



## 731 Steffins Street/CTY DDD, Wrightstown, WI

### Property Features

- Phase II Well-located warehouse/manufacturing space available for lease in Wrightstown
- Up to 185,000 SF
- Available 2024
- 32' clear height
- Rail access; low utility prices

### Details

Bordered by I-41 to the west and Wrightstown Road/ Golf Course Drive to the north, this prime location is in a fast growing area in the Village of Wrightstown. Building is divisible from 25,000 - 65,000 SF. 20 miles to the Appleton International Airport/16 miles to Austin Straubel Airport in Green Bay, WI.

### LEASE RATE

\$6/SF NNN

### AVAILABLE SPACE MINIMUM SIZE CAN BE 25,000 SF

BUILDING SIZE	185,000 SF (DIVISIBLE TO 25,000 SF)
OFFICE SIZE	NEGOTIABLE
AVAILABLE SPACE	185,000 SF
ACRES	10.50
ZONING	INDUSTRIAL DISTRICT

For more information:

**Adam Meyers**

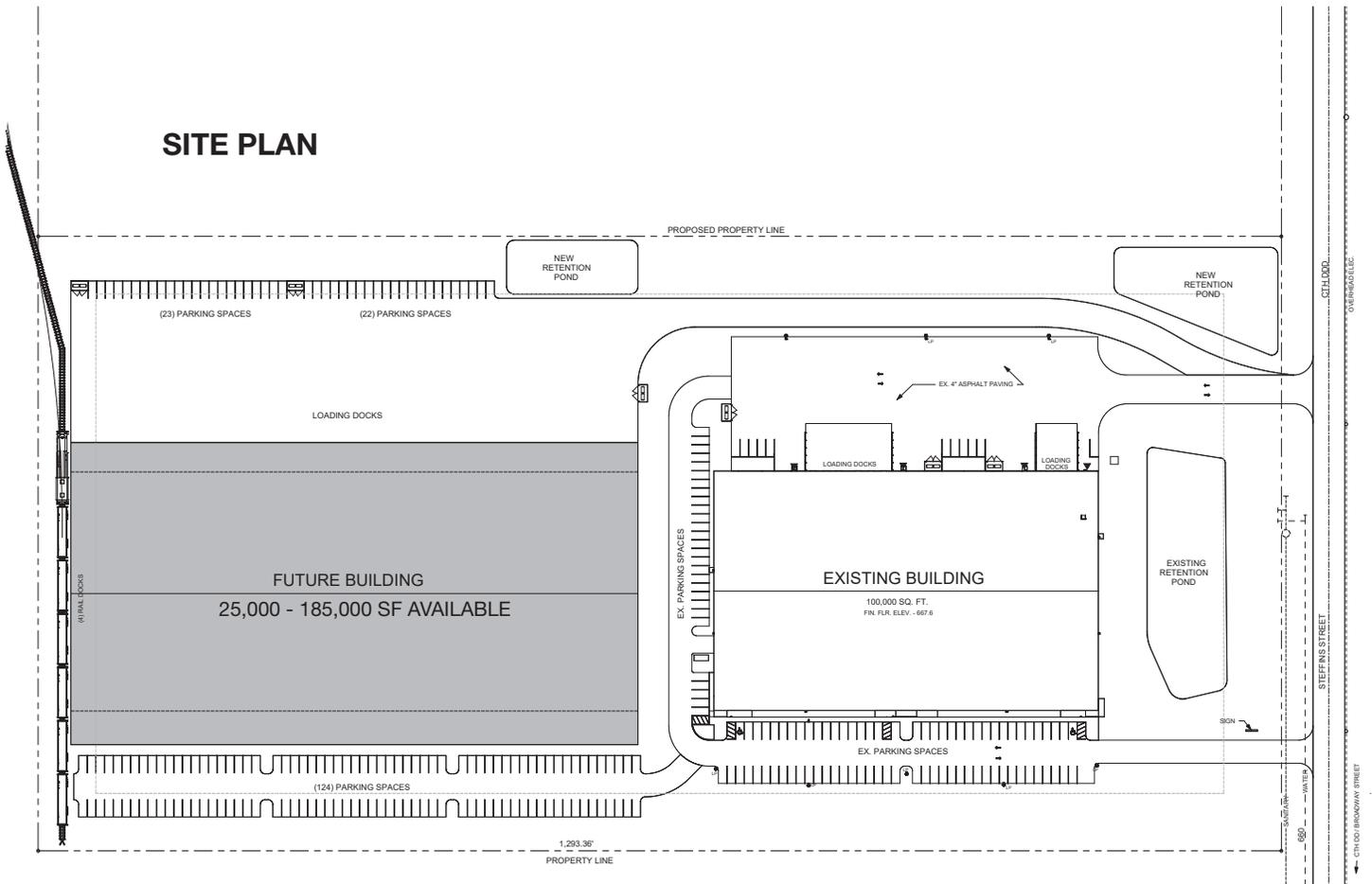
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**Tom Fisk**

