



### 1100 Employers Boulevard, De Pere, WI.

**AVAILABLE IMMEDIATELY!**

#### Details

Join Humana in a Class A corporate office facility. Never offered previously! Beautiful manicured grounds. All available at an unbelievably below market rate.

#### Property Features

- Available spaces range from 1,000 to 65,000 square feet
- Scenic walking trail on-site.
- Convenient access to a variety of restaurants and hotels.
- Parking ratio of 5 spaces per 1,000 square feet.
- Located just 10 minutes from Austin Straubel International Airport.
- Only 20 minutes from Appleton.
- Approximately 1 hour and 53 minutes from Milwaukee.
- Custom build-to-suit and lease options available on adjacent land.

#### LEASE RATE

**\$14/SF GROSS**

AVAILABLE SPACE FOR LEASE 1,000 SF - 65,000 SF

BUILDING SIZE 358,561 SF

ACRES 56.88

CURRENT ZONING MANUFACTURING

YEAR BUILT 1981

PARKING ABUNDANT

#### For more information:

**Tom Fisk**

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960 Hansen Road  
Green Bay, WI 54304  
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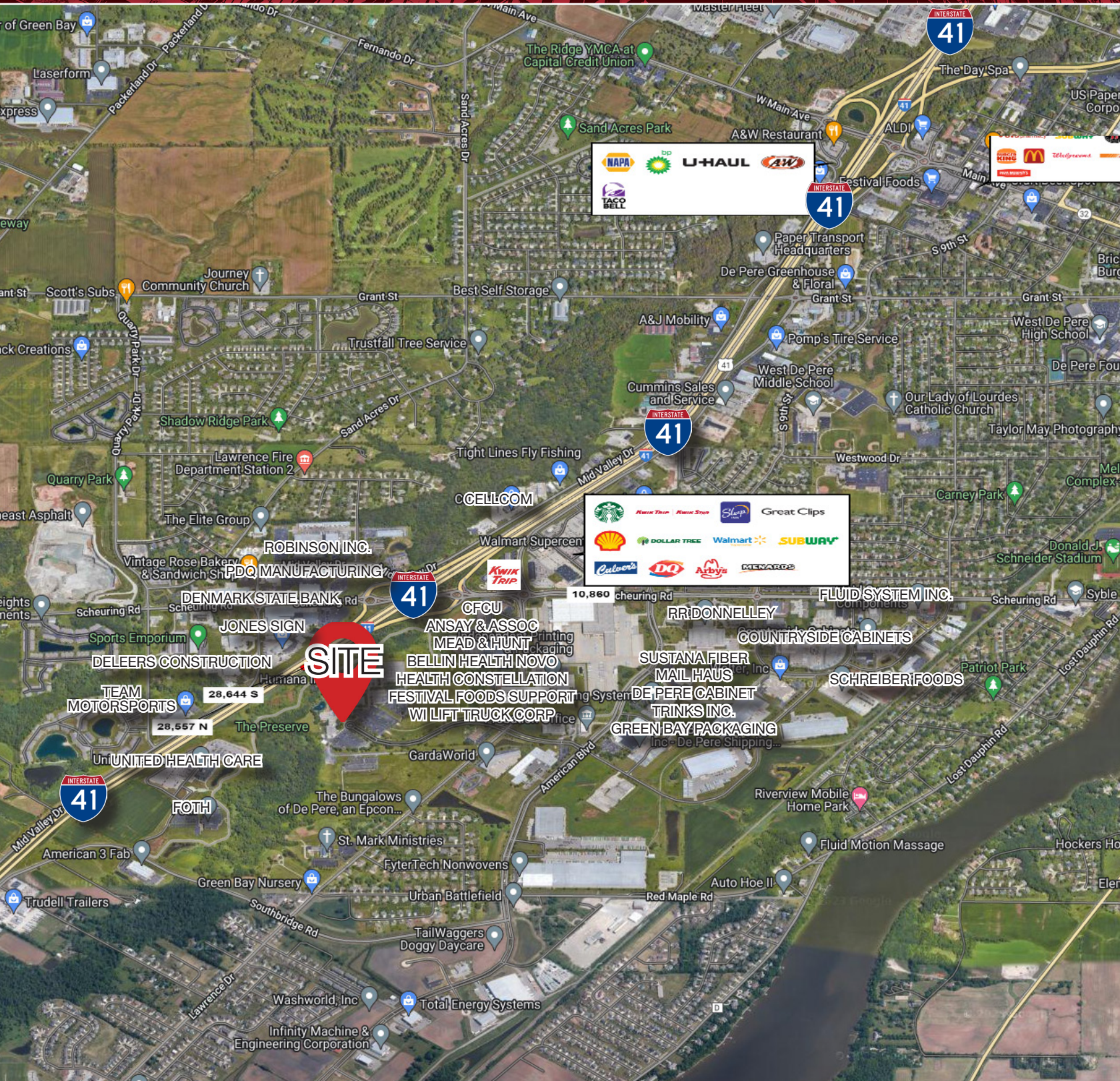


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## Demographics (3, 5, 20 Mile Radius)

### POPULATION



3 MILES:	24,856
5 MILES:	55,947
20 MILES:	477,593



### EMPLOYEES

3 MILES:	17,446
5 MILES:	37,104
20 MILES:	196,163

### AVERAGE INCOME



3 MILES:	\$109,462
5 MILES:	\$117,871
20 MILES:	\$107,539



### BUSINESSES

3 MILES:	888
5 MILES:	2,193
20 MILES:	13,151

### AVERAGE HOUSEHOLDS



3 MILES:	9,972
5 MILES:	22,972
20 MILES:	196,303



### TRAFFIC COUNTS (PER DAY)

INTERSTATE 41	47,000+
LAWRENCE DRIVE	10,335
SCHOURING ROAD	10,860

## **Brown County, Wisconsin - About Us**

Welcome! Brown County, with a population of 245,000, is the 4th largest County in Wisconsin. We offer a locale that is rich in history, industry, agriculture, entertainment, and much more. Find out what Brown County, Wisconsin, has to offer you!

