



INDUSTRIAL PROPERTY FOR SALE OR LEASE - 40,030 SF

3300 E. VENTURE DRIVE

Appleton, WI 54911

BOB ROSSI

Managing Broker

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bobr@northstar-commercial.com

3300 E. VENTURE DRIVE

Appleton, WI 54911



OFFERING SUMMARY

Sale Price:	4,275,000
Lease Rate:	\$10/SF NNN
Building Size:	40,030 SF
2 Story Office:	14,230 SF
Shop/Warehouse	25,800 SF
Price / SF:	\$107
Lot Size:	4.01 Acres
Parking:	Paved - 67 Spots
Zoning:	Industrial
Year(s) Built:	2005 & 2017
County:	Outagamie
Taxes:	31,498 (2023)

PROPERTY OVERVIEW

Introducing 3300 E. Venture Drive, a Prime Industrial Opportunity with HIGH VISIBILITY via Interstate 41 in Appleton, WI's Northeast Industrial Park.

Featuring ample space for manufacturing, distribution, and storage, this facility offers the ideal canvas for Industrial Investors seeking a Turnkey Solution. Boasting modern amenities, flexible configurations, and an ideal location, this property will accommodate diverse needs. Don't miss the chance to elevate your operations in a Top-Tier Industrial Environment!

- Built: (2005 - 25,030sf) & (2017 - Additional 15,000sf w/Cranes & Loading Docks).
- Clearance Height: 20' - 26' (sloped west to east).
- Overhead Doors: (2) 12'w x 14'h; (1) 9'w x 10'h; (1) 9'w x 8'h recycle area.
- Loading Docks: (2) Poweramp Dock Boards, Locks and Shelters.
- Cranes/Hoists: (3) 5 Ton, (1) 6 Ton, Crane Bays 50' x 150'.
- Power: "We Energies" 3 Phase, 800 AMP 277V and 120/208V w/Transformer.
- Backup Power (office only): 2021 Natural Gas GENERAC 130kw Auto Switching.
- Lighting: LED throughout building; & Wet Sprinkler System Fire Protection.
- HVAC - Entire building is heated & air conditioned; Compressed Air thru-out workshop/shop - Atlas Copco Type GA11 Compressor w/100 gallon tank; Stormwater & On-Site Detention Pond.

