



**FOR SALE OR LEASE** | **61,071 SF**  
**1451 MCMAHON DR** | **CLASS A OFFICE**  
**NEENAH, WI**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

**PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM**

**LUKE HERDER | ASSISTANT VP, ACQUISITION & LEASING | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM**

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.





# PROPERTY HIGHLIGHTS



**EXCELLENT FOX CITIES LOCATION W/ ACCESS TO APPLETON, GREEN BAY, MADISON, AND MILWAUKEE**



**PROPERTY WITH FRONTAGE TO I-41/US-10 WITH MORE THAN 110,200 VPD**



**LOCATED IN CLASS A MCMAHON BUSINESS PARK**



**PYLON SIGNAGE**



**OPEN OFFICE FLOOR PLAN WITH CONFERENCE, TRAINING, AND BREAK ROOMS**



**BOARDROOM, EXECUTIVE OFFICES, AND LUNCH AREA**





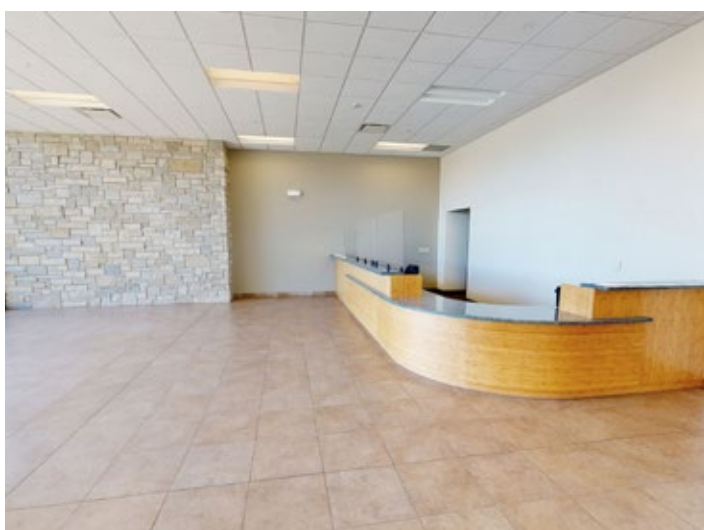
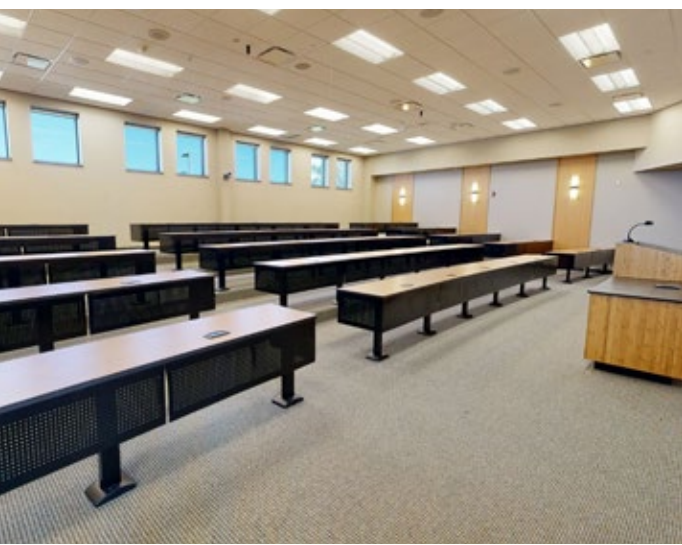
# PROPERTY DETAILS

1451 MCMAHON DR | NEENAH, WI  
CLASS A OFFICE

AVAILABLE SPACE	61,071 SF
FLOORS	2
ELEVATORS	Yes
WINDOWS	Fixed Glass
ROOF	TPO
WALLS	Exterior
RESTROOMS	Three Banks
LOBBY	Stone and Glass
YEAR BUILT	1997   Expanded and Renovated in 2011
FIRE SUPPRESSION	Wet Sprinklers
POWER	1600 Amps
PARKING	230 Surface Spaces
LAND AREA	4.982 Acres
ZONING	B-5 Commercial
PARCEL ID	121-5221
OPEX ESTIMATE	\$1.95/SF

