

FOR SALE OR LEASE

WELL MAINTAINED MANUFACTURING BUILDING

2425 Hutson Rd | Green Bay, WI



Well-maintained, climate-controlled, food-grade manufacturing facility available for sale or lease in Green Bay's established Packerland Industrial Park. Offering 62,750 SF across three buildings, the property provides a versatile combination of manufacturing, warehouse, office, and storage space with convenient access to I-41.

Ideally suited for an owner-occupant or industrial user, the facility features heavy power, multiple bridge cranes, 15 drive-in doors, dock loading, floor drains, motion-sensor LED lighting, welding air make-up/exhaust, and a 2-stall wash bay. A large freestanding rear building provides additional heated and unheated storage space, further enhance the property's operational flexibility.

The combination of the building's flexible configuration and strategic location provides an ideal opportunity for both owner-users or tenants looking for a highly functional, well-maintained manufacturing facility.

SALE PRICE	\$5,500,000 (\$87.65 PSF)
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LEASE RATE	\$7.25 PSF, NNN
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BUILDINGS SIZES	East Bldg	37,750 SF
	West Bldg	12,000 SF
	Rear Bldg	13,000 SF
	TOTAL	62,750 SF

LOT SIZE	3.58 acres
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AVAILABLE SPACE	37,750 SF; 12,000 SF; 13,000 SF; or 62,750 SF
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PARKING	Ample
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DOCK DOOR	1
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DRIVE-IN DOORS	15
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BRIDGE CRANES	2-5 ton and 1-10 ton
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POWER	Heavy
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YEAR BUILT	1997
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PARCEL #	6H-1718
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ZONED	BP-Business Park
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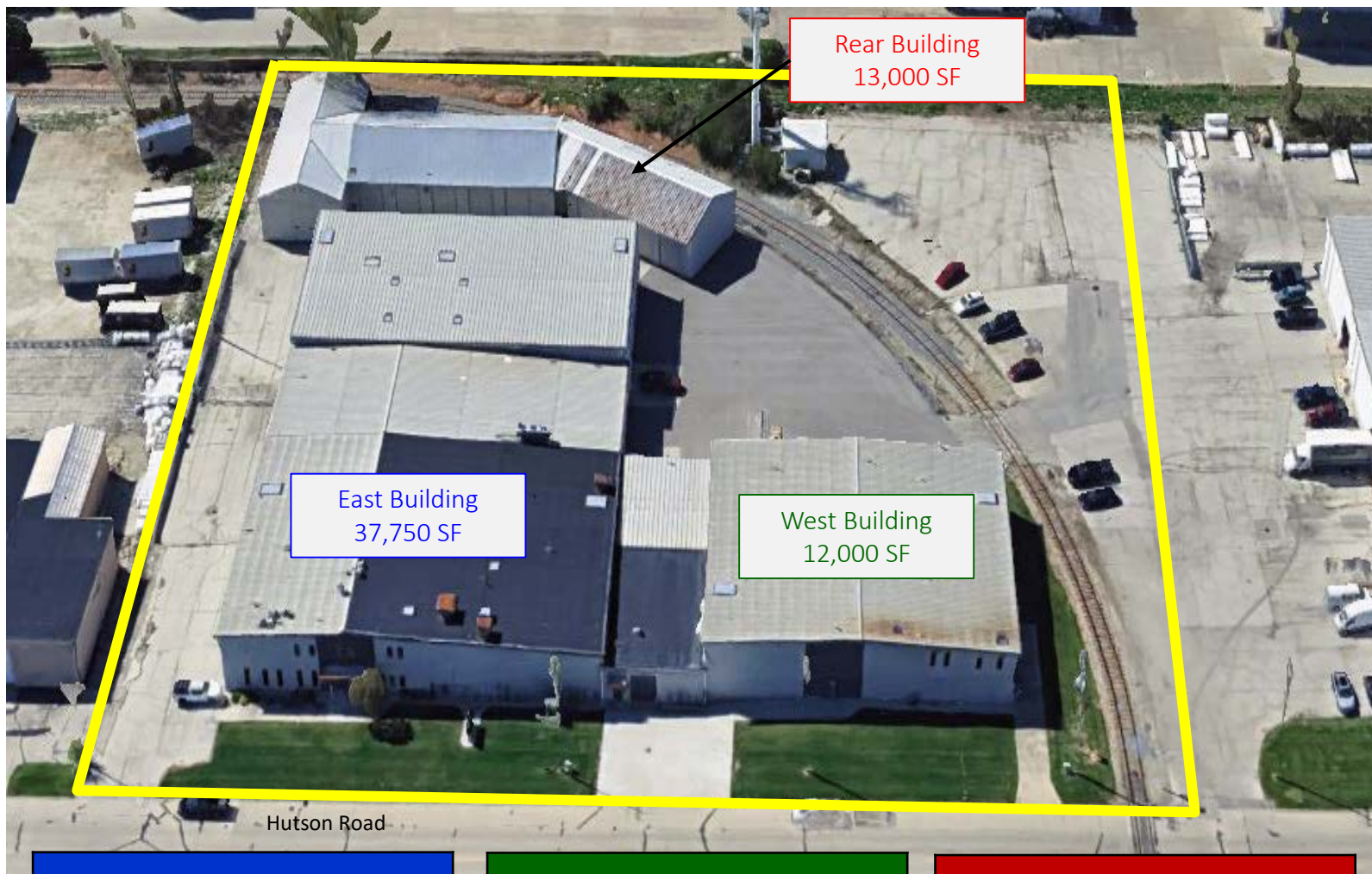
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EAST BUILDING	
Building Size	37,750 SF
2-Story Office	8,000 SF
Ceiling Height	19'
Overhead Doors	4-16'x14'
Bridge Cranes	2-5 ton
Crane Bays	16' Under Hook
Sprinklered	Yes

