

# FOR LEASE

22,207 SF

## Industrial Flex Space

1850 VELP AVE  
GREEN BAY, WI 54303



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## Property Overview



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.



**SINGLE-TENANT**  
OCCUPANCY



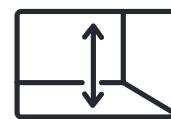
**22,207 SF**  
BUILDING SIZE



**1 DOCK; 3 OVERHEAD**  
LOADING ELEMENTS



**1980/2003**  
YEAR BUILT/RENOVATED



**18 FT.**  
CLEARANCE HEIGHT



**1.28 AC**  
LOT SIZE

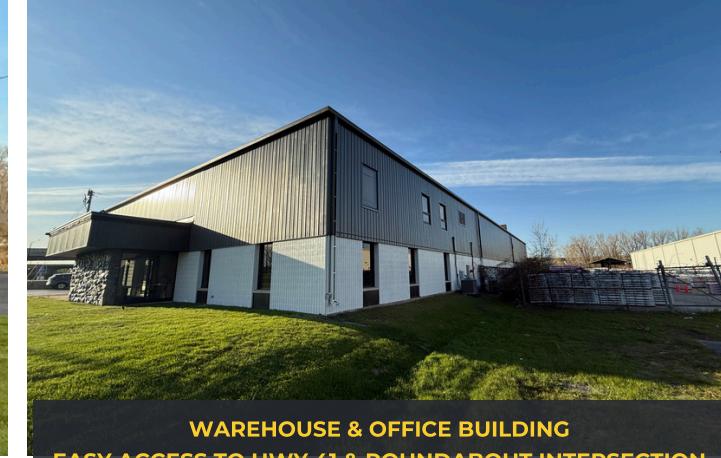


**OFF: H&C; WHSE: H**  
HVAC



**~2:1**  
PARKING RATIO

Property Refresh



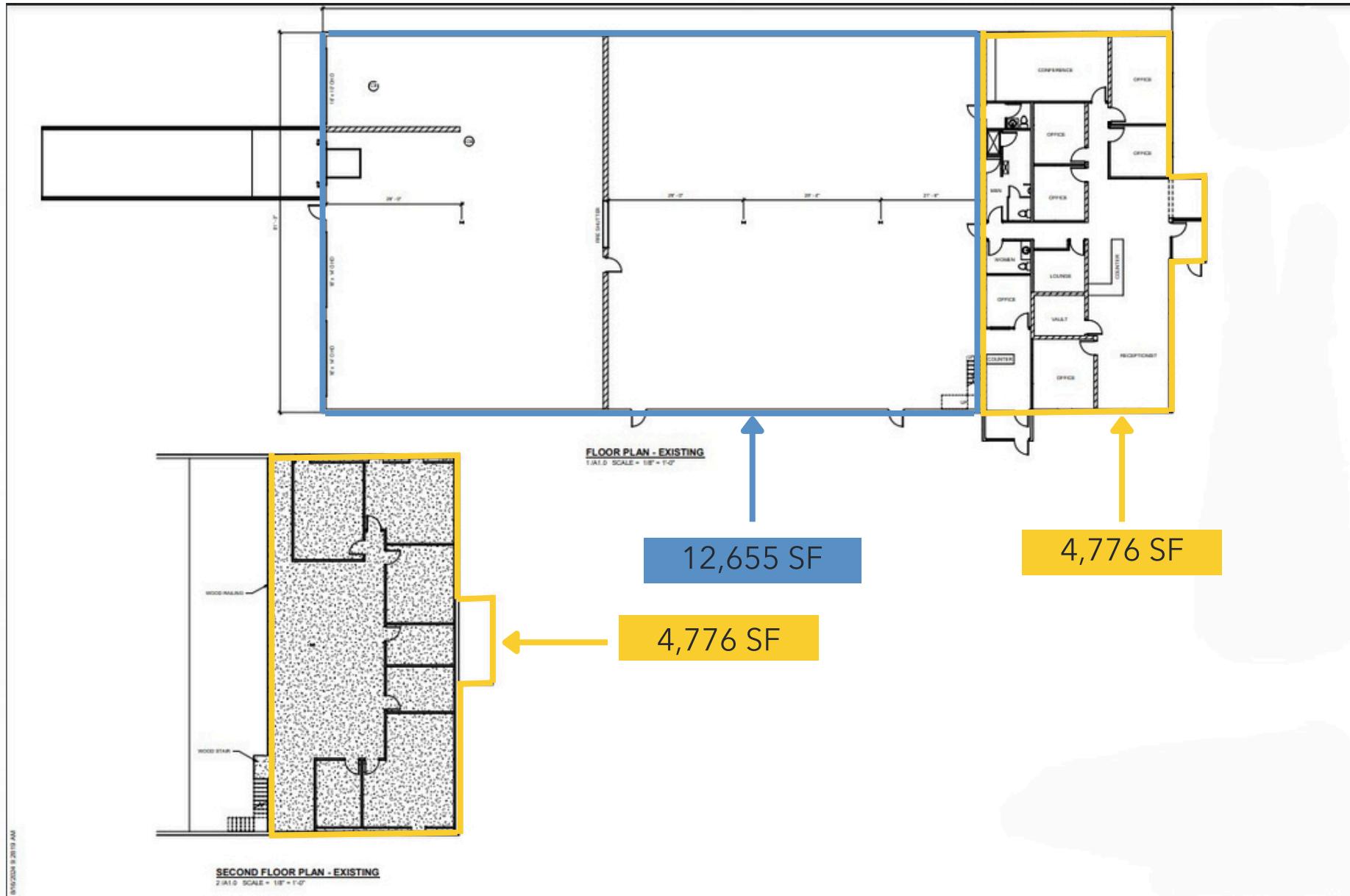
**WAREHOUSE & OFFICE BUILDING**  
**EASY ACCESS TO HWY 41 & ROUNDABOUT INTERSECTION**  
**ONE DOCK & THREE OVERHEAD DOORS**