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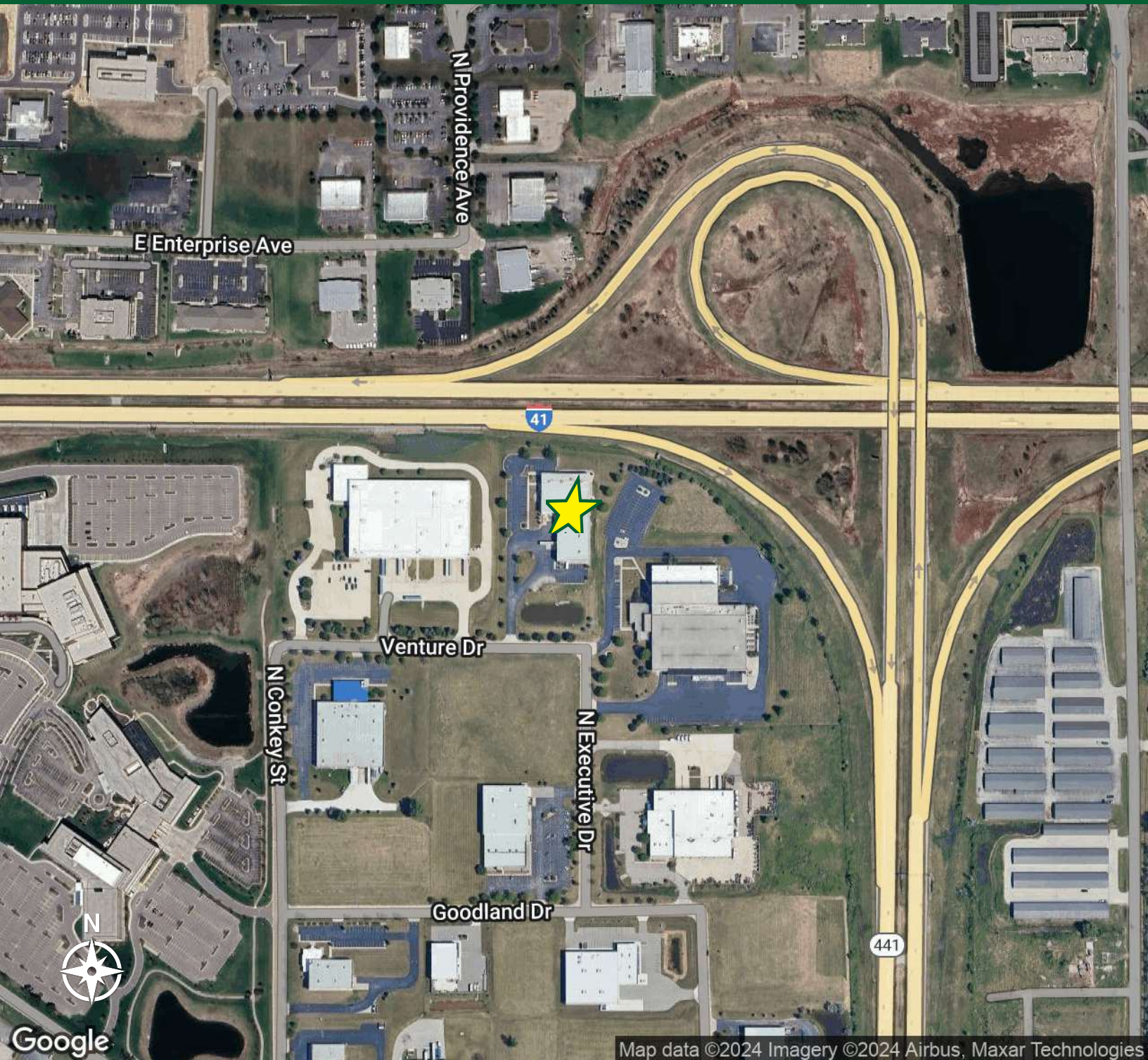
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North Elevation



West Elevation - Main Entrance



SW Elevation - 9x10, 12x14, and 12x14 foot doors.



West Elevation - Two Poweramp Dock Boards, Locks & Shelters.

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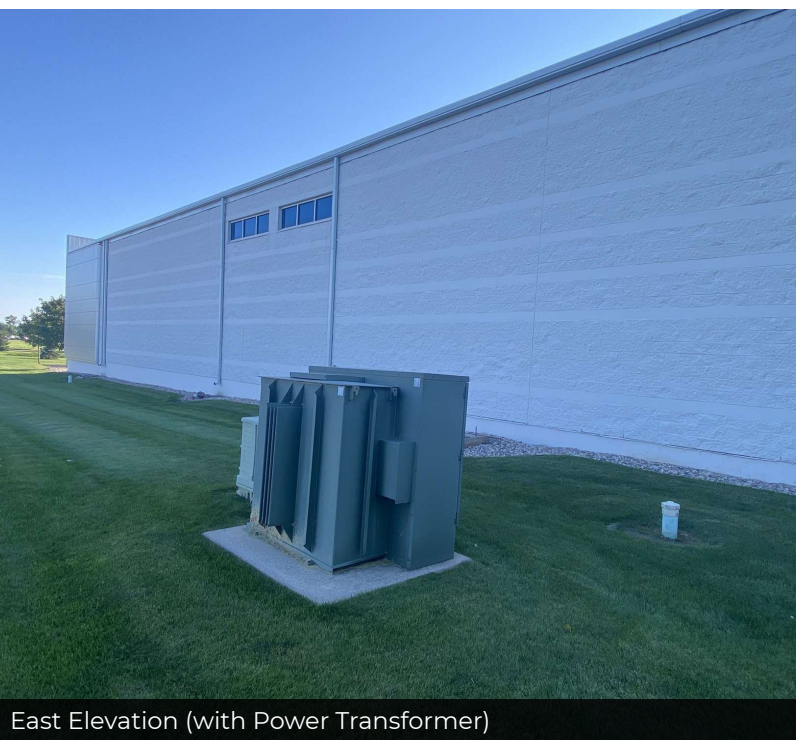
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Impressive, well designed and maintained property.