WEST BUILDING	
Building Size	12,000 SF
2-Story Office	1,248 SF
Ceiling Height	18'
Overhead Doors	2-16'x14'
Dock Door	1
Bridge Cranes	1-10 ton
Crane Bays	16' Under Hook
Sprinklered	No

REAR BUILDING	
Building Size	13,000 SF
# of Units	5
Ceiling Height	16'
Overhead Doors	9-12'x14'
Heated Units	4
Unheated Units	1
Paint Booth/Venting	2 Units

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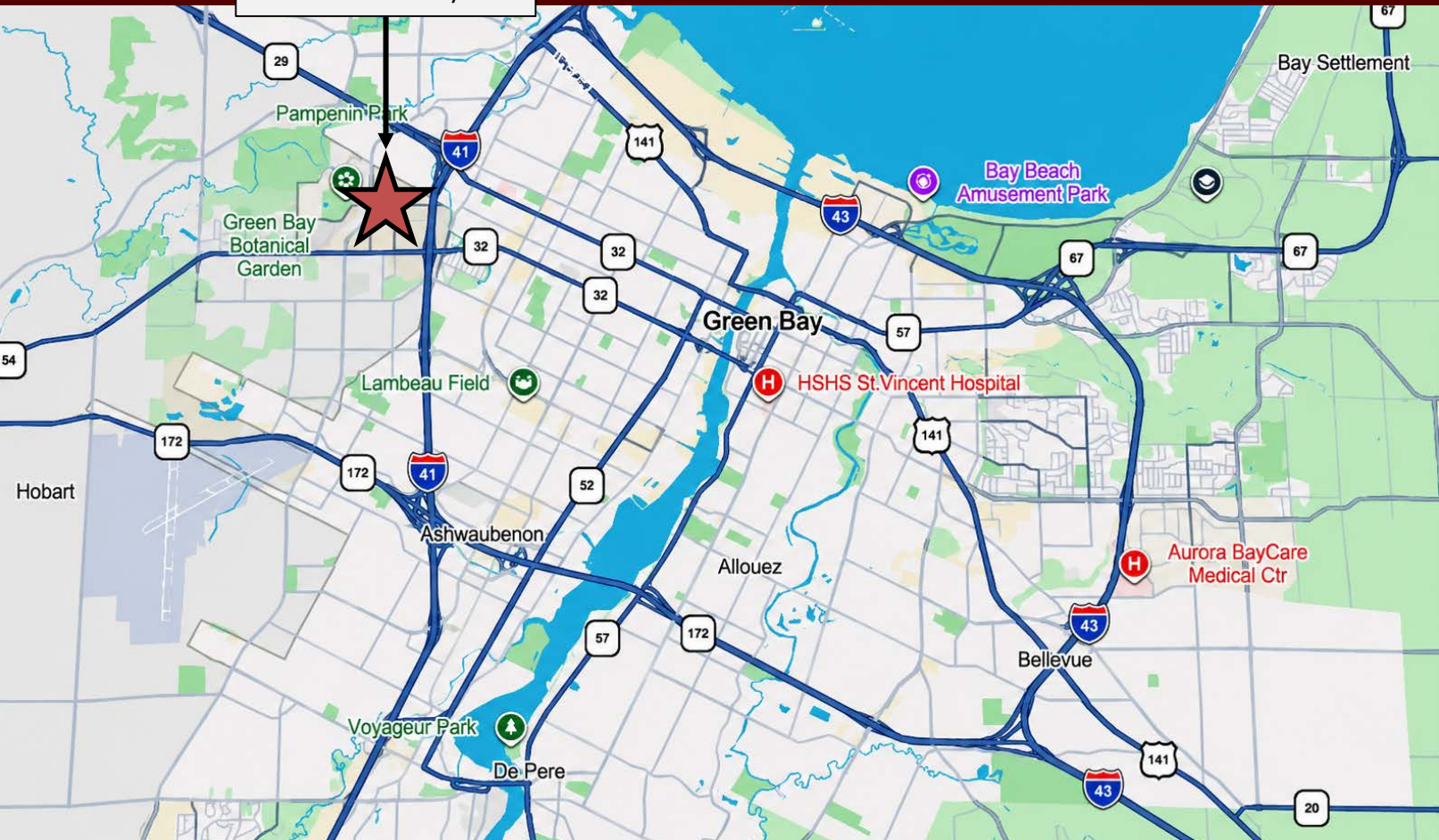


