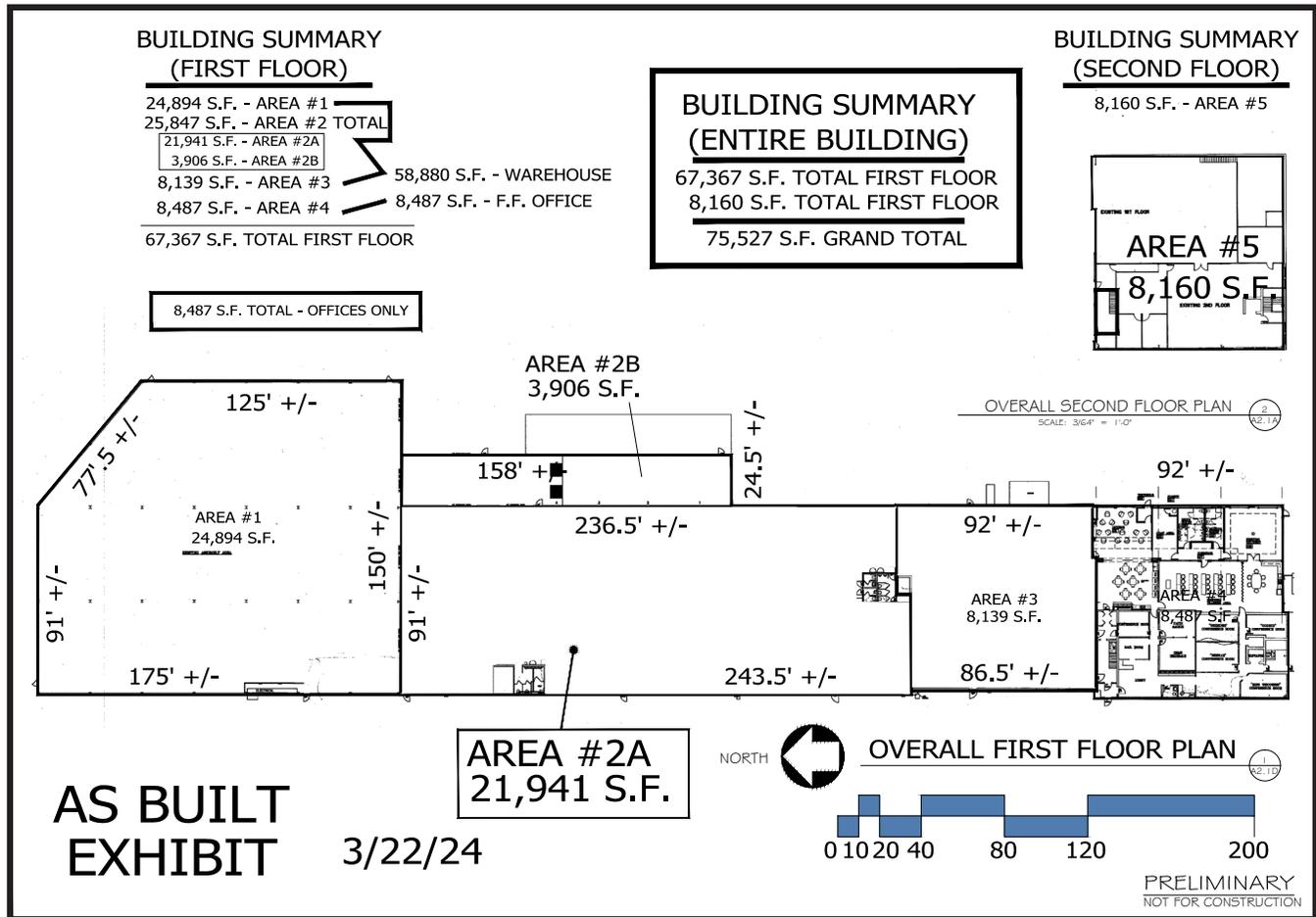


# Property Information

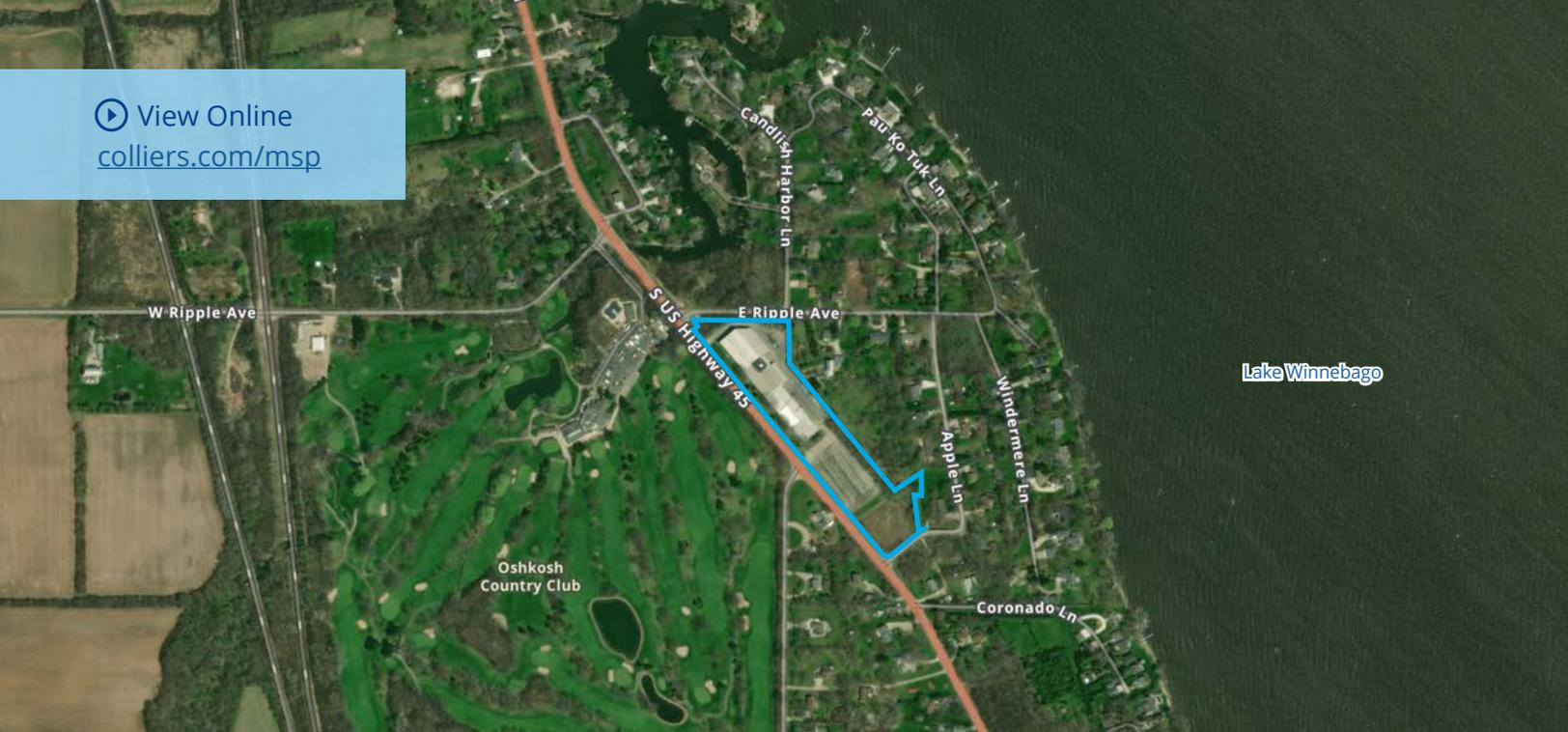
## Property Highlights

Property Address:	3972 US Highway 45, Oshkosh, WI 54902
Built:	1977
Total Square Feet:	67,367 SF
Acres:	8.37
Docks:	2 inside semi docks, 3-grade level doors
Power:	480v 800amps 3 phase
Parking:	75-car paved/lighted lot
Cranes:	2 - 2 Ton Cranes 6 - 3 Ton Cranes 1 - 5 Ton Crane 1 - 10 Ton Crane
Parcel IDs:	004023308 & 004023329
Sale Price:	\$2,883,022.50 (\$42.79/SF)

## Floor Plan



[View Online](#)  
[colliers.com/msp](https://colliers.com/msp)



Lake Winnebago

Oshkosh  
Country Club

# Contact

**Andy Lubinski, SIOR**  
Vice Chair  
+1 952 221 8067  
[andy.lubinski@colliers.com](mailto:andy.lubinski@colliers.com)

**Justin Felix**  
Senior Transaction Manager  
+1 612 718 2234  
[justin.felix@colliers.com](mailto:justin.felix@colliers.com)

**Aaron Whitmore**  
Associate Vice President  
+1 612 963 1377  
[aaron.whitmore@colliers.com](mailto:aaron.whitmore@colliers.com)

**Ethan Haglund**  
Senior Associate  
+1 952 200 6199  
[ethan.haglund@colliers.com](mailto:ethan.haglund@colliers.com)

**Trevor Brandvold**  
Associate  
+1 612 816 4875  
[trevor.brandvold@colliers.com](mailto:trevor.brandvold@colliers.com)

## Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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

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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International MN, LLC.