

Industrial Opportunity

For Sale and For Lease

206 Garfield Ave, Menasha, WI 54952

Colliers

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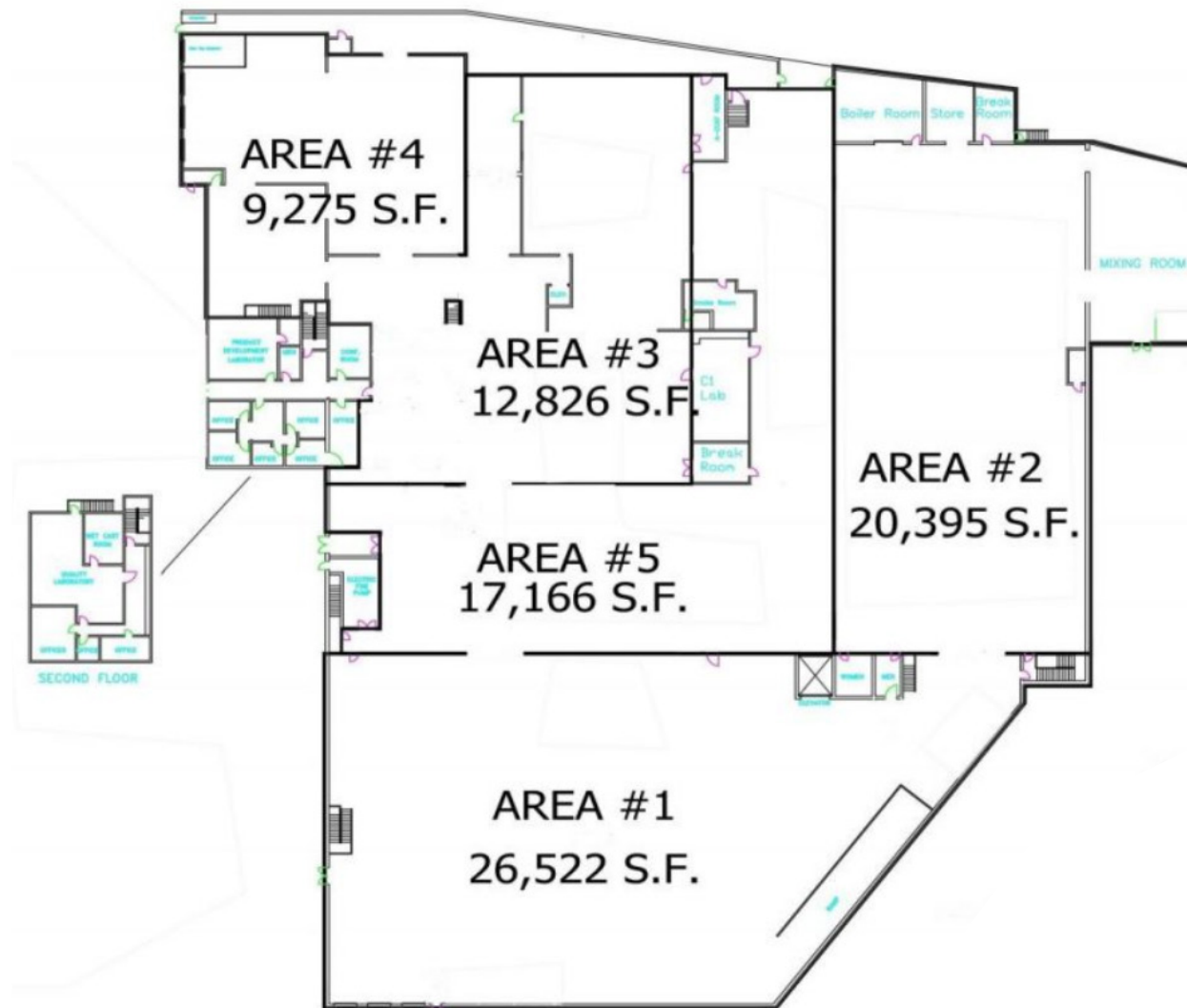
06 Area Summary

Property Details

Address:	206 Garfield Ave, Menasha, WI 54952
PID:	3-00597-00 & 3-00623-00
Lot Area:	6.12 acres
Building Size:	153,269 Total SF 86,184 SF - First Floor 67,085 SF - Basement Level
Year Built:	1960 with recent updates
Clear Height:	12'-21' (varies throughout)
Loading:	7 dock doors, 1 drive-in
Column Spacing:	39' X 39'
Lighting:	Fluorescent & LED
Power:	Heavy
Sprinklers:	100% wet system
Taxes (2024):	\$28,614
Sale Price:	\$3,650,000 (\$23.81/SF)
Lease Rate:	\$2.75/SF NNN
Available:	October 1st 2025