### **Agriculture**

Brown County has an excellent agriculture production area and agribusiness is of tremendous importance to the community. Dairying is the largest income generator, although canning, cash crops, and other livestock also contribute substantially to the income in this area.

### **County Courthouse**

In 1992, Brown County completed a ten million dollar project to restore and refurbish its courthouse. At the time it was originally dedicated in 1911, the newly built courthouse in Green Bay, Wisconsin was described by the newspapers as being "unsurpassed in the State."

### **Education**

Brown County offers higher education opportunities at three major institutions: The University of Wisconsin-Green Bay, St. Norbert College and Northeastern Wisconsin Technical College.

### **Industries**

Brown County is composed of 13 townships, nine villages and two cities, of which Green Bay is the largest. It is one of the most progressive and rapidly growing cities in Wisconsin while still retaining some of the most beautiful and charming residential suburbs. The largest employer in Brown County is the Oneida Tribe of Indians of Wisconsin: Business/Development Corp. Our community is home to two of the largest insurance companies in the State of Wisconsin.

The principal industry of Green Bay is that of paper-making. The city has four large paper mills, three pulp mills and four paper-converting companies. These mills specialize in tissue papers, such as toilet paper, towels, napkins and tablecloths, with some wrapping and printing papers, and in chipboard for the manufacture of boxes, all of which are used throughout the nation.

Green Bay is the largest cheese processing, concentrating and shipping center in the U.S.

Green Bay is home base for one of the nation's most recognized environmental quality paper converters and recycling companies. In fact, the recycling industry is fast becoming a sizable economic force in new jobs: paper, plastics, and wood products are all being recycled/processed locally.

Brown County is also the home of an internationally recognized manufacturer of custom log homes.

Other important industries are furniture factories, automobile parts plants, cold storage plants, dairy products plants, fisheries, meat processing, machinery production, transportation and national communications are all located here within.

## Green Bay Packers

Green Bay holds the distinction for being nicknamed "Titletown, U.S.A." because of their domination of professional football throughout the 1960's. Packer football has been synonymous with leadership, talent, and winning. Thanks to the likes of Lombardi, Starr, Taylor, Davis, Nitschke, and numerous others who are today, enshrined in the Pro-Football Hall of Fame. The Green Bay Packers have captured the National Football League Championship on twelve occasions including the first two Super Bowls.

## League Championships

1929, 1930, 1931 (League Champions)  
1936 Green Bay -- 21; Boston -- 6  
1939 Green Bay -- 27; New York Giants -- 0  
1944 Green Bay -- 14; New York Giants -- 7  
1961 Green Bay -- 37; New York Giants -- 0  
1962 Green Bay -- 16; New York Giants -- 7  
1965 Green Bay -- 23; Cleveland -- 12  
1966 Green Bay -- 35; Kansas City -- 10 (Super Bowl I)  
1967 Green Bay -- 33; Oakland -- 14 (Super Bowl II)  
1996 Green Bay -- 35; New England -- 21 (Super Bowl XXXI)



## Tourism & Recreation

Brown County boasts numerous tourism attractions which include: Heritage Hill State Park, the N.E.W. Zoo, The National Railroad Museum, the Packer Football Hall of Fame, Bay Beach Amusement Park, Weidner Center for the Performing Arts, the Green Bay Community Theatre, the Neville Public Museum, Hazelwood Historical House Museum, and others too numerous to mention. Brown County also operates an 18-hole Golf Course, rated one of the best in Wisconsin!

The Fox River is once again becoming a major attraction for water sports, sport fishing and walleye hatchery. Much of the success is due to the improvement of the water's quality and waterfront development/planning.

## Transportation

The Green Bay area is the transportation hub of Northeastern Wisconsin. Our highway system has the only complete beltline in Wisconsin.

Together with rail and port facilities, there is excellent cargo service provided by Wisconsin Central.

Many trucking firms haul cargo out of Green Bay, with some of the nations largest having headquarters or terminals located within our boundaries.

Brown County has one of the finest harbors on the Great Lakes, and the Port of Green Bay is an international port for domestic and foreign trade. Ocean vessels also call at the Port of Green Bay on a regular basis. The marine tonnage entering the harbor has annually averaged more than 143 ships and 1,637,776 tons.

Austin Straubel International Airport is owned by Brown County and was named in honor of Lt. Col. Austin Straubel, a Green Bay native, killed in action while serving in the U.S. Air Corps in the South Pacific in 1942. Austin Straubel International Airport is the third largest airport in the State of Wisconsin and has title to 1,500 acres.



## STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

**Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.**

### Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

### Confidentiality Notice to Customers

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

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION

### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

### Definition of Material Adverse Facts

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

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

### Notice About Sex Offender Registry

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