



For Lease

Heavy Industrial & Turnkey Infrastructure For Lease

2820 Roemer Rd | Appleton, WI

Building Size	31,690 SF
Office Space	±4,000 SF
Clear Height	16'
Zoning	M-1 Industrial Park District
Loading	(3) Overhead Doors (1) Dock Door
Cranes Included	10 *
Year Built	1987
Parking	±30 Spaces
Lot Size	1.75 Acres
Opex Estimate	\$1.05/SF
Lease Rate	\$6.50/SF NNN

Contact us:

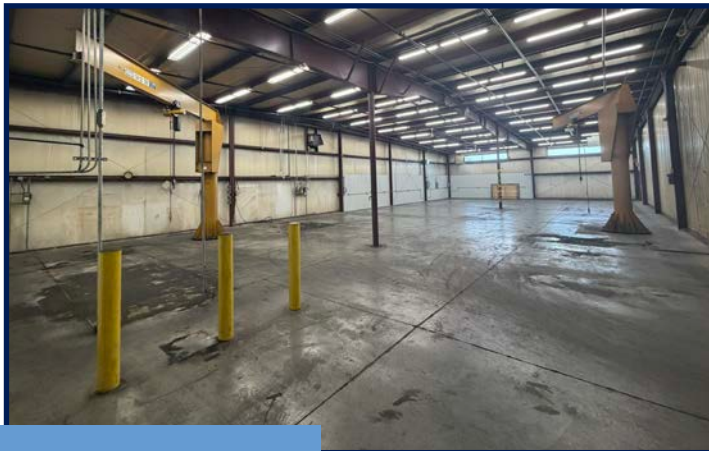
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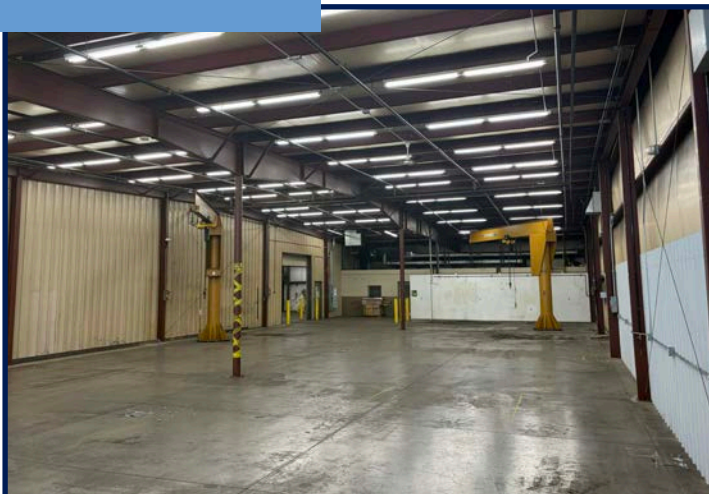
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Crane Details