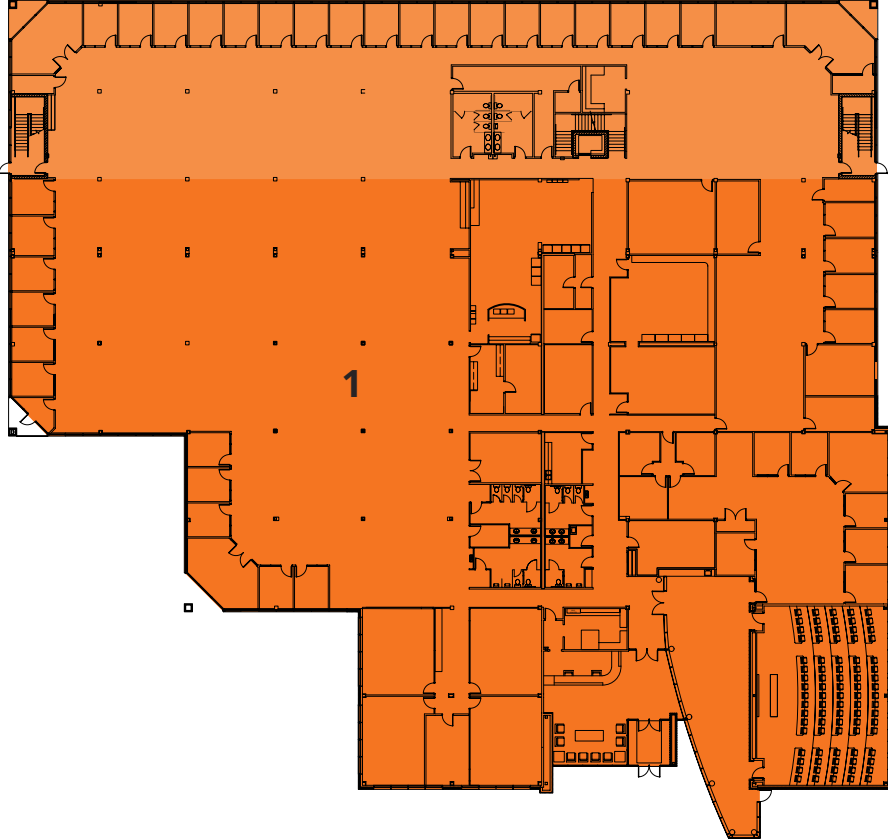
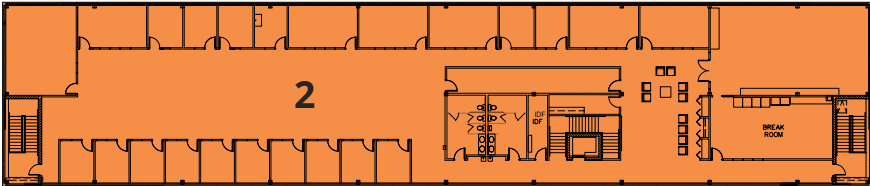






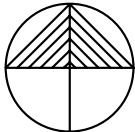
# FLOOR PLAN

1451 MCMAHON DR | NEENAH, WI



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	35,545 SF
2	AVAILABLE	25,526
<b>TOTAL</b>		<b>61,071 SF</b>

[VIEW A MATTERPORT WALK-THROUGH](#)





# LOCATION MAP

1451 MCMAHON DR | NEENAH, WI

APPLETON AIRPORT	4 MILES
GREEN BAY	37 MILES
MADISON	101 MILES
MILWAUKEE	102 MILES
CHICAGO	190 MILES

