

±32,710 SF MULTI-TENANT OFFICE BUILDING
1150 Springhurst Dr, Green Bay, Wisconsin, 54304

ONLINE AUCTION



Previous Asking: \$3,800,000

MINIMUM BID: \$1,600,000

Property Highlights

- ±31,975 Gross Leasable Area
- Multi-tenant configuration
- 75.92% occupied with substantial potential for rent growth
- Priced significantly below replacement cost

Location Highlights

- Within the well-located Baetan Farms Office Park
- 4 miles south of downtown Green Bay
- 3 miles east of the Austin Straubel International Airport
- Zoning: M-1

Investment Highlights

- Current NOI: \$211,179.34
- Proforma NOI: \$303,930.74
- Priced significantly below replacement cost

For Additional Property Details,
Downloadable Due Diligence Materials, & Auction Information

Visit: **[FRE.com/314F1](https://www.fre.com/314F1)**



Adam Meyers
NAI Pfefferle
License #83259 - 94