



P.O. Box 689 Neenah, WI 54957

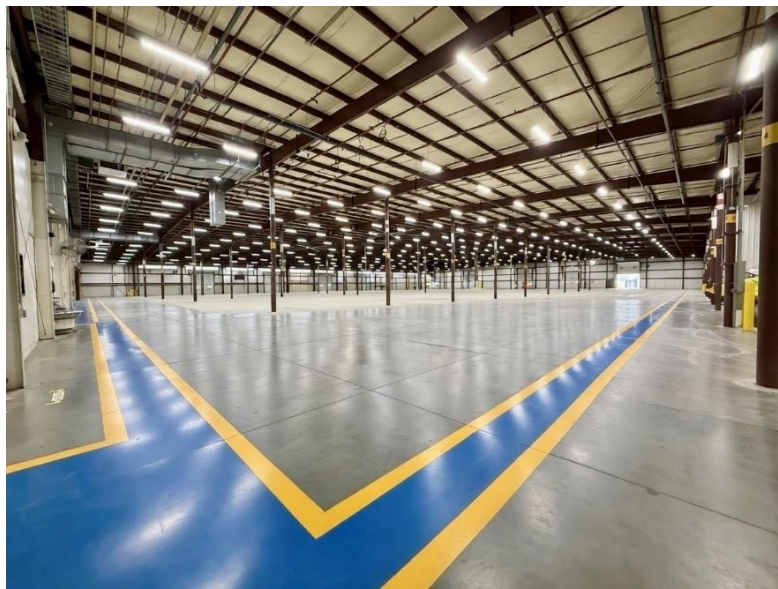
920-725-8985

www.ogdendevlopment.com

104,000 SF LIGHT INDUSTRIAL BUILDING FOR LEASE

2855 S Oakwood Road Oshkosh, WI 54904

Spring 2026



BUILDING SPECS

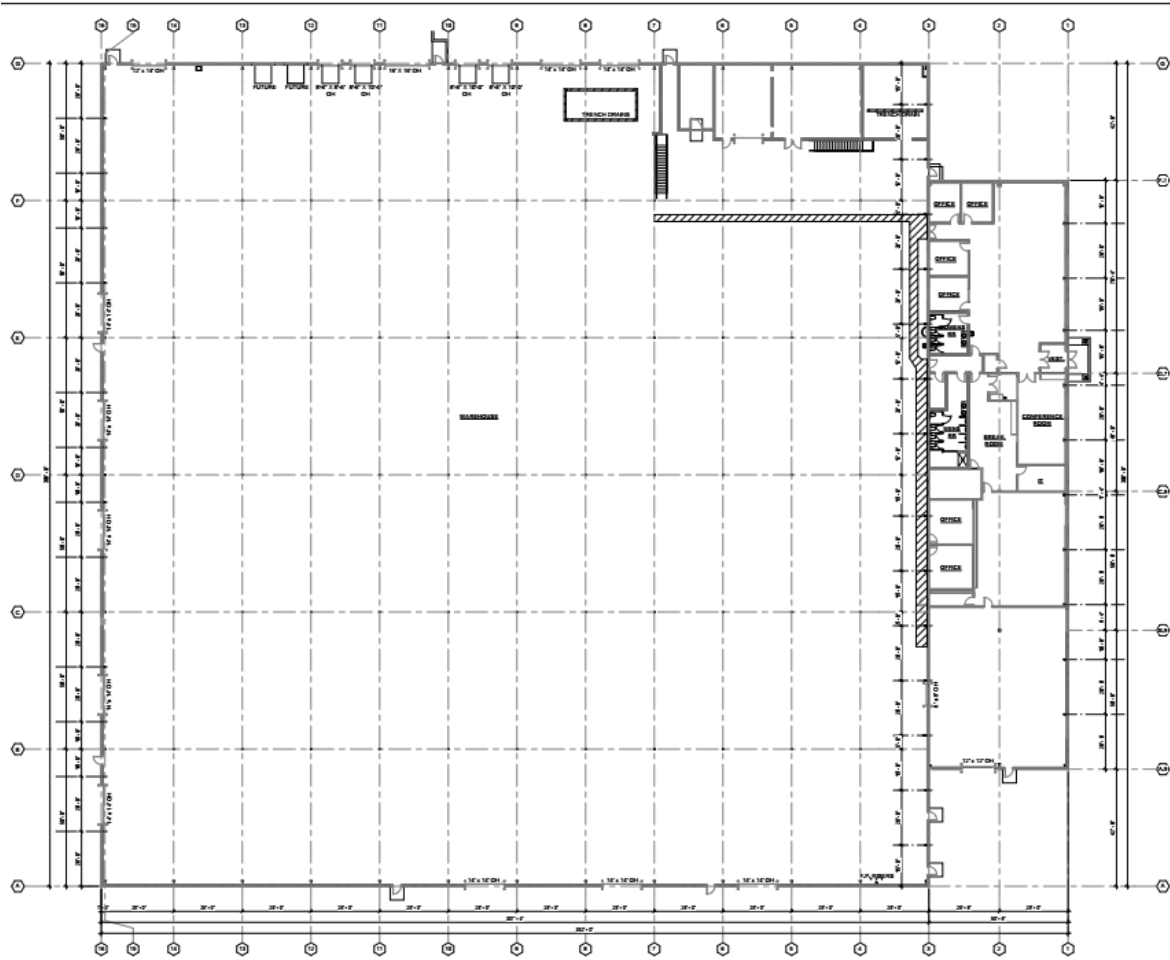
- 104,000 SF BUILDING / \$5.75 SF Annually / NNN Lease
- Conference Room, 6 Offices, Large Open Area, Break Room and Restrooms.
- 22' Low Eave / 28.25' High in Center.
- 2000 Amp 3-Phase Power and Widely Distributed
- Energy Efficient Building - LED Lights, Well Insulated and New Unit Heaters throughout
- Large Airline Structure and Widely distributed
- Fully Sprinkled, Wet System
- 4 – 10'x10' Truck Dock's. Can be expanded to 6 Docks
- 12 – Large Overhead Ground Level Door
- 120 Car Parking Spots & Connected 1.4 Acre Fenced in Storage Yard
- Located close to Hwy 41 and in the Hwy 44 Business Park – Oshkosh.
- **Landlord Responsibilities:** Building Insurance, Building Shell Maintenance.
- **Tenant Responsibilities:** Rent, Utilities, Property Taxes, Lawn Care, Snow Removal, Insurance on their contents and & Furnace Filters.
- Low City of Oshkosh Taxes Taxes \$64,916.80 in 2025 or \$0.62 per SF Annually

MORE INFO

Max Ogden

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DATE: _____

AS BUILT DRAWING FOR:
2855 SOUTH OAKWOOD ROAD
OSHKOSH, WI 54804

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: AJB
PROJECT #: 180719047

A101
SHEET TITLE
FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