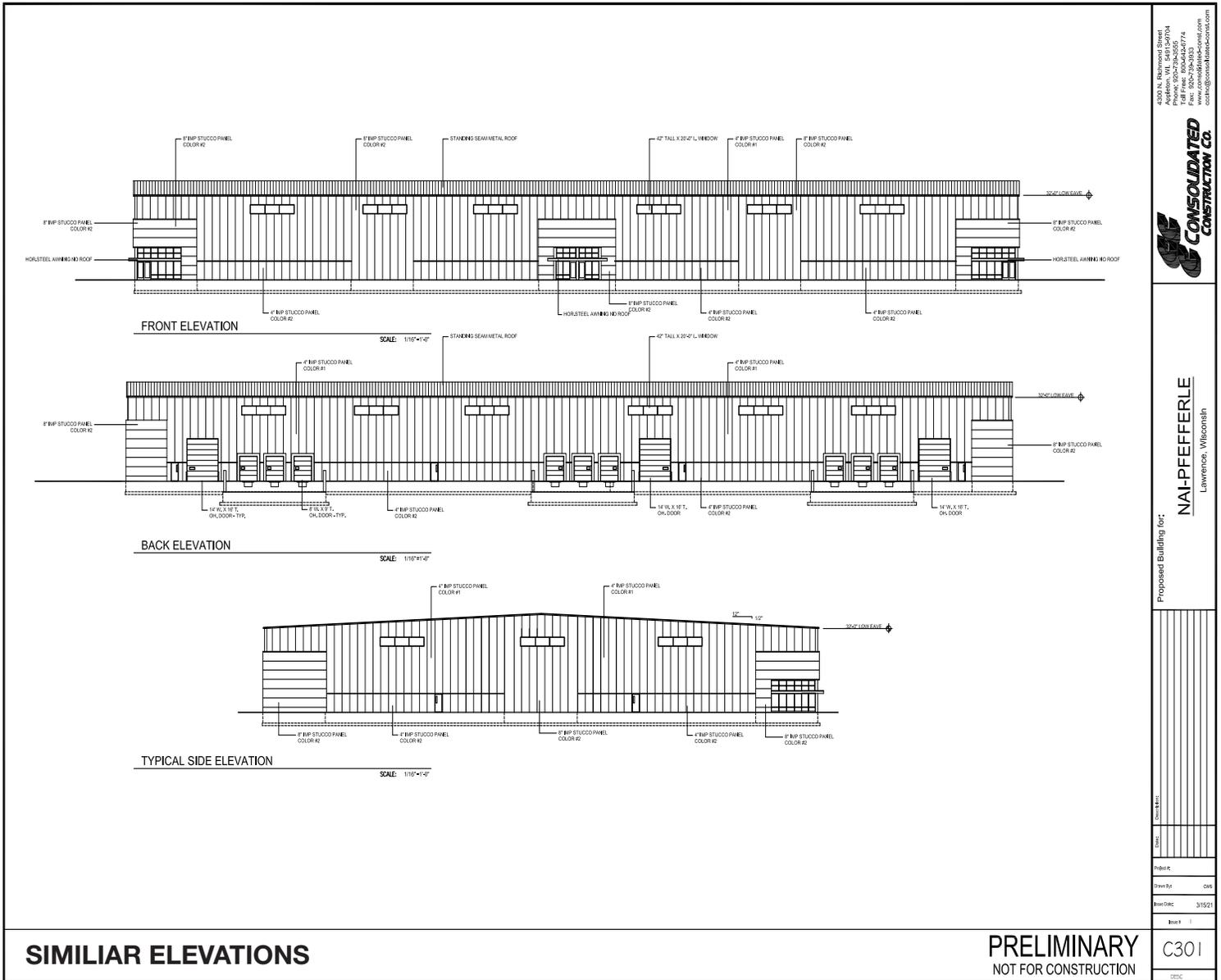
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## SITE PLAN