## Lease Overview

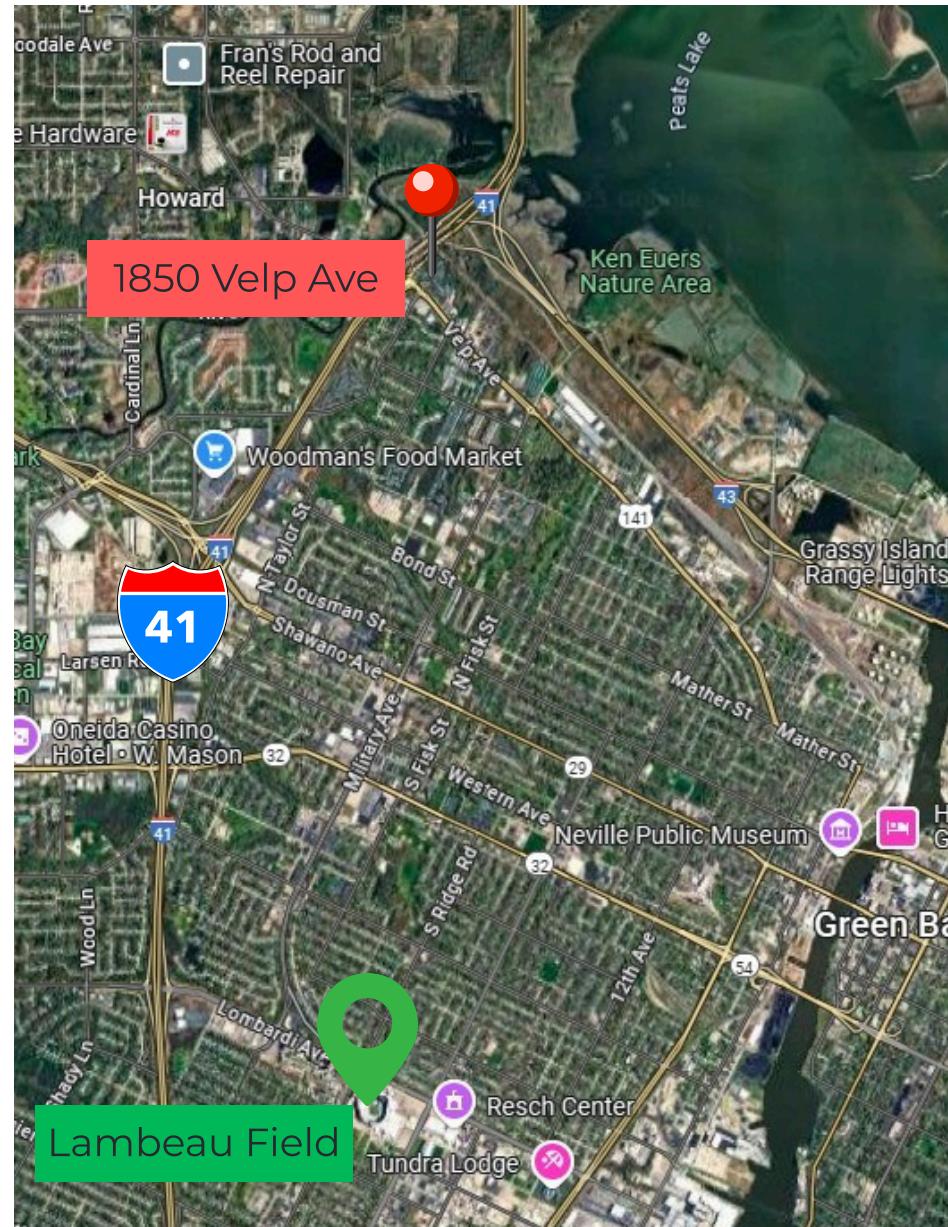
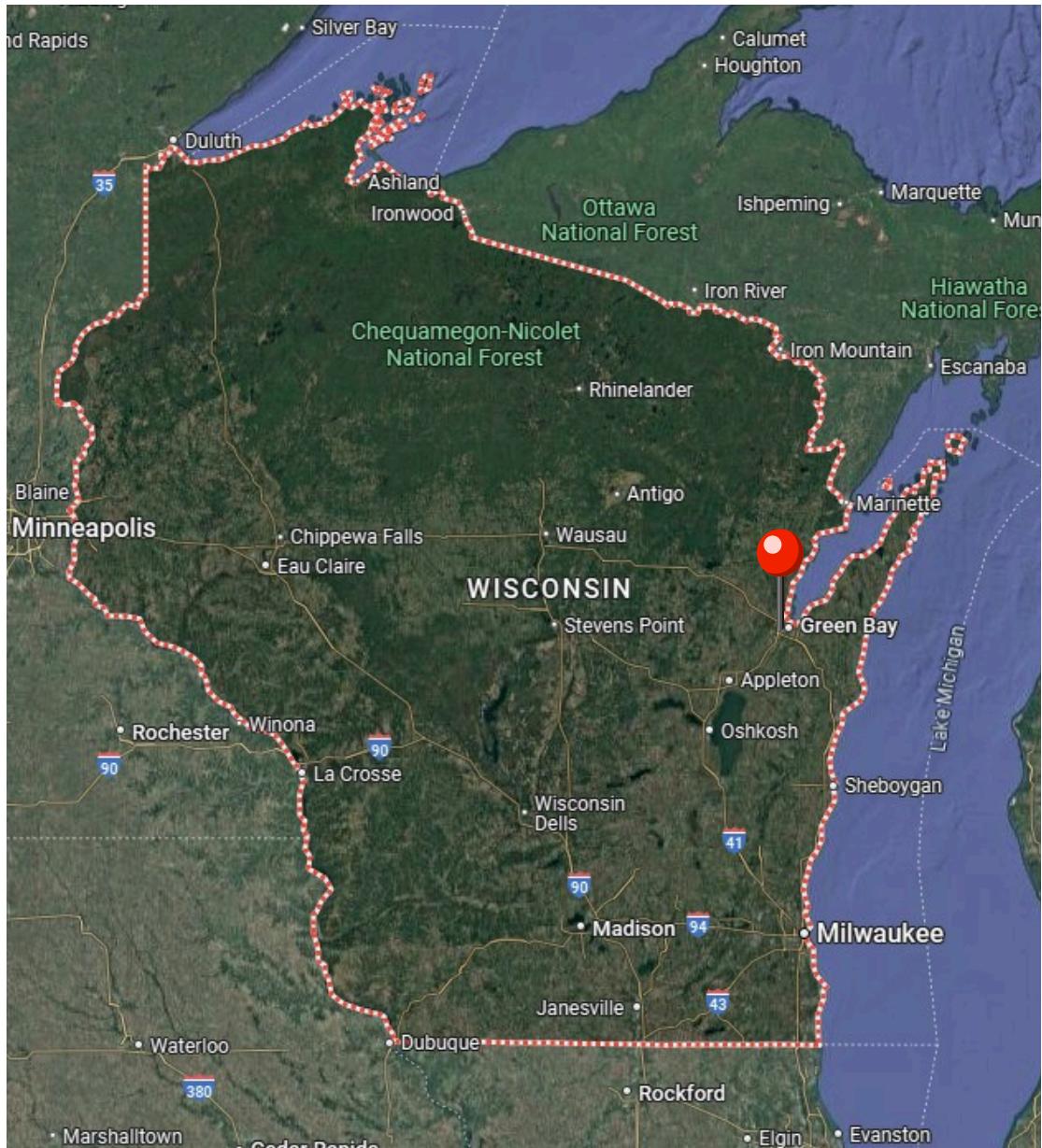
<b>SF</b>	<b>22,207</b>
<b>Lot Size</b>	<b>1.28 AC</b>
<b>Rent/SF</b>	<b>\$7.00 NNN</b>
<b>OPEX Estimate</b>	<b>\$0.71/SQFT/YR</b>
<b>Ceiling Height</b>	<b>18 FT</b>
<b>Available</b>	<b>July 1</b>
<b>Lease Term</b>	<b>Negotiable</b>



# Floor Plan



## Location



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.



**BARTLETT**  
CAPITAL GROUP

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