Retaining Pond



East Elevation (with Power Transformer)



East Elevation (with Generac Back-up Power)

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Professional Reception Area - 2-story office space - 14,230 SF



Conference Room with State of the Art Equipment/Connections



Professional / Comfortable Lunch Room



Bathroom facilities on both floors.

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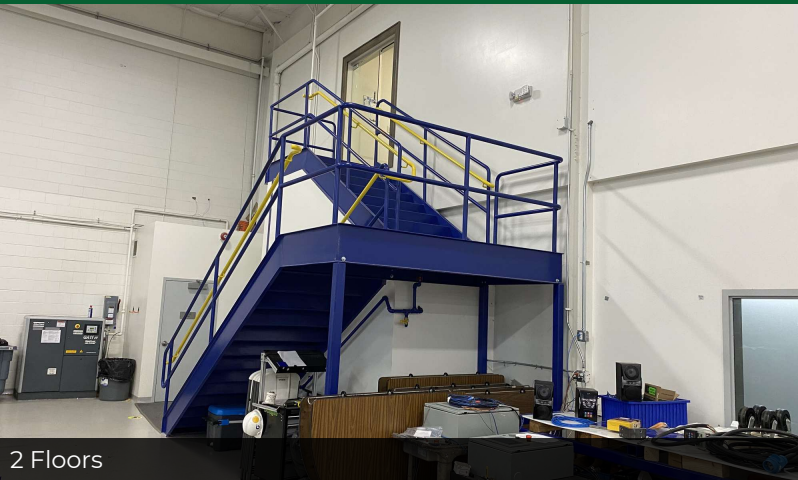
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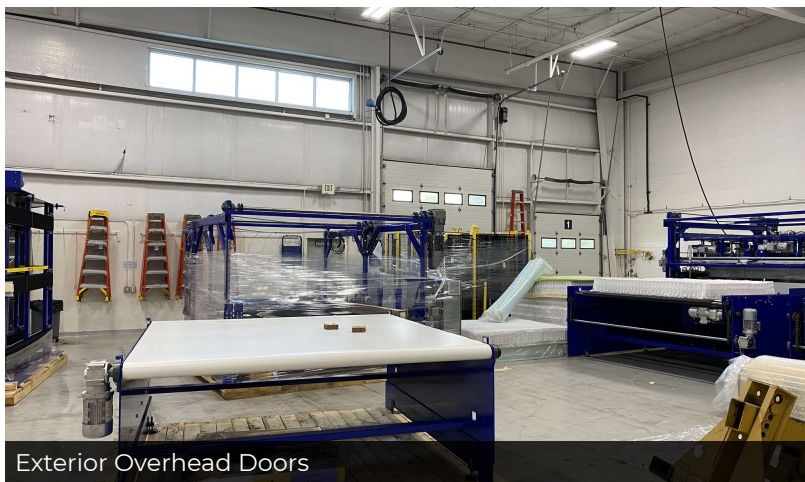
2 Floors



Expansive Versatile Facility



Interior Overhead Door



Exterior Overhead Doors



Overhead Cranes/Hoists: 3 (5 Ton), 1 (6 Ton), Bays 50'x150'