Type	Structure Manufacturer	Span/Jib Length	Capacity	Hoist Control Setup
Bridge Crane	Contrx	35'	10 Ton	8 Button Maintained Start/Stop, Single Speed Hoist/Trolley, Two Speed Bridge
Bridge Crane	Schuette Crane	35'	5 Ton	8 Button Momentary Start/Stop, Two Speed Hoist, Trolley & Bridge, Pendant & Remote
Bridge Crane	Contrx	25'	5 Ton	8 Button Two Speed Hoist & Bridge, Single Speed Trolley, Maintained Start/Stop
Bridge Crane	Orley Meyer	25'	5 Ton	8 Button Two Speed Hoist & Trolley, Single Speed Bridge, Maintained Start/Stop
Bridge Crane	Contrx	25'	5 Ton	8 Button Momentary Start/Stop, Single Speed Hoist, Trolley & Bridge
Jib Crane	Wall Beam Construction	10'	0.25 Ton	Two Button Single Speed (Pendant)
Jib Crane	Contrx	15'	2 Ton	Two Button Single Speed (Pendant)
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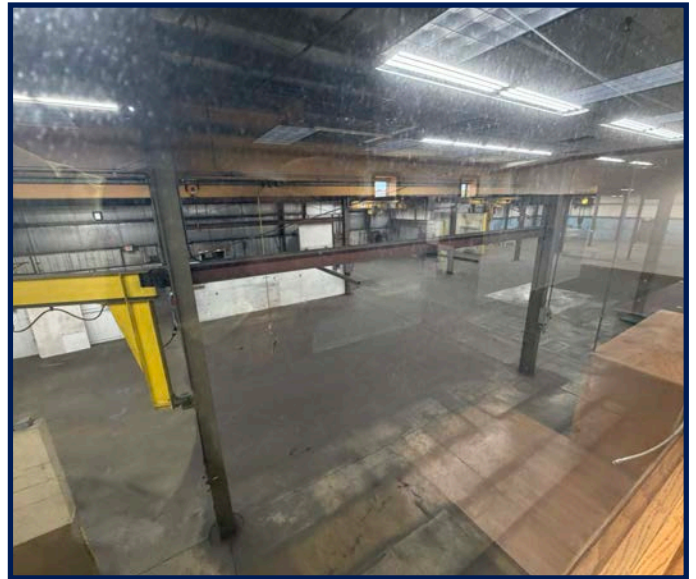
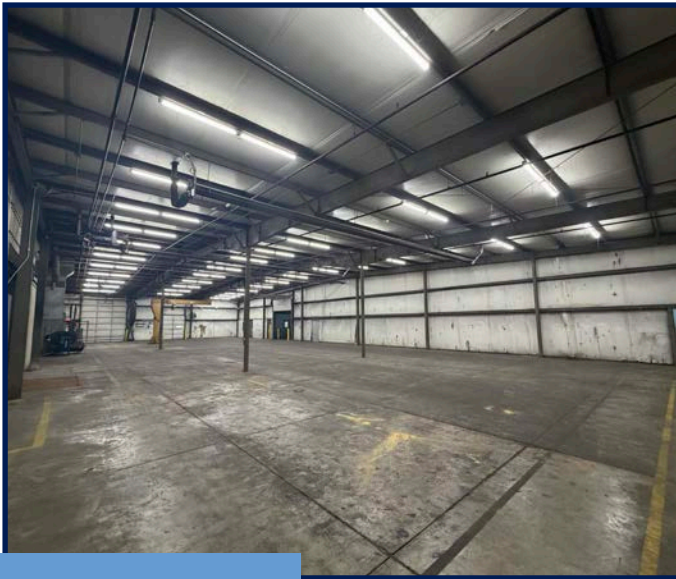


