

For Lease or Sale

3116 Marine

3116 Marine Dr., Oshkosh, WI 54901

Crossdock Truck Terminal with IOS

CBRE



Property Overview

Location and Property Information



Location Description

Oshkosh is located in Winnebago County, Wisconsin on the Western shore of Lake Winnebago. It is known for being a major manufacturing hub, especially in aerospace and paper production.

Here are some factors that make Oshkosh, Wisconsin a great place for business.

- Proximity: Close to major transportation routes and highways for easy access to customers and suppliers.
- Transportation Adjacent: Located near the Oshkosh Airport, making it ideal for companies that need to transport goods by air.
- Cost: Affordable land prices and a range of zoning options for various industrial uses.

PID

91225070000

Crossdock

Est. 10,000 SF

Shop

Est. 5,700 SF

Buildings

2

Total Office