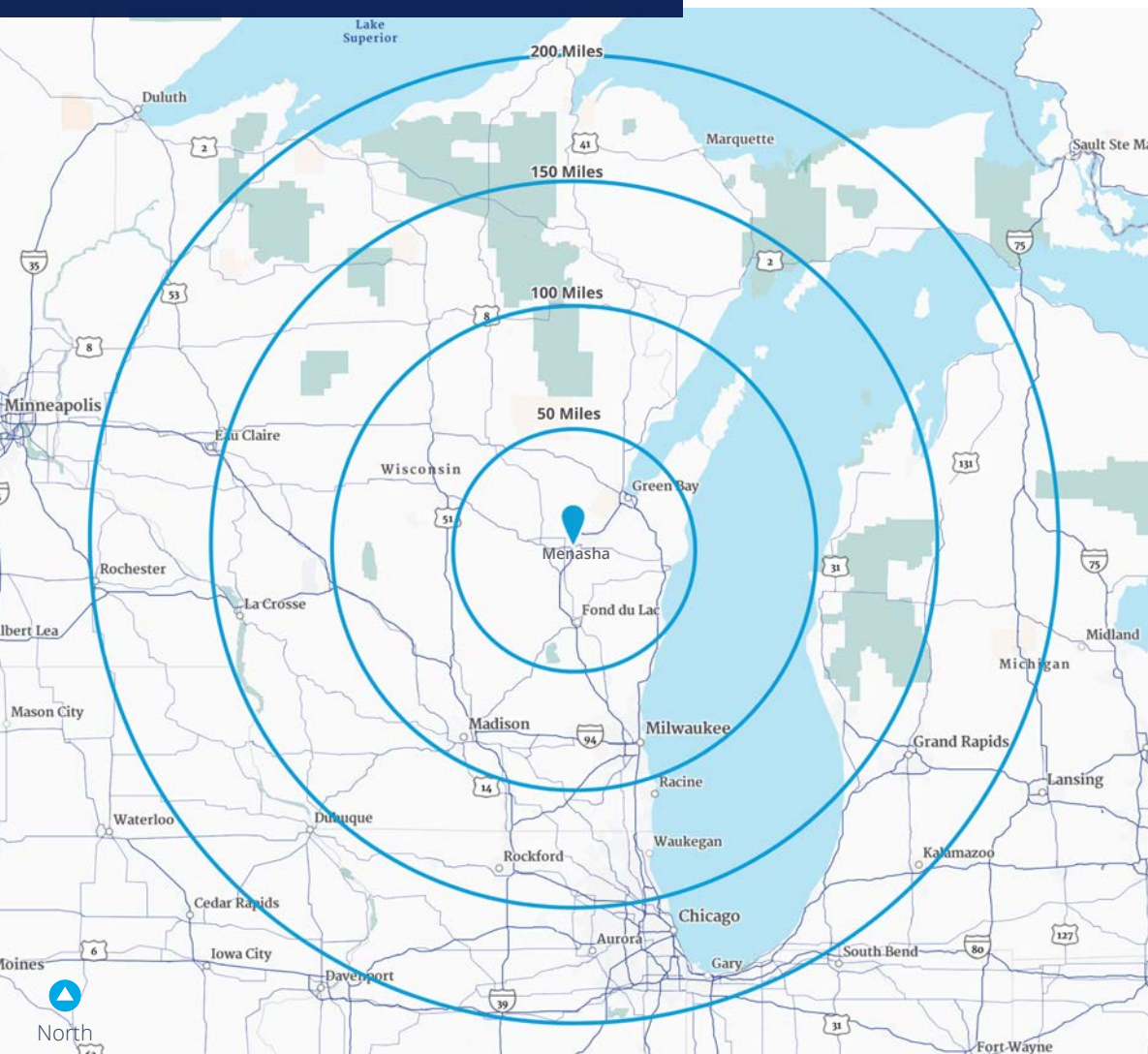
Floor Plan



Property Aerial



Area Summary



Distance to Surrounding Cities

Fond du Lac, WI	37 miles
Green Bay, WI	37 miles
Milwaukee, WI	96 miles
Chicago, IL	186 miles
Minneapolis, MN	282 miles

Winnebago County



Population

171,908 Winnebago Cnty (2025)
18,354 Menasha (2025)



Workforce

69% of population
between ages 19-75



Median
Household
Income

\$73,724 (2025)



Businesses

5,937 (2025)

Prominent Industries in the Region

- Service
- Retail Trades
- Finance, Insurance, Real Estate
- Construction
- Manufacturing
- Transportation
- Agriculture & Mining

Web Links

<https://www.menashawi.gov/>

<https://www.co.winnebago.wi.us/>



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