

Brokerage

• Management

• Investment

**Warehouse  
Industrial/Manufacturing  
Service/Retail****Lease Rate** \$6.30 SF (NNN)**Square Footage** 1,600 to 12,000**Taxes** To Be Determined**Property Features**

- New Construction
- Ideal location for manufacturing, distribution, warehouse, retail or service business
- 23' eave height front, 20' eave height rear
- (7) 14' x 16' OH Doors
- Close to interstate exits
- High visibility from Highway 41
- Spaces as small as 1,600 square feet
- Some build-out included in base rent

**Location**

Take Hwy 41 South from De Pere or North from Appleton. Exit CTH S from the North, exit CTH U from the South to East frontage road French Road, located between CTH U and S.



For more information, please contact

**Kim Johnson**

(920) 731-0362

kjohnson@jrossassoc.com

J. Ross & Associates, LLC  
2631 N. Meade St., Suite 102  
Appleton, WI 54911  
Phone: (920) 428-8884  
[www.jrossassoc.com](http://www.jrossassoc.com)