Sprinkler System Riser Room

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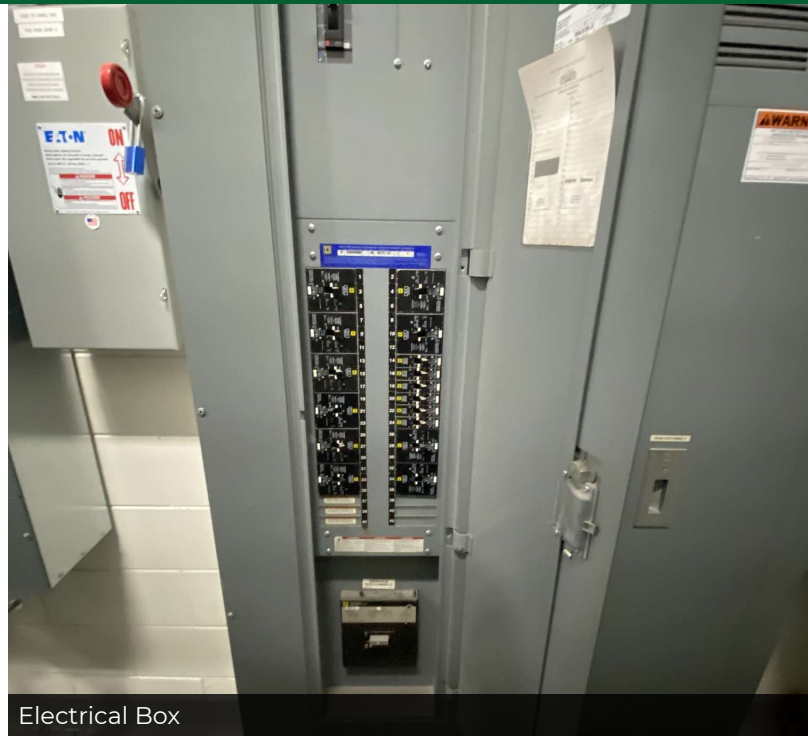
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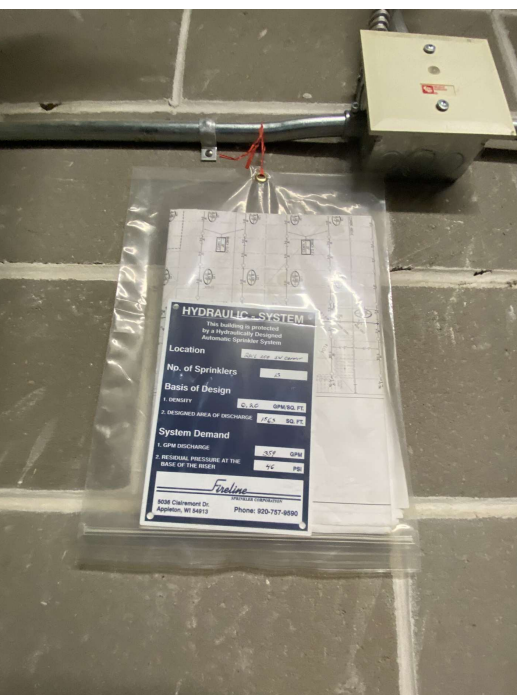
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Air Compressor



Electrical Box



Sprinkler System Specs



GENERAC 130 kw w/Auto Switching



Interior Transformer

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PROJECT INFORMATION
PROJECT NUMBER: 1029960

C3 CORPORATION
PROPOSED BUILDING ADDITION
VENTURE DRIVE • APPLETON, WI

SHEET DATES
REVISION: SEPT 19, 2016
PROJECT: C3 CORPORATION
SHEET: 1029960-01

SHEET INFORMATION
SITE PLAN
SCALE: 1" = 30'
C1.2

SITE INFORMATION:
Lot 2 of Certified Survey No. 3002 as filed in the office of the Register of Deeds for Outagamie County, Wisconsin, in Volume 17 of Certified Survey Maps on page 100. The property is located on the east side of Venture Drive, Appleton, WI 54911. Tax Key Number: 311 672308.

