



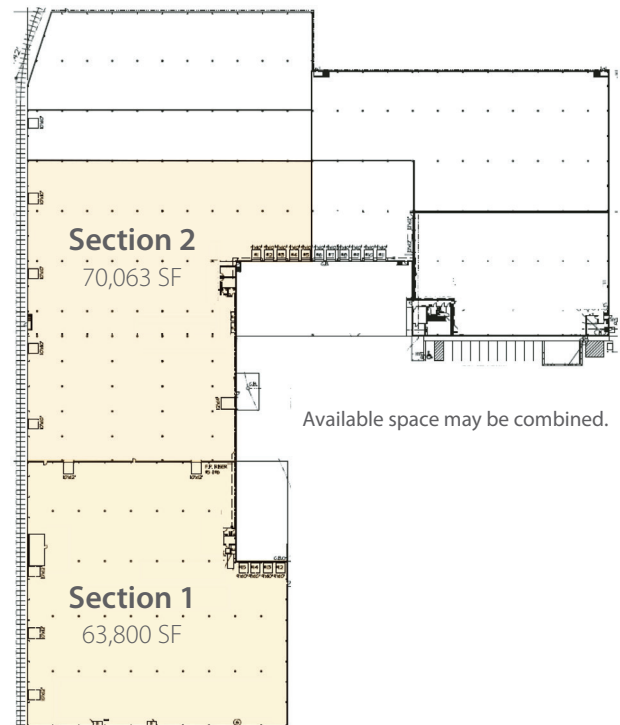
1840 W Spencer Street | Appleton, Wisconsin

FOR LEASE: **63,800 SF (Section 1 - South)** and/or **70,063 SF (Section 2 - North)**

Property Features

	Section 1	Section 2	Combined
Total Building	246,692 SF	246,692 SF	246,692 SF
Space Available	63,800 SF	70,063 SF	133,863 SF
Office	202 SF	456 SF	658 SF
Date Available	Immediately	January 2025	January 2025
Loading Docks	(4) 9' x 10'	(6) 9' x 10'	10 (9' x 10')
Drive-in	n/a	(1) 12' x 14'	(1) 12' x 14'
Clear Height	39' Peak, 27' Eaves	39' Peak, 27' Eaves	n/a
Column Spacing	26' x 55'	25' x 50'	n/a
Power			Electric 600 volt, 3-phase
Fire protection	.6/3000 density/area	.6/3000 density/area	.6/3000 density/area
Year Built	1985	1996	1985, 1996
Acreage	7.87 Acres	7.87 Acres	7.87 Acres
Zoning	Light Industrial	Light Industrial	Light Industrial
Rail Access	Canadian National	Canadian National	Canadian National
Parcel Number	31-3-1318-00	31-3-1318-00	31-3-1318-00

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Area Summary

Population:

Ashwaubenon Village: 16,817 | Brown County: 270,036

Workforce (County): 68.6% of individuals over age 16

Median Household Income (County): \$68,799

Drive Time Guide

Location	Miles	Time
Green Bay	4	10 mins
Appleton	28	32 mins
Oconto	36	35 mins
Marinette	57	54 mins
Milwaukee	116	1hr 45m
Madison	134	2hr 20m
Chicago	206	3hr 10m
Minneapolis	280	4hr 10m




Highlighted portion of the map represents 200 mile commute from facility.

Contact

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