



Colliers

Industrial Warehouse For Sale or Lease

2350-2400 Northridge Dr, Kaukauna, WI 54130

Highlights:

- 38,647 SF high-clear logistics facility on 13.13 acres
- 16 loading positions including van docks supporting parcel or last-mile users
- 31'–37' clear with ESFR – modern distribution specs
- Significant trailer and fleet parking capacity (47 trailer + 30 van spaces)
- Existing pallet racking for immediate occupancy for +/- 1,200 positions
- Excellent access to Hwy 41 serving Appleton, Green Bay and regional distribution

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

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/msp

Property Details



Address 2350-2400 Northridge Dr
Kaukauna, WI 54130

PID's 32-2-1037-00 & 32-2-1038-00

Building Size 38,647 SF (2 buildings)
• 35,995 SF: Sales & Warehouse Facility
- ±7,600 SF: Office Space Included
• 2,652 SF: Service Garage

Lot Size 13.136 Acres
• 8.73 Acres (2350 Northridge)
• 4.27 Acres (2400 Northridge)

Built 2002

Dock Doors 16 Total:
• 8 - 48" docks
- 5 w/ levelers, 3 w/ dock plates
• 8 - 26" sprinter van docks

Drive-In Doors 1

Clear Heights • Sales & Warehouse: 31'-37'
• Service Garage: 18'

Sprinklers K-14 ESFR Wet System

Power 1200 AMP 480Y/277 3Ph 4W

Racking 3 Tier Racking Currently in Place
for 1,200 Pallet Spaces

Foundation Concrete

Roofing Flat, Metal Roof

Construction Engineered Metal-Free Span

Parking Car: 73 Spaces
Sprinter Van: 30 Spaces
Trailer: 47 Spaces

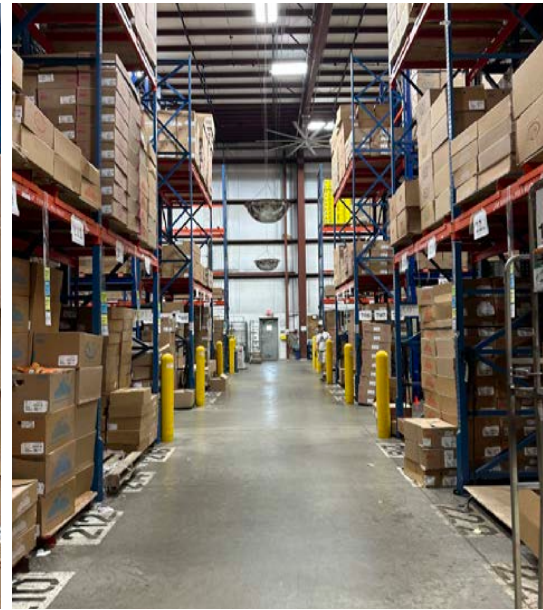
Lease Rate \$6.50/SF NNN

Sale Price \$3,800,000 (\$98.33/SF)