PROPERTY AREA:
AREA = 174,463 S.F. (4.01 ACRES)

EXISTING ZONING:
M-1 INDUSTRIAL

PROPOSED ZONING:
M-1 INDUSTRIAL

PROPOSED USE:
WAREHOUSE AND ASSEMBLY

AREA OF SITE DISTURBANCE:
42,000 S.F. (0.96 ACRES)

SETBACKS:
BUILDING: FRONT = 40', REAR = 25', SIDE = 5'
PARKING: FRONT = 15', REAR = 5', SIDE = 5'
SEE ADJ. LOTS

SEE ADJ. LOTS:
BUILDING: FRONT = 40', REAR = 25', SIDE = 5'
PARKING: FRONT = 15', REAR = 5', SIDE = 5'

PROPOSED BUILDING HEIGHT:
28' (MAX. HEIGHT 60')

PARKING REQUIRED:
OFFICE AREA = 1 SPACE PER 100 S.F., OFFICE AREA = 7,200 S.F. / 200 = 36 SPACES REQ.
WAREHOUSE AREA = 1 SPACE PER 1,000 S.F., WAREHOUSE AREA = 31,200 S.F. / 1,000 = 31 SPACES REQ.
TOTAL SPACES REQUIRED = 67 SPACES

PARKING PROVIDED:
58 SPACES (3 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED:
3, HANDICAP STALLS PROVIDED: 3

HOURS OF OPERATION:
7AM TO 5PM MONDAY THROUGH FRIDAY

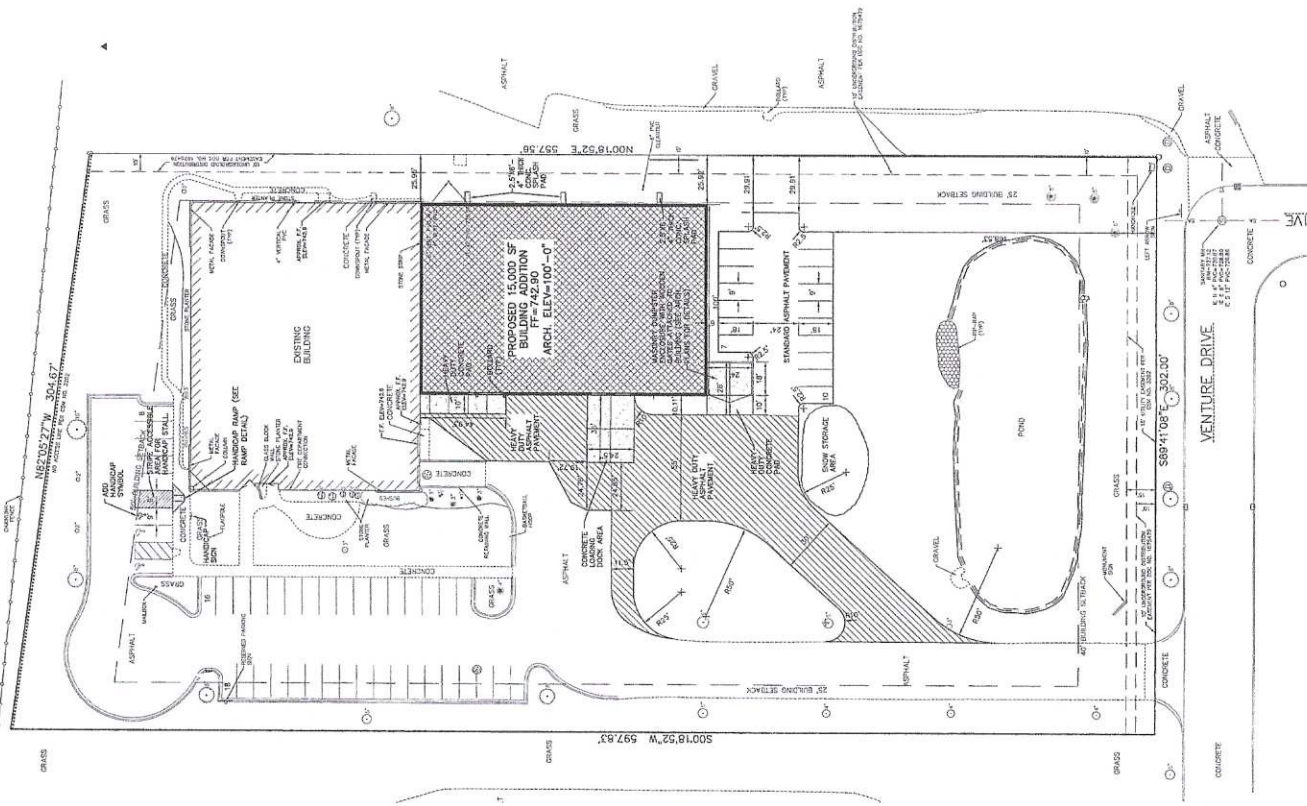
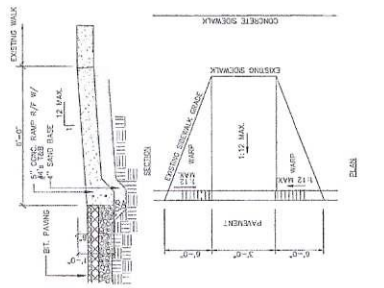
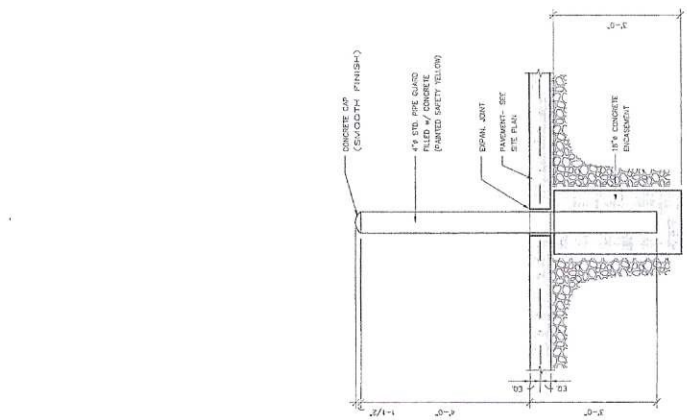
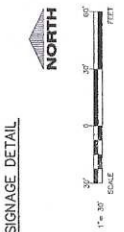
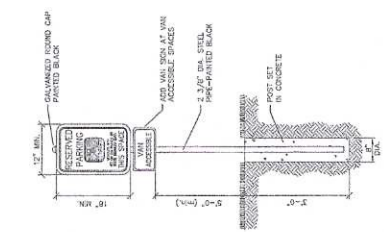
BUILDING OCCUPANCY CLASSIFICATION:
PRIMARY = F-2 ACCESSORY S-2 & B

CLASS OF BUILDING CONSTRUCTION:
3B

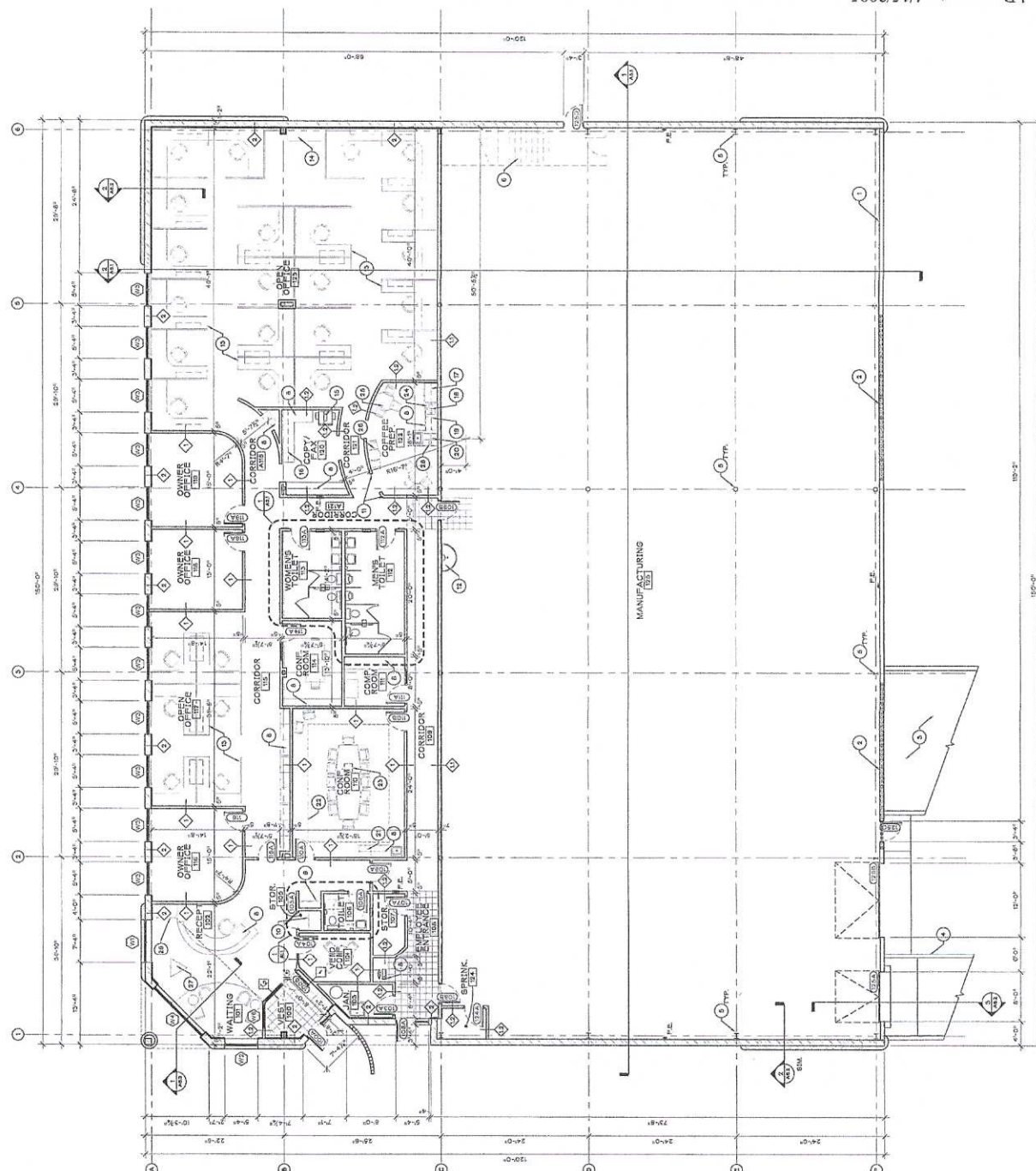
LANDSCAPE REQUIREMENTS:
MAXIMUM LOT COVERAGE = 80%

*** NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.**

EXISTING SITE DATA			
PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	4.01	174,463	10.3%
PARKING (ASP. & CONC.)	1.03	44,789	25.7%
TOTAL IMPERVIOUS	1.44	63,662	36.5%
LANDSCAPE / OPEN SPACE	2.57	111,191	63.5%
PROPOSED SITE DATA			
PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	4.01	174,463	10.3%
PARKING (ASP. & CONC.)	1.03	44,789	25.7%
TOTAL IMPERVIOUS	1.44	63,662	36.5%
LANDSCAPE / OPEN SPACE	2.57	111,191	63.5%



State Approval Documents 4/15/2005



PROPOSED
FIRST FLOOR PLAN
 OFFICE: 7500 SF.
 1/8"=4'-0"

- PLAN NOTES:**
1. EXISTING METAL BUILDING ENDWALL FRAME.
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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN

BROKER DISCLOSURE



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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 NorthStar Commercial, LLC (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub-agent 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 salesperson (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 person 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.