

# FOR SALE

**600 Hansen Rd / 2700 S. Broadway Ashwaubenon/ Green Bay, WI**



**Purchase Price: \$3,400,000**  
**Zoned: G2 Commercial**

**AVAILABLE Q1 2025**

- ▶ **Building A** 600 Hansen Rd. VA 163-3  
 Building: 38,600 sf  
 2023 Taxes: \$24,859.65
- ▶ **Building B** 600 Hansen Rd. VA 162-1  
 Building: 6,000 sf  
 2023 Taxes: \$2,578.14
- ▶ **Building C** 2700 S Broadway VA 162-1-1  
 Building: 15,000 sf  
 2023 Taxes: \$10,625.75
- ▶ **Building D** 2700 S Broadway  
 Building: 2,600 sf
- ▶ **Acres: 9.079 395,481 sf**

Parcel(s): VA-162-1 • VA-1-1 • VA 162-3

DEMOGRAPHICS	1 MILE	3 MILE
Population	1,288	61,551
Households	668	25,696
Avg HH Income	\$50,298	\$66,353

Owner: JFTCO, Inc / FABICK CAT- relocating

**GREEN BAY, WI**  
 1175 Lombardi Ave. #400 Green Bay, WI 54304

**APPLETON, WI**  
 229 E. Washington Street Appleton, WI 54911

**Mike Maedke** Commercial Horizons  
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## Building Details

<b>Building A</b> - 600 Hansen Rd		<b>Building B</b> - 600 Hansen Rd	
Parcel	VA-162-3	Parcel	VA-162-1
Acres	5.303 + 1.930	Acres	5.303 + 1.930
Type	Warehouse / Service	Type	Warehouse / Service
Location	Suburban/Industrial	Location	Suburban/Industrial
SF	38,600	SF	6,000
Stories	1	Stories	1
Office SF	5,300	Office SF	0
Built	1960	Built	1960
Class	C	Class	C
Tenancy	Single	Tenancy	Single
Docks	None	Docks	None
Drive Ins	6 / 12' w x 16' h 1 / 12' w x 19'-11"	Drive Ins	1 / 12' w x 16' h
Ceiling Height	11'-6"	Ceiling Height	(20' deck) 19'-16'-11"
Heat	Gas	Heat	Gas
Water	City	Water	City
Sewer	City	Sewer	City
Trailer Parking	Yes (100,000 SF)	Trailer Parking	Yes
A/C	Yes	A/C	No
Air Lines	Yes	Air Lines	No
Fenced Lot	Yes	Fenced Lot	Yes
Floor Drains	Yes	Floor Drains	No
Sprinkler	No	Sprinkler	No
Amps	200	Amps	200
Volts	120-240 (*480)	Volts	120-240
Phase	3	Phase	3

\*480 in certain electrical panels

<b>Building C</b> - 2700 S. Broadway		<b>Building D</b> - 2700 S. Broadway	
Parcel	VA-162-1-1	Parcel	VA-162-1-1
Acres	1.846	Acres	
Type	Warehouse / Service	Type	Warehouse / Service
Location	Suburban/Industrial	Location	Suburban/Industrial
SF	15,000	SF	2,600
Stories	2	Office SF	0
Office SF	600	Built	1960
Built	1960	Class	C
Class	C	Tenancy	Single
Tenancy	Single	Docks	None
Docks	None	Drive Ins	1 / 12' w x 19' h
Drive Ins	4 / 12' w x 16' h		
Crane	Yes	Ceiling Height	22'-0"
Ceiling Height	(22' deck) 19'-11"	Heat	Gas
Heat	Gas	Water	City
Water	City	Sewer	City
Sewer	City	Trailer Parking	No
Trailer Parking	Yes	A/C	No
A/C	Yes	Air Lines	Yes
Air Lines	Yes	Fenced Lot	No
Fenced Lot	Yes	Floor Drains	No
Floor Drains	Yes	Sprinkler	No
Sprinkler	No	Amps	200
Amps	200	Volts	120-240
Volts	120-240 (*480)	Phase	3
Phase	3		

\*480 in certain electrical panels







**Building A**  
**38,600 SF**






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**Building B**  
**6,000 SF**



South Elevation



East Elevation







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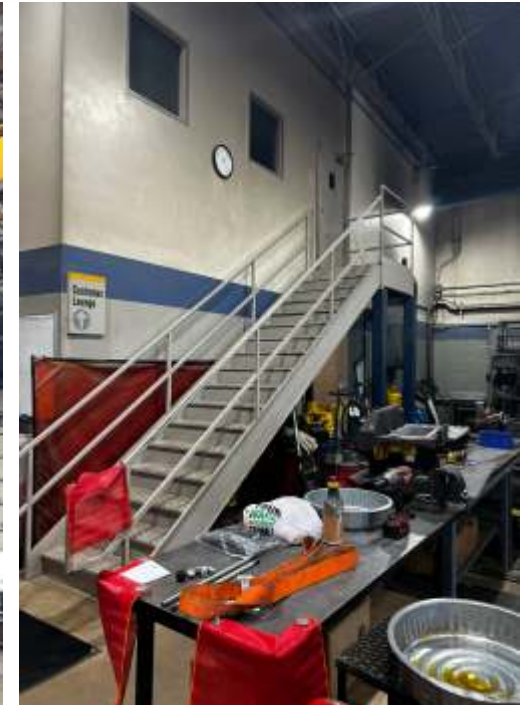
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# Building C 15,000 SF



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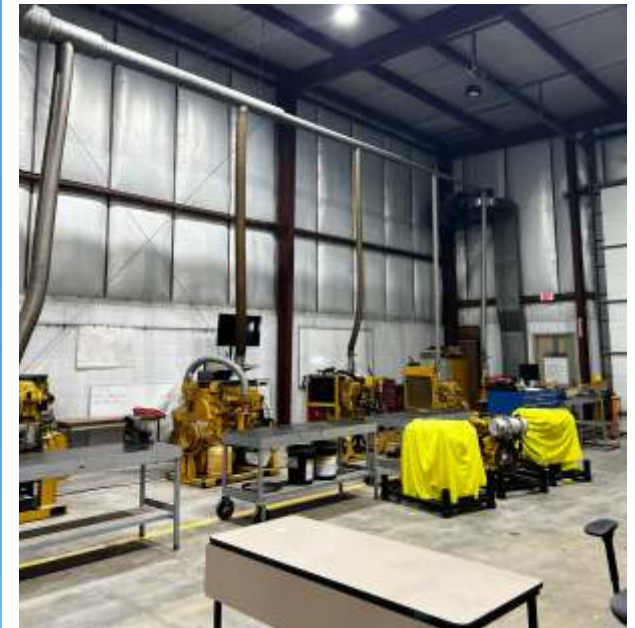
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## Building D 2,600 SF



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