



INDUSTRIAL OFFICE / WAREHOUSE OPPORTUNITY.

GROWING CORRIDOR. MOVE-IN CONDITION.

920-539-7014

FOR SALE ◦ **\$1,100,000.** **Newly Priced!**



W6974 COUNTY RD. 00 FOND DU LAC WI

August 2011

www.zacommercial.com

Uniquely Local. Unequaled Results.



This/the information found in this publication is deemed reliable, but not guaranteed.



COMMERCIAL

920-539-7014

GREAT HIGHWAY ACCESS . EVEN GREATER INDUSTRIAL OPERATIONAL SETTING.

Industrial Headquarters Opportunity. Growing Corridor. Move-In Condition.

Great opportunity to relocate your growing business into a modern facility - with all the features expected and more - in an Industrial use property.

FOR SALE ◦ \$1,100,000.

Property Specifications

Property Details

	Approx. 23,500 SF
Layout	One Story
Construction	Engineered Steel & Block
Concrete Slab	6" plus
Warehouse	Yes
Shop	Yes
Offices	Yes
Paved Parking	Yes
Lot Size	Approx. 4.2 Acres
Expandable	Yes

Warehouse & Shop

	Approx. 19,200 SF
Clear Height	29'
Loading Dock Area	Recessed
Loading Docks	2 w/ Levelers
Overhead Doors - Shop	2
Restrooms	2

Office Setting

	Approx. 2,700 SF
Entrance	Reception Area
Offices	4
Break Room	Yes
Conference Room	Yes
Office Storage	952 SF



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EASY ON-OFF HIGHWAY ACCESS. GROWING INDUSTRIAL CORRIDOR.

Industrial. Flexible. Up-To-Date.

Superb opportunity to gain the space needed to execute your business in a modern setting . All the amenities necessary to execute the standards you've set for the business going forward.

920-539-7014

Arrange a private showing today!

Warehouse – Notable Features

- Over 19,000 SF of warehouse space with excellent expansion potential
- 29' clear height providing for multiple usage applications
- Two dedicated loadings dock with levelers
- Fully equipped shop with all expected necessities
- Two overhead shop doors with ground level access
- Waste oil heat with exterior holding tank (5,000 gallon)
- Electrical service to the building is 400 amp 3 phase 250 volt breaker system
- Two restrooms, water fountains, and large break area

OFFICE PICTURES AVAILABLE UPON REQUEST

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Ideal opportunity for business in need of “clear height” past the ordinary. At 29' the warehouse offers that hard-to-find vertical space in a modern setting.

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INVITING RECEPTION & ENTRANCE . TEAM ENVIRONMENT OFFICE AREA.

Clean. Bright. Ready for Business.

The office setting is designed with today's work environment in mind. From open concept work areas to private offices when client needs arise.

Call for details.

Office – Notable Features

- Dedicated customer/client entrance with ample parking
- Reception window with waiting area is designed for function and customer greeting and switchboard duties
- Open office concept with inviting work stations
- Private offices
- Conference room with ample meeting space
- Bright , and well appointed lighting throughout.
- Large dedicated storage – 952 square feet
- Excellent appointments, flooring, wall displays and more



OFFICE PHOTOS AVAILABLE UPON REQUEST

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WAREHOUSE PICTURES



29' Clear Height ○ Recessed Loading Dock Area ○ 2 Loading Docks W/ Levelers ○ 2 Overhead Doors - Shop

ADDITIONAL PICTURES





FLOOR PLAN.

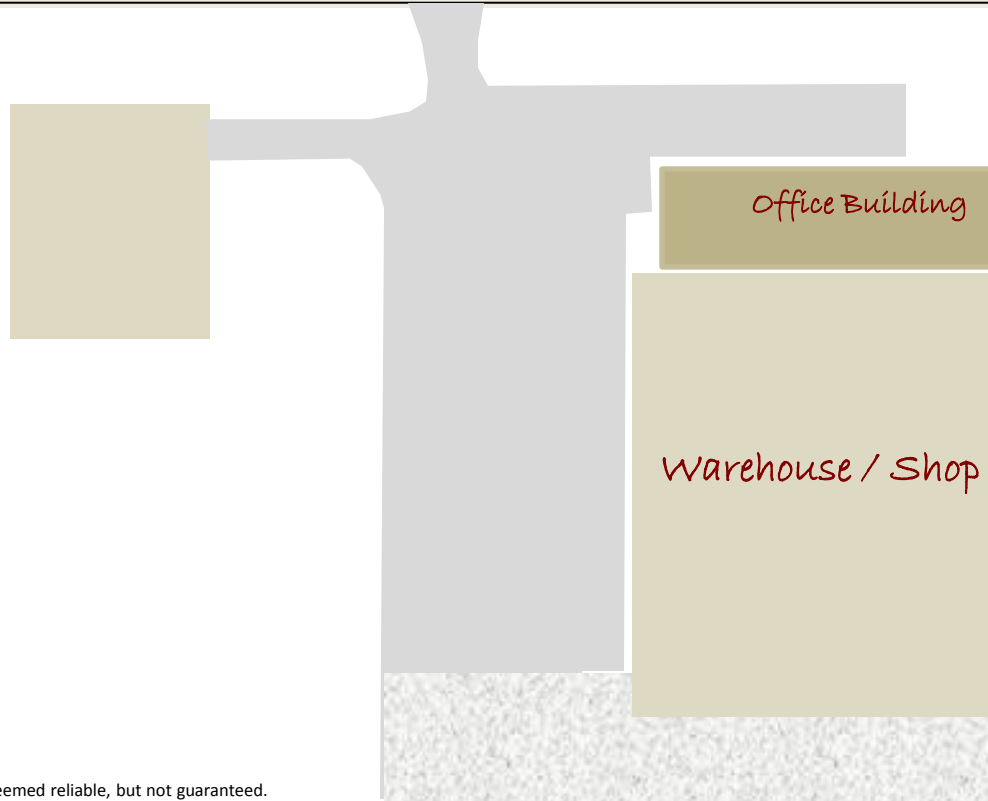
Plenty Of Room To Grow.