Crane Photos

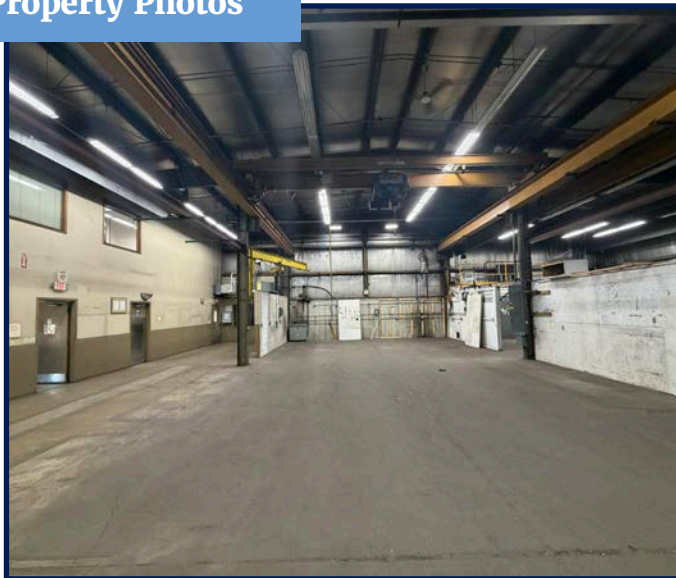


Property Highlights

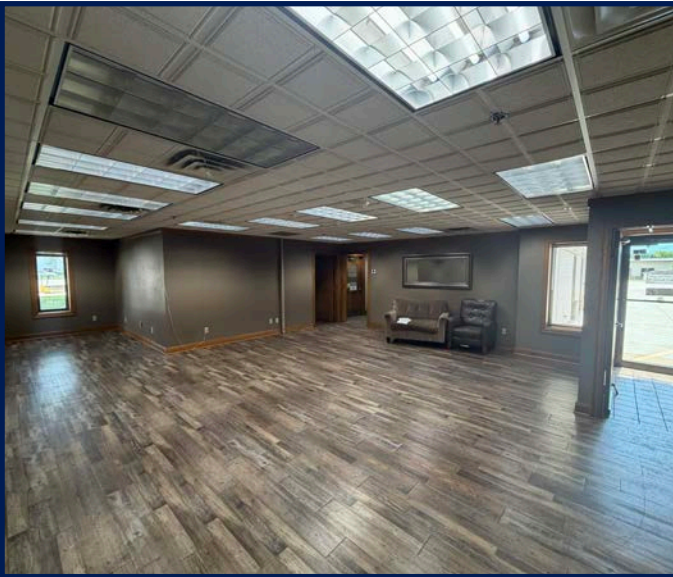
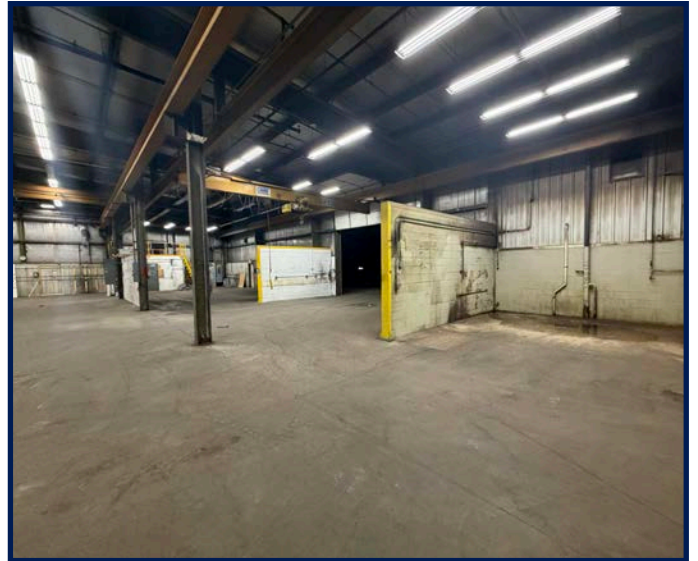
- 3-phase, 800-amp power for heavy industrial use
- Multiple bridge and jib cranes (inspected, reports available)
- ±4,000 SF of office space plus 3 additional shop offices (east addition)
- One dock and three overhead doors for efficient loading
- Dedicated air compressor room with backup motor and large expansion tank (included)
- Unit and radiant heat in warehouse; office with A/C and forced air furnace
- Separate concrete parking for office and warehouse
- Flexible layout with potential to split (shared dock access)
- Floor pit available (can remain or be filled)
- Recent roof maintenance and repairs completed



