

FOR LEASE:

7,200 SF

**Warehouse/Distribution Space
Manufacturing/Assembly Space**



RE/MAX
ON THE WATER

814 Knapp St, Oshkosh · 920-230-8880 · www.oshkoshrealty.com



3175 Atlas Avenue, Oshkosh, WI

Exceptionally nice building with an onsite landlord. Lease rate is absolute gross and includes property taxes, electricity, gas, lawncare/landscaping, municipal water/sewer, snow removal, storm water and dumpster refuse collection.

Tenant will have access to a shared restroom and shared grade level door.

Honeywell security system is installed and monitors the perimeter of the building, including all service and overhead doors. Tenant will be provided with their own keypad and codes. Remote access is available for an additional fee. Internal cameras can be added for additional security if required.

Easy access to Hwy. 91, Hwy. 44 and I-41.

<https://greateroshkosh.com>

<https://www.oshkoshchamber.com>

The information contained herein was obtained from sources believed reliable, however, 3175 Atlas Ave LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice.



**LEASE RATE: \$8.50/SF Gross Up for
Warehouse use**

**\$11.00+ Gross Up for
Manufacturing/Assembly**

SPACE AVAILABLE: 7,200 SF

DOCK DOORS: (2) 9'x8' with levelers and seals

GRADE LEVEL DOOR (SHARED): (1) 14'X12'

POWER: 480 Volt, 800 Amp 3 Phase

HEATING: (3) ceiling mounted heaters

CLEAR HEIGHT: 14' to eave, 15' peak

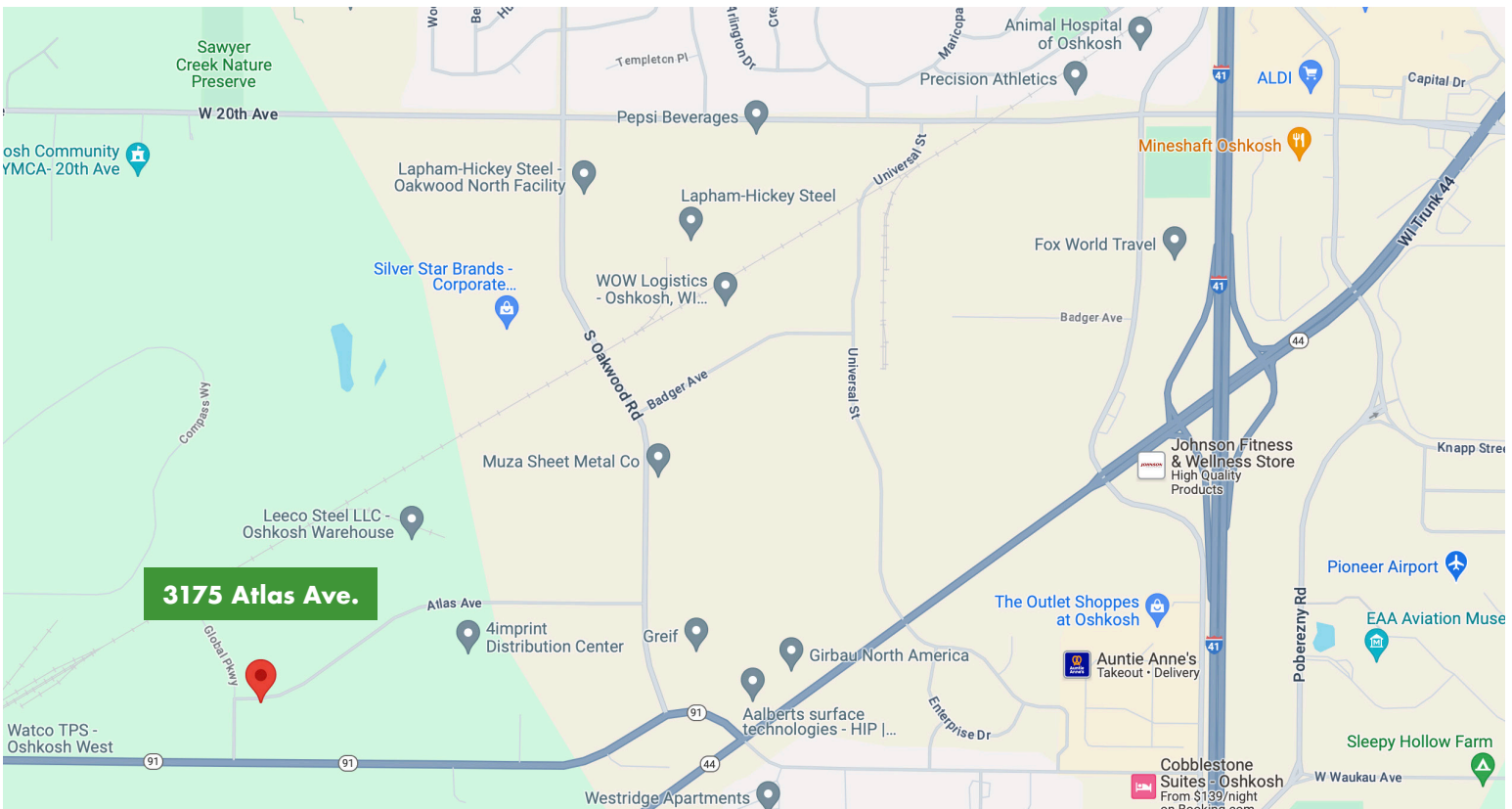
For more information:

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2023 Demographics:

POPULATION: 66,607 City of Oshkosh
172,845 Winnebago County

WORKFORCE: 69% of population between ages 19-75
(Winnebago County)

AVG. HOUSEHOLD INCOME: \$65,743 (Winnebago County)

Travel Times:

APPLETON: 30 minutes

GREEN BAY: 40 minutes

MILWAUKEE: 1 hour, 25 minutes