Property Photos

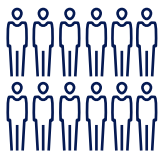


Interior Photos



Location Overview

Outagamie County



2025
Population

194,851



2025 Average
Household Income

\$113,202



2025 Daytime
Work Population

112,607



Households

79,742



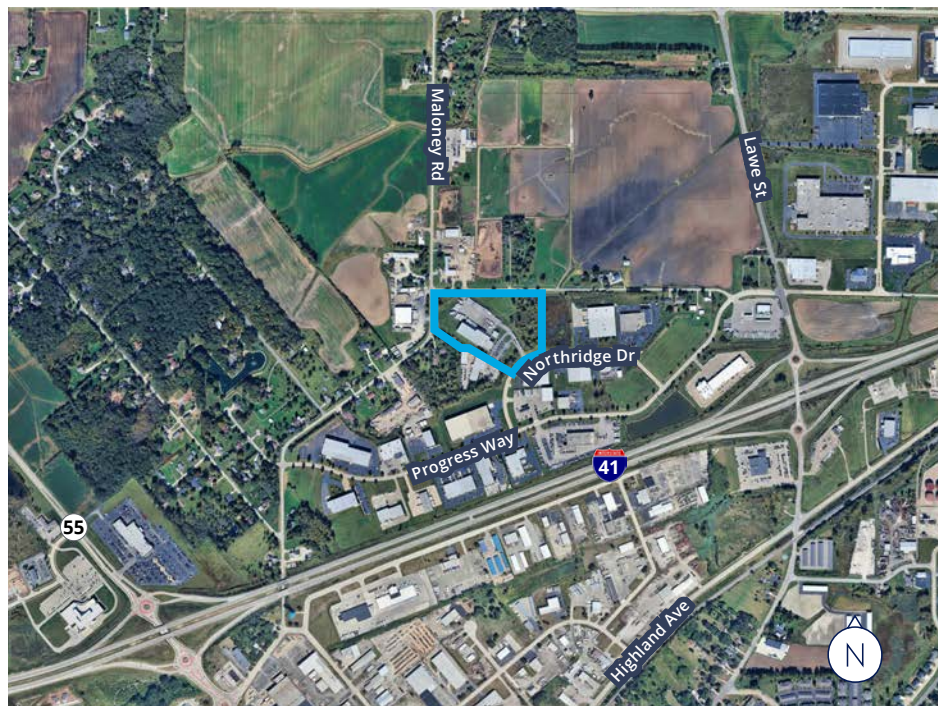
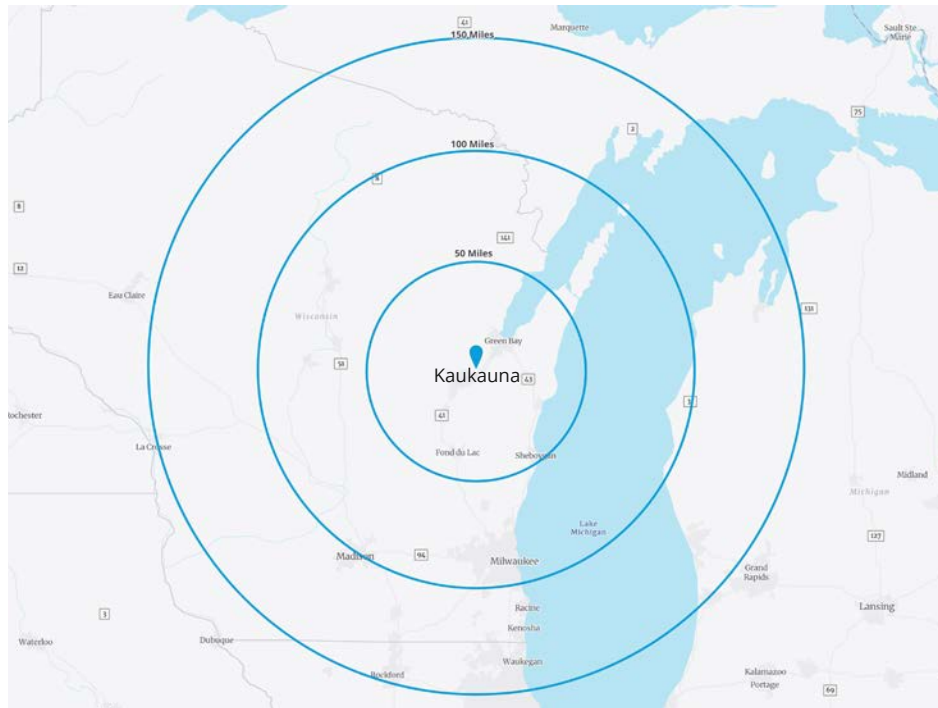
Businesses

7,406

Web Links:

[Kaukauna, WI](#)

[Outagamie County](#)



Contact Us:

Andy Lubinski, SIOR
Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

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Senior Transaction Manager
+1 612 718 2234
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Accelerating success.