

For Lease



311 N Linwood Ave, Appleton, WI



100,000 SF Rail-Served Distribution Center

50,000 SF - 100,000 SF Available

Highlights:

- Divisible to 50,000 SF
- 19' - 21' clear heights
- Active rail-service provided by Canadian National
- Motion censored LED lighting throughout
- Fully protected via dry sprinkler system

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Property Details



Property Address	311 N Linwood Ave Appleton, WI 54914
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PID	31-5-1735-00
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Property Type	Industrial/Warehouse
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Building Size (SF)	100,000 SF (divisible to 50,000 SF)
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Site Size	6.86 acres
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Year Built	1978
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Loading	6 Dock Doors 7 Rail Doors
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Clear Height	19' eave, 21' peak
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Columns	25 x 50
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Lighting	Motion sensor LED lights
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Sprinklers	Dry System (throughout the entire building)
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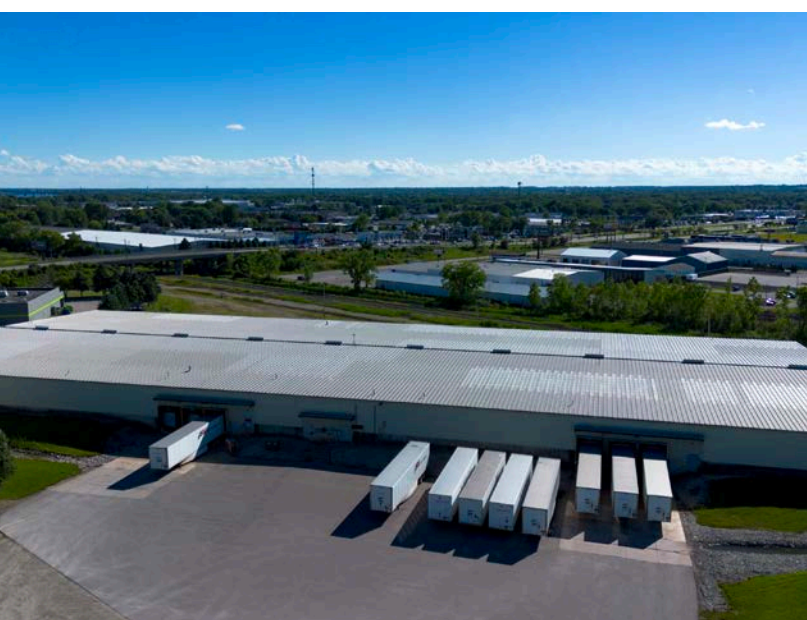
Construction	Metal
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Rail	Canadian Pacific
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Lease Rate	\$5.50/SF NNN
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* Listing broker has an ownership interest in the property

Aerial Photos



PACKARD STREET

165.03'

38.87'

400.07'

89.00'

165.03'

1.4'

720.400.07'

BENCH MARK:
ARROW ON ELEV. OF HYD
BL. 100.00 (ASSUMED)
ADD 710.88 TO THE CITY DATUM

EXIST. BLDG.

27.01'

80.01'

166.45'

10.0'