BUILDING DESCRIPTION	Class A Industrial/Manufacturing
YEAR BUILT	TBD
STORIES	1
CONSTRUCTION	New
EXTERIOR	Metal panel (horizontal & vertical orientations)
ROOF	Standing seam metal
FLOOR	7" concrete
OFFICE SF	TBD
CLEARANCE HEIGHT	32'
SEMI-TRUCK DOORS	9 doors
DOCKS	9 docks
DRIVE-IN OVERHEAD DOORS	3 doors
POWER	2000 AMP main service
SPRINKLER	ESFR
LIGHTING	LED (exterior and interior)
WATER	City Water
SANITARY SEWER	City Sewer
STORMWATER	On-site
PARKING	Ample
RESTROOMS	TBD
RAIL SIDING AVAILABLE	



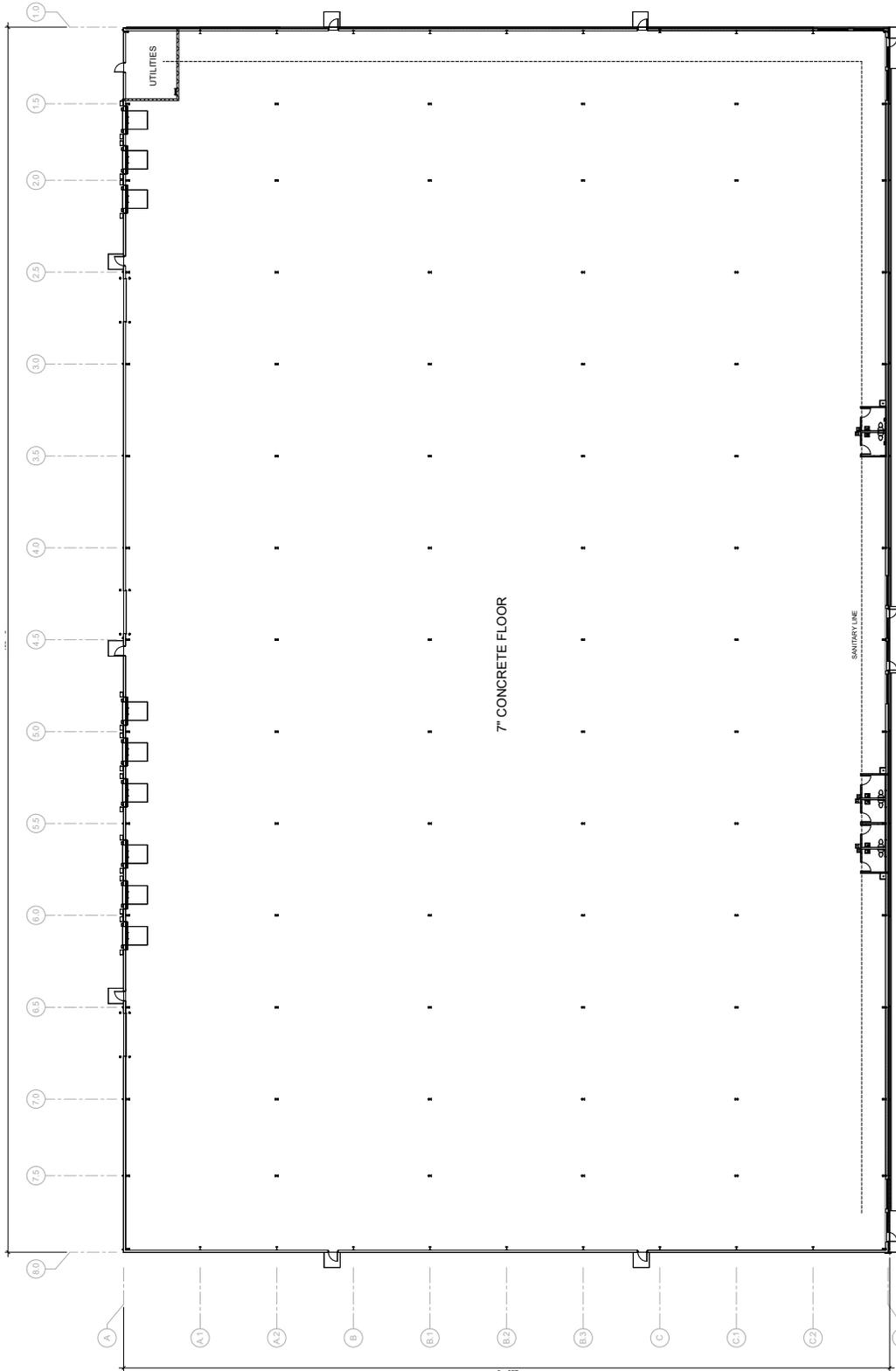
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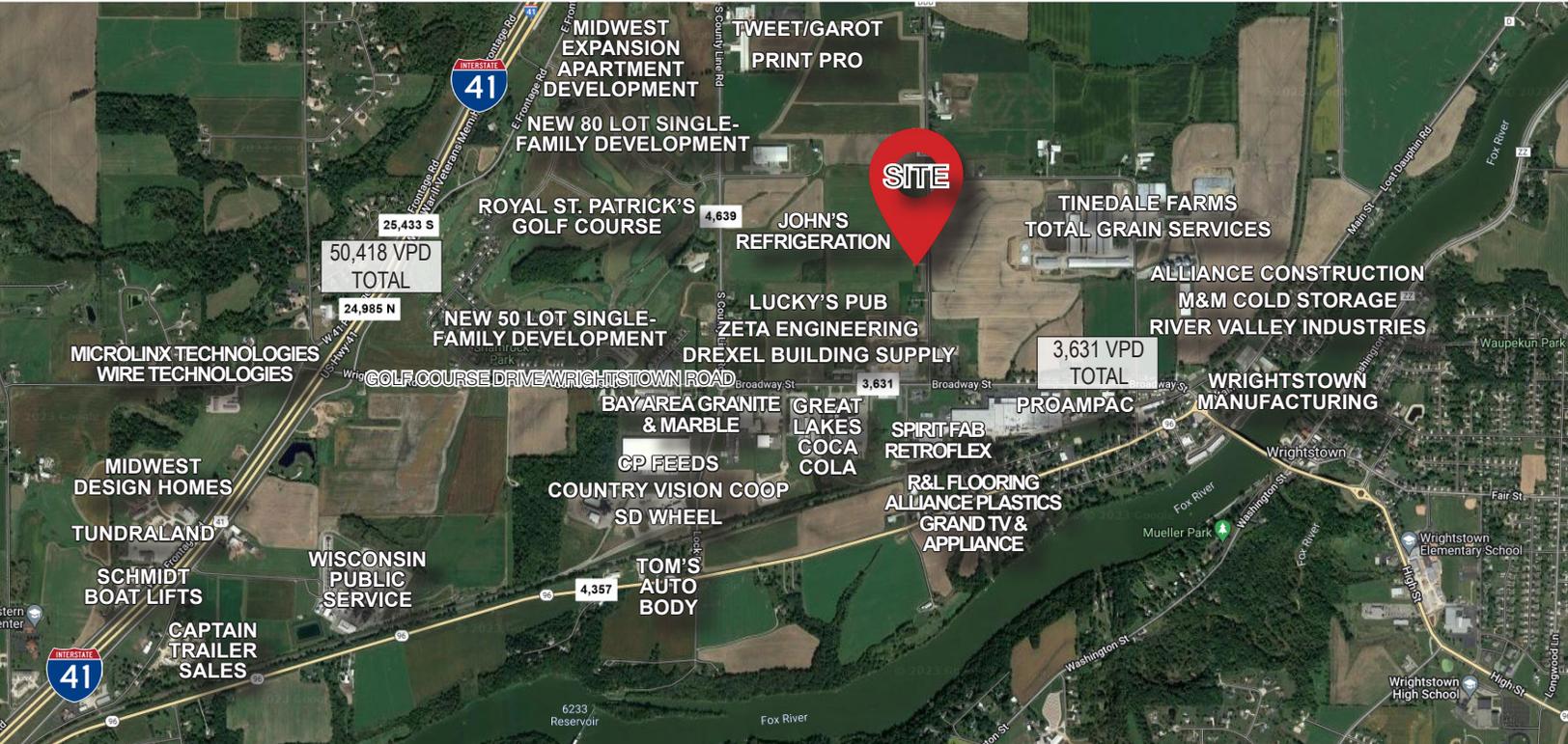
**NAI-PFEFFERLE**  
Lawrence, Wisconsin