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2425 Hutson St,
Green Bay



Key Distances from Property

Appleton, WI	30 miles
Milwaukee, WI	125 miles
Chicago, IL	200 miles
Minneapolis, MN	275 miles

All of the information furnished above is believed to be accurate in all rational respects and was obtained from source(s) reasonably believed to be reliable. However, RE Commercial LLC has not verified the accuracy of such information and makes no guarantees, warranties or representations about the accuracy and validity of such information or its source(s). The information provided herein is subject to the possibility of errors, omissions and/or changes relating to the price, condition and/or any other circumstance without notice. RE Commercial LLC shall not be liable for any losses or damages, including, without limitation, any indirect or consequential losses or damages, whatsoever, arising from or out of the reliance on the accuracy and validity of the information provided for herein.

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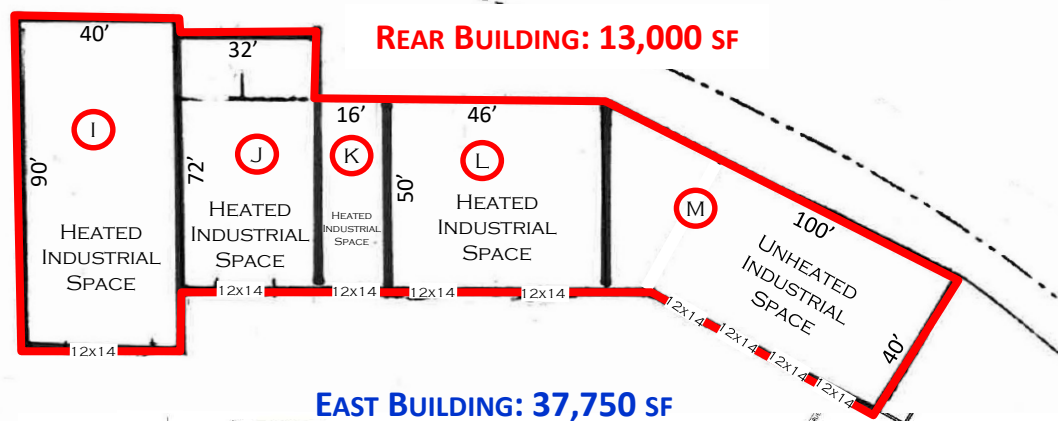
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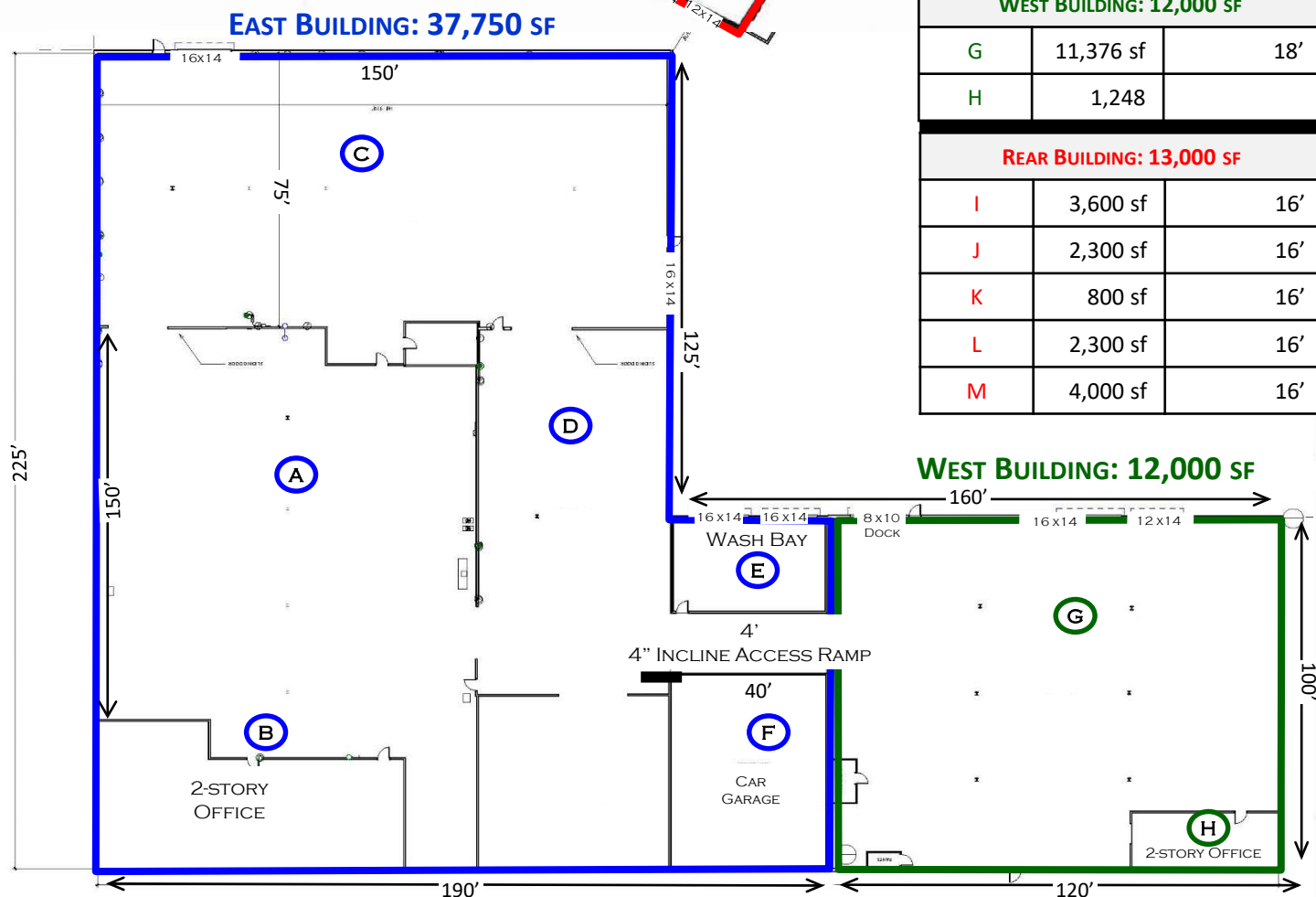
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EAST BUILDING: 37,750 sf		
Section	Size	Ceiling Height
A	12,500 sf	19'
B	5,000 sf	
C	11,250 sf	19'
D	7,500 sf	19'
E	1,040 sf	19'
F	2,240 sf	19'

WEST BUILDING: 12,000 sf		
G	11,376 sf	18'
H	1,248	

REAR BUILDING: 13,000 sf		
I	3,600 sf	16'
J	2,300 sf	16'
K	800 sf	16'
L	2,300 sf	16'
M	4,000 sf	16'