PROPOSED WAREHOUSE
FLOOR ELEV. 99.5

ASPHALT

SMO LINE RAILROAD

PROPOSED CONCRETE PAD

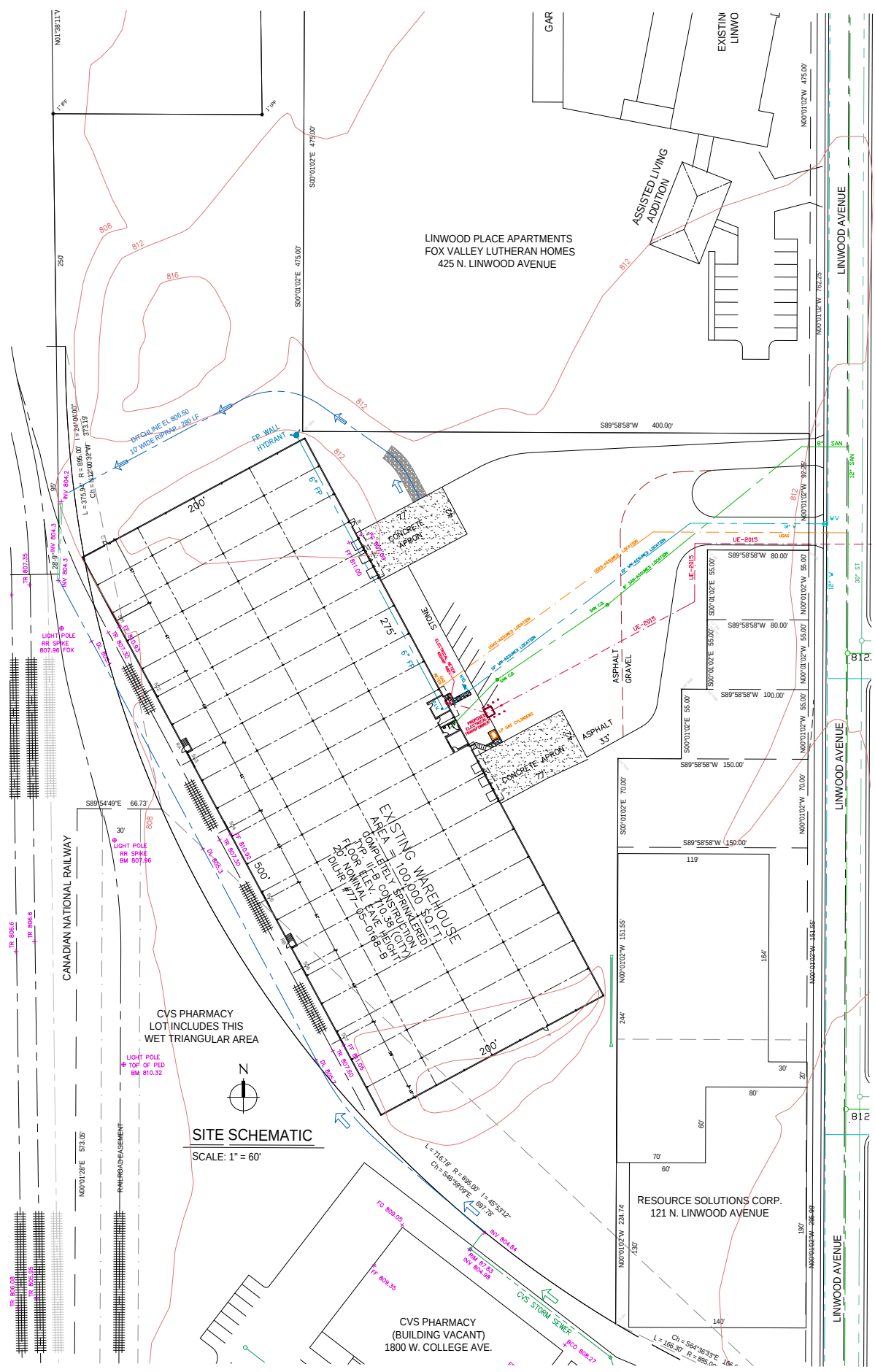
PROPERTY LINE

COLLEKT INV. 78.61

1.6" x 6" IRON PIPE
STEEL BAR
ANT
IN. CONTOUR

LINWOOD AVENUE

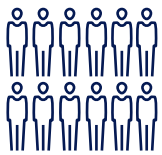
Property Plans



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Location Overview

Outagamie County



Current
Population

194,851



Current Average
Household Income

\$113,202



Current Daytime
Work Population

112,607



Households

79,742



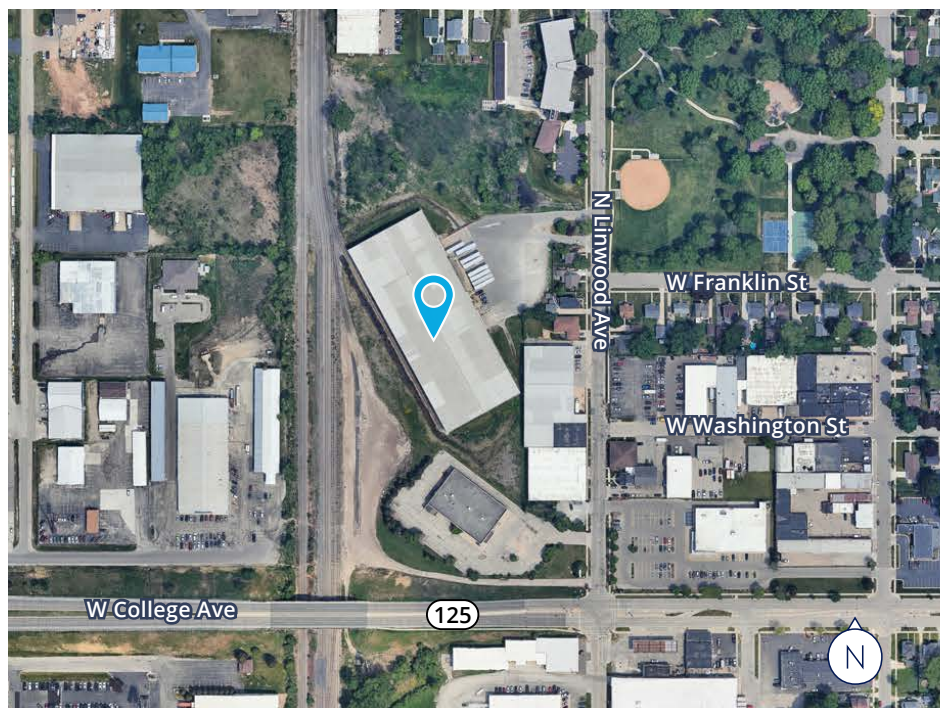
Businesses

7,406

Web Links:

[Appleton, WI](#)

[Outagamie County](#)



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Accelerating success.