## Location Advantages

- Conveniently located just off I-41
- Neighbors include WPS, Spirit Fab, Retroflex, Great Lakes Coca-Cola Bottling, Bay Area Granite & Marble, ProAmpac, Print Pro, Custom Offsets and Tweet Garot.



**SIMILIAR FLOOR PLAN**



## POPULATION



5 MILES:	12,090
10 MILES:	112,170
25 MILES:	597,909



## EMPLOYEES

5 MILES:	6,001
10 MILES:	44,116
25 MILES:	271,871

## AVERAGE INCOME



5 MILES:	\$120,237
10 MILES:	\$115,251
25 MILES:	\$108,979



## BUSINESSES

5 MILES:	350
10 MILES:	2,811
25 MILES:	17,129

## AVERAGE HOUSEHOLDS

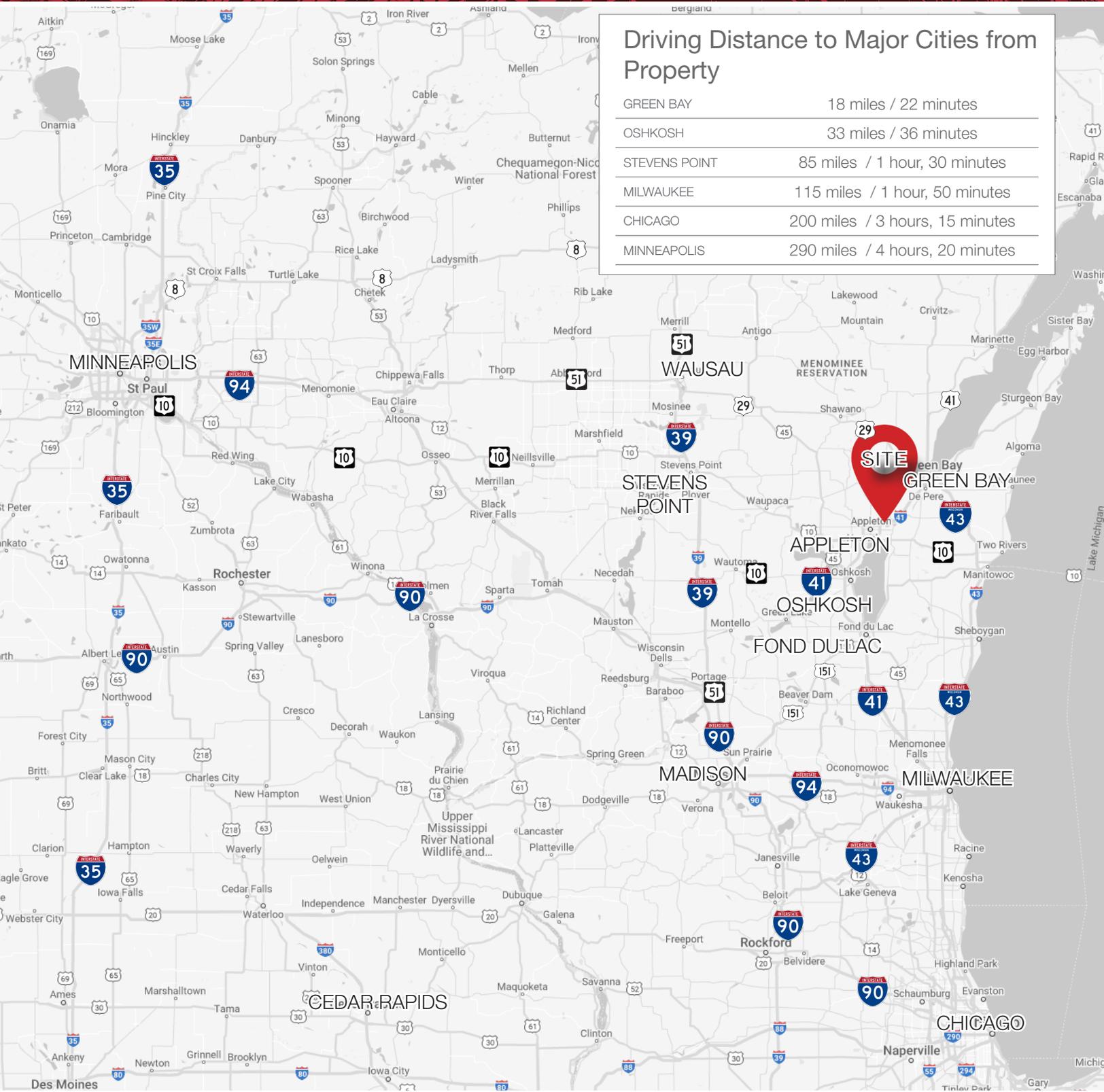


5 MILES:	4,593
10 MILES:	44,089
25 MILES:	243,712



## DAILY TRAFFIC COUNTS (VPD)

INTERSTATE 41	50,418
S. COUNTY LINE ROAD	4,639
GOLF COURSE DRIVE	3,631



## STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

### Disclosure to Customers

You are a customer of NAI Pfefferle (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. A 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 within 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 of 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 or its Agents in confidence, or any information obtained by the Firm or 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.

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

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 (see definition below).
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 or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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(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.

### Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.