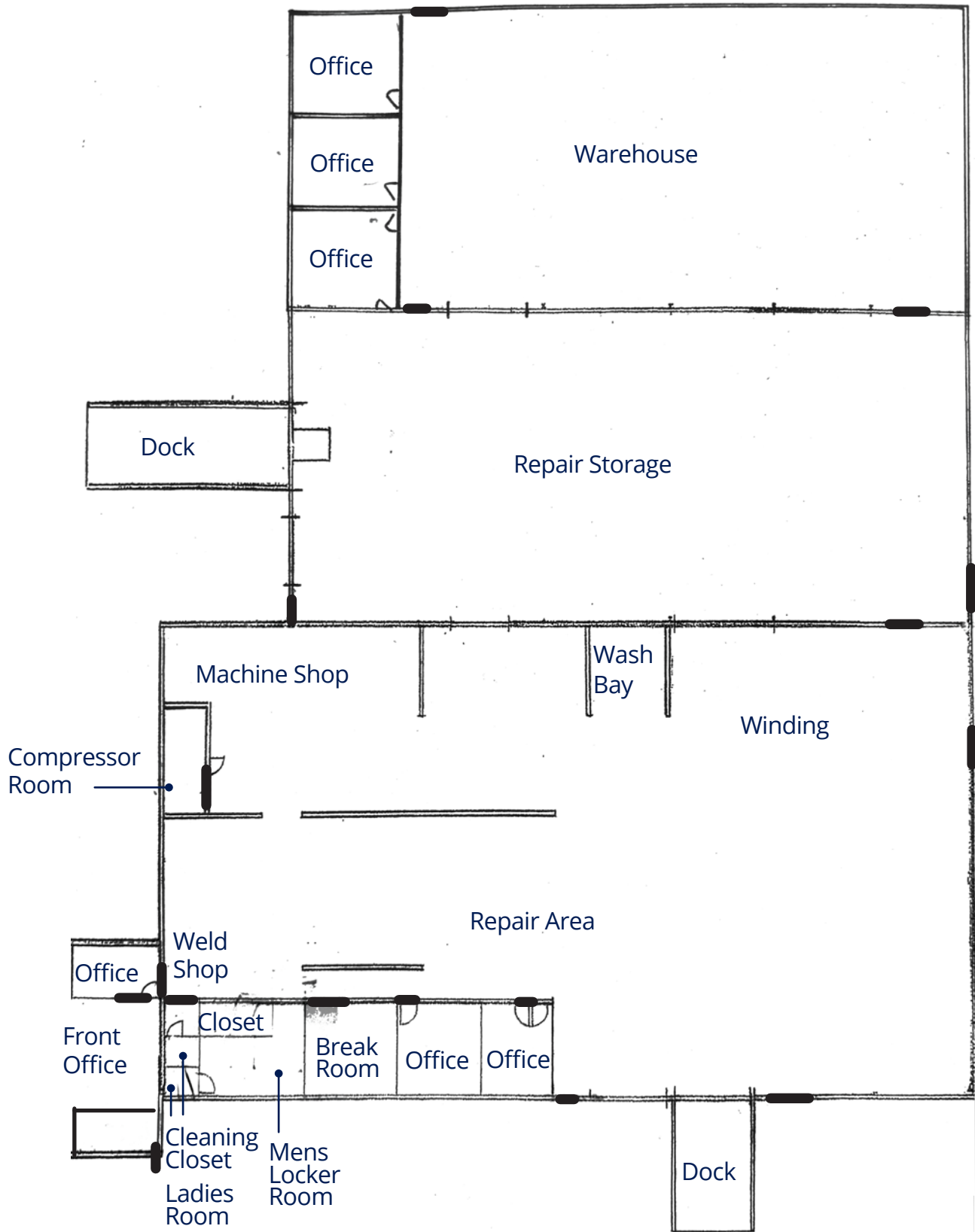
Property Photos

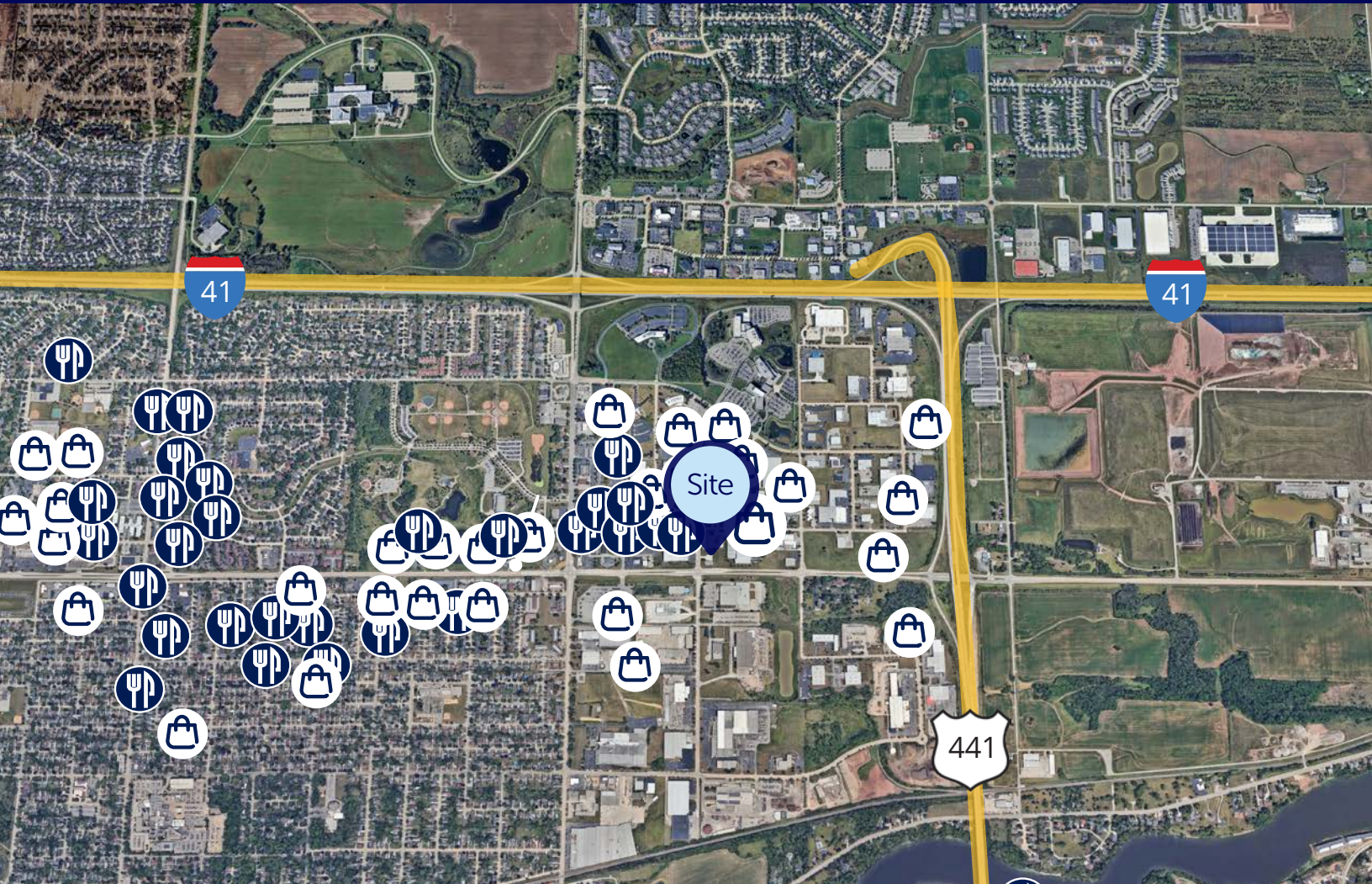


Additional Photos



Ground Floor Plan





Restaurants & Bars

- Draft Gastropub
- Galvan's Restaurant
- GingeRootz Asian Grill
- Hideout Bar
- Hop Yard Works
- Jersey Bagel
- Lumberjack Johnnys
- McDonalds
- Papa Murphys
- Pizza Hut
- SaiRam Indian Cuisine
- Slim Chickens
- Soda Bar
- Starbucks
- Taco Bell
- The Daily Pint
- The Northland Sports Pub
- Wingstop



Retail & Services

- AbleLight Thrift Shop
- Ace Hardware
- Aldi
- Bowlers Edge Pro Shop
- Circle K
- Community First Bank
- Dollar General
- Get It Now
- Kwik Trip
- O'Reilly Auto Parts
- Paul Davis
- Pet Supplies Plus
- Pick 'n Save
- Rivian
- Slim Mimics
- Tri City Glass & Door
- Walgreens

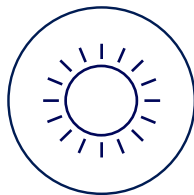
Area Demographics

1,3,5 mile radius



Population

1 mi: 3,910
3 mi: 69,141
5 mi: 150,897



Daily Population

1 mi: 10,862
3 mi: 78,059
5 mi: 148,113



Households

1 mi: 1,743
3 mi: 29,102
5 mi: 62,903



Household Income

1 mi: \$101,065
3 mi: \$108,660
5 mi: \$108,906



Contact Us

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State Of Wisconsin | Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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