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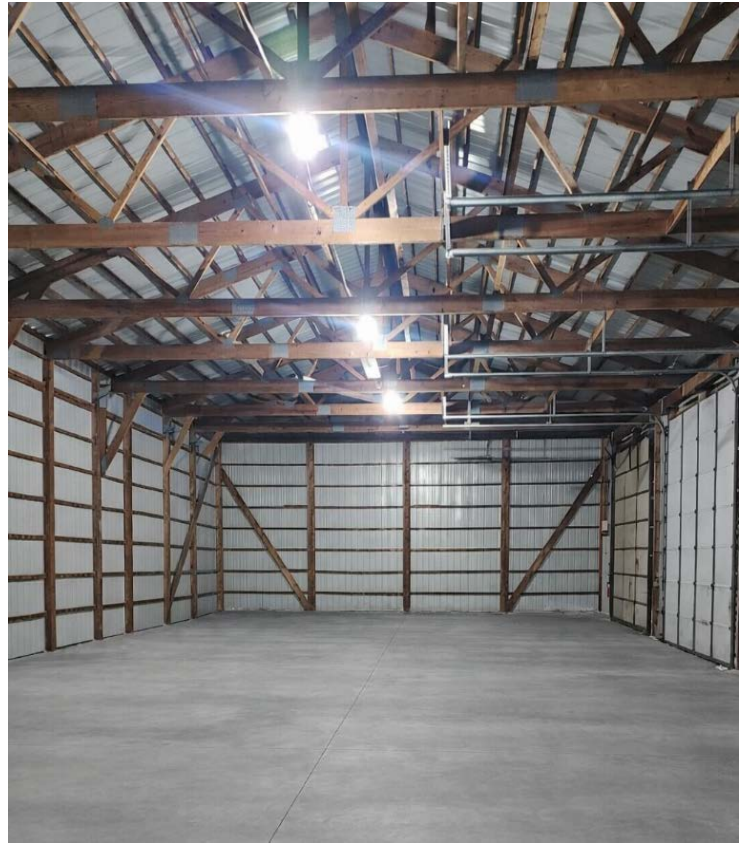
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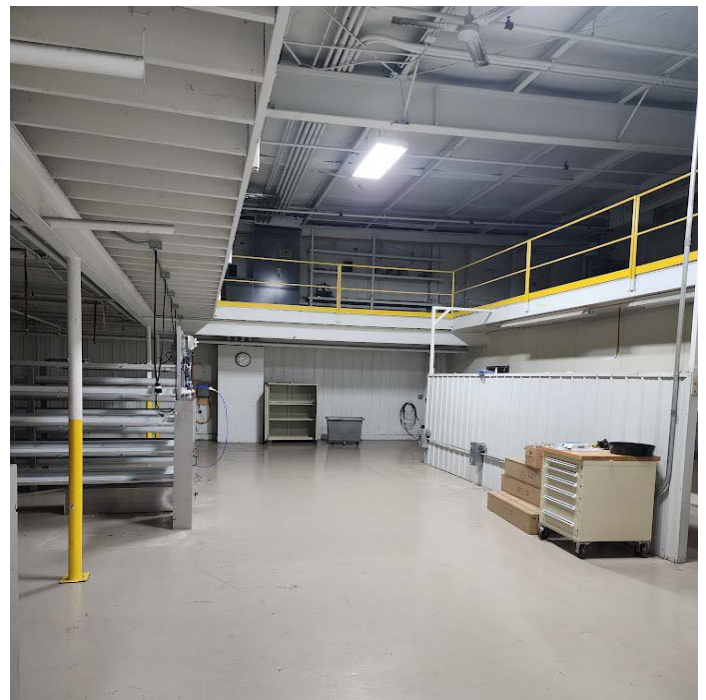
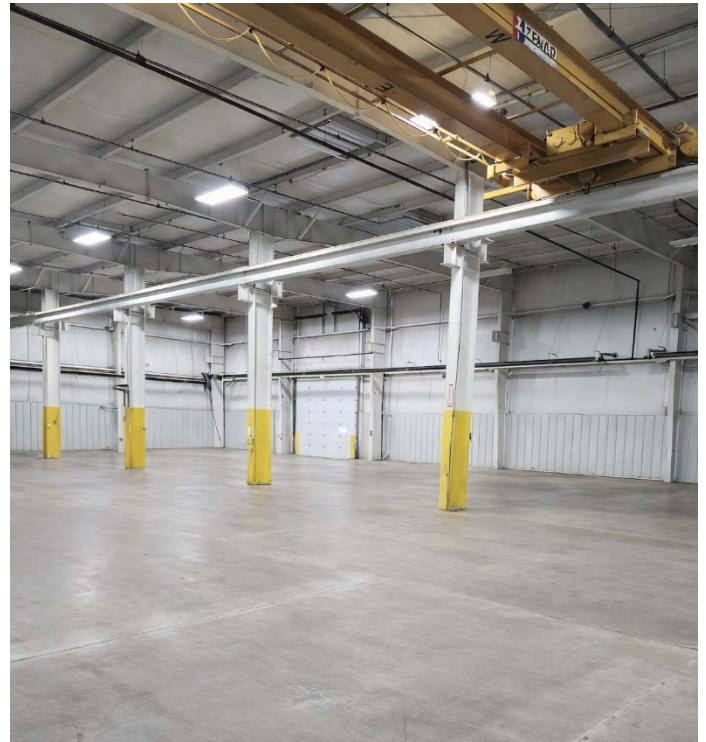
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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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