Located just off highway 41 in the town of Fond du Lac.

Architectural Drawings Available.

Representative drawing only. Not to scale.

County Rd 00



Office Building

Warehouse / Shop

Approximately
4.2 Acres





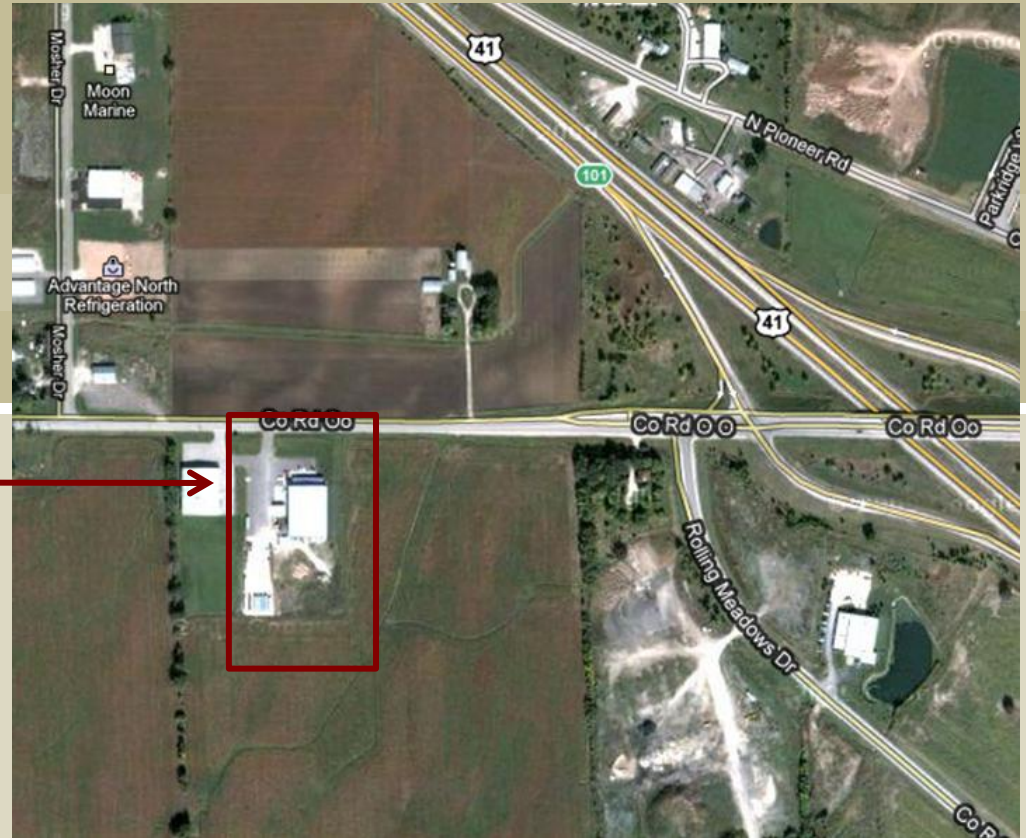
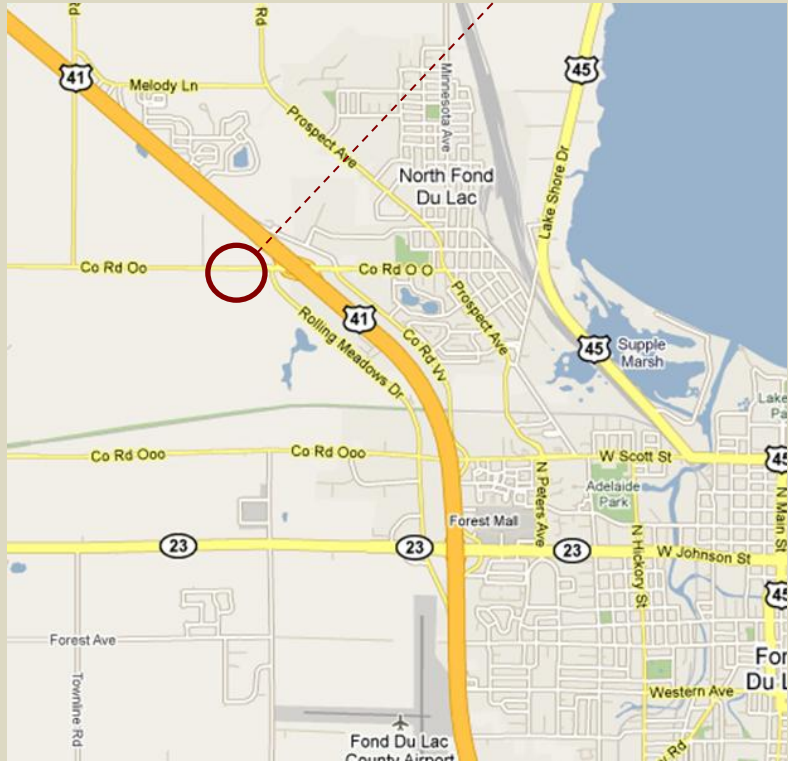
MAP.

Contact Alex or Tom today for
a personalized tour.

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FOND DU LAC WI



CONTACT:

ALEX ZABEL

PARTNER
920-295-9884
alex@zacommercial.com

TOM ACKERMAN

PARTNER
920-539-7014
tom@zacommercial.com



1800 MORRIS ST. FOND DU LAC WI. 54935