



FOR LEASE | **65,067 SF**
2225 AMERICAN DR | **MENASHA, WI**

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PROPERTY HIGHLIGHTS



**FORMERLY OPERATED AS
A CALL CENTER**



CLOSE ACCESS TO I-41



**LESS THAN 4 MILES FROM
APPLETON INTERNATIONAL
AIRPORT**



PROPERTY DETAILS

2225 AMERICAN DR | MENASHA, WI

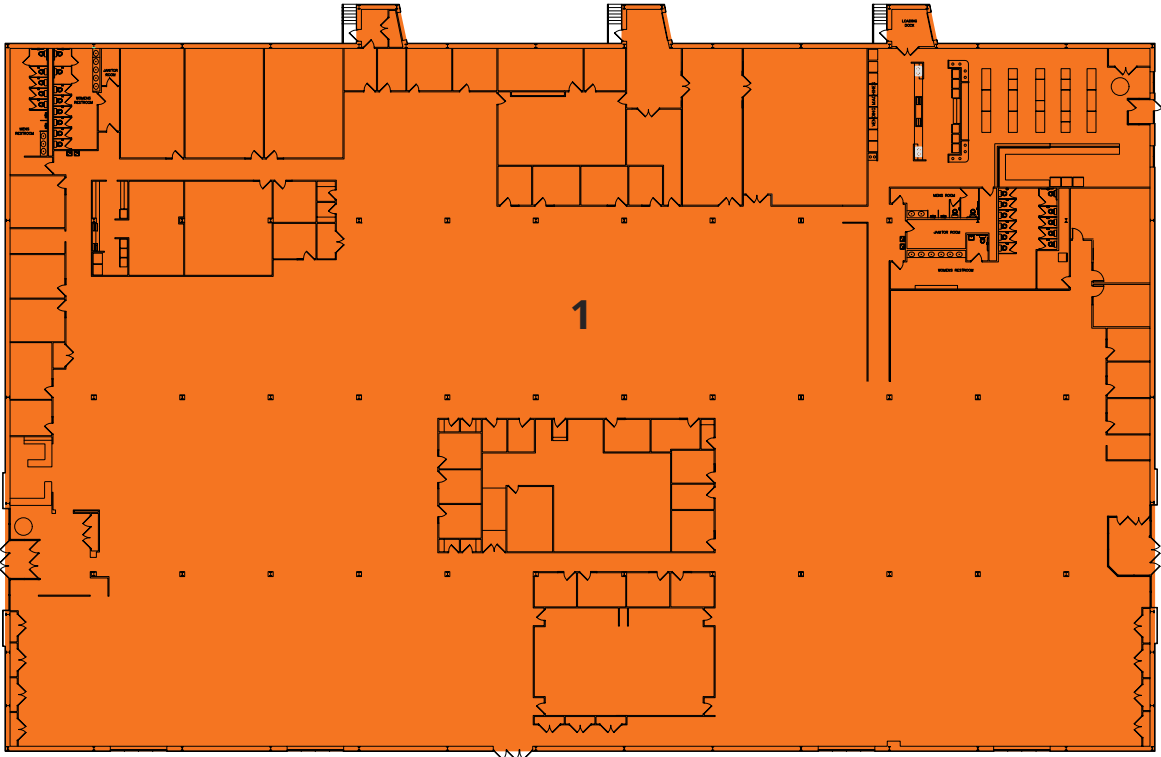
AVAILABLE SPACE	65,067 SF
FLOORS	1
DOCK DOORS	3
CLEAR HEIGHT	12'
ROOF	Flat, Rubber Membrane
YEAR BUILT	1981
YEAR RENOVATED	1999
FIRE SUPPRESSION	Wet
LIGHTING	Fluorescent & Incandescent
PARKING	582 Surface Spaces, 15 Handicap
LAND AREA	10.32 Acres
PARCEL ID	121-013-405
OPEX ESTIMATE	\$2.00/SF





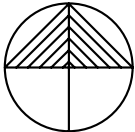
FLOOR PLAN

2225 AMERICAN DR | MENASHA, WI



NUMBER	SPACE DESIGNATION	DOCKS	RESTROOMS	SQUARE FEET
1	AVAILABLE	3	5	65,067 SF
TOTAL				65,067 SF

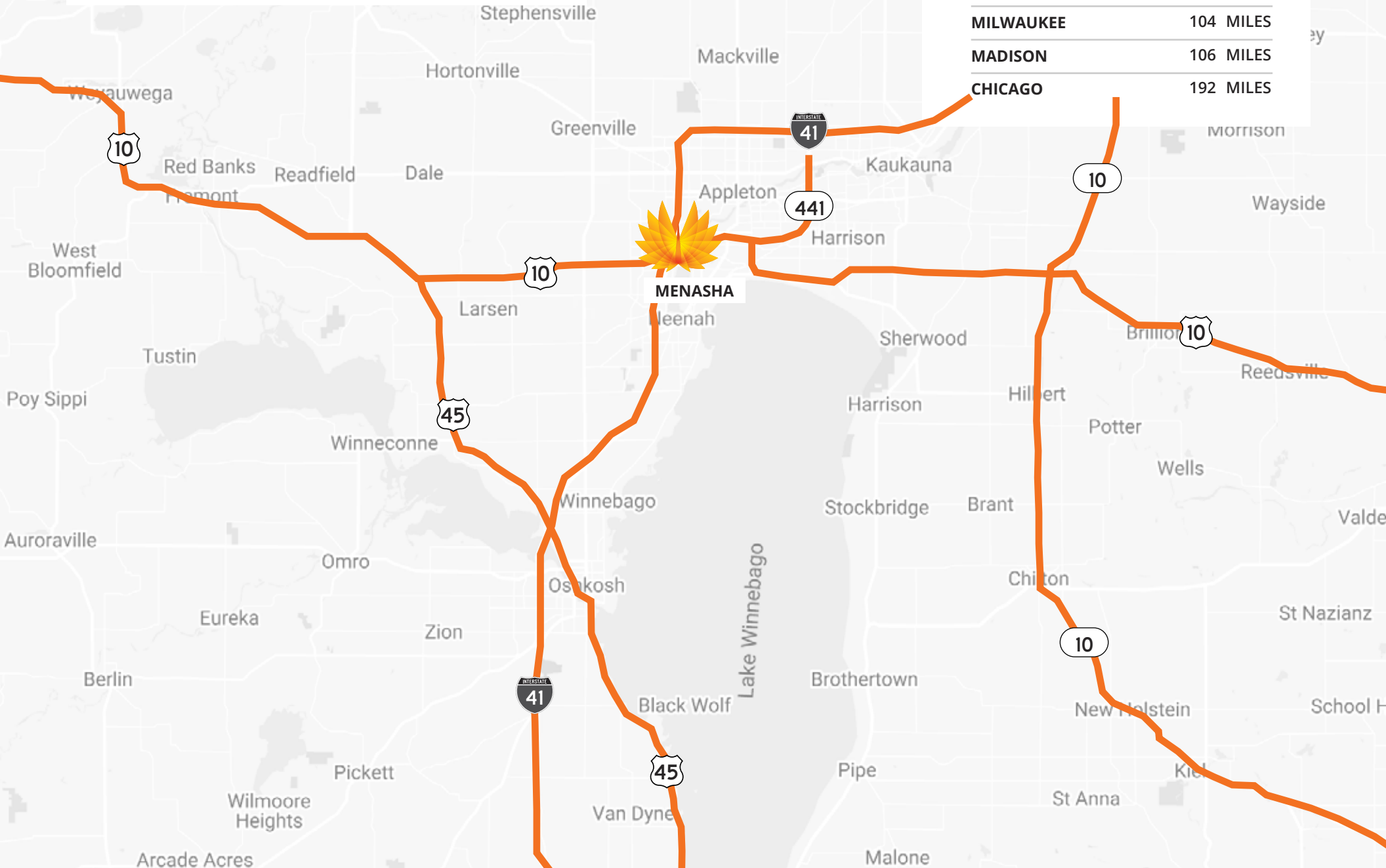
[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

2225 AMERICAN DR | MENASHA, WI

I-41	2.8 MILES
APPLETON INT'L AIRPORT	4.3 MILES
GREEN BAY	38 MILES
MILWAUKEE	104 MILES
MADISON	106 MILES
CHICAGO	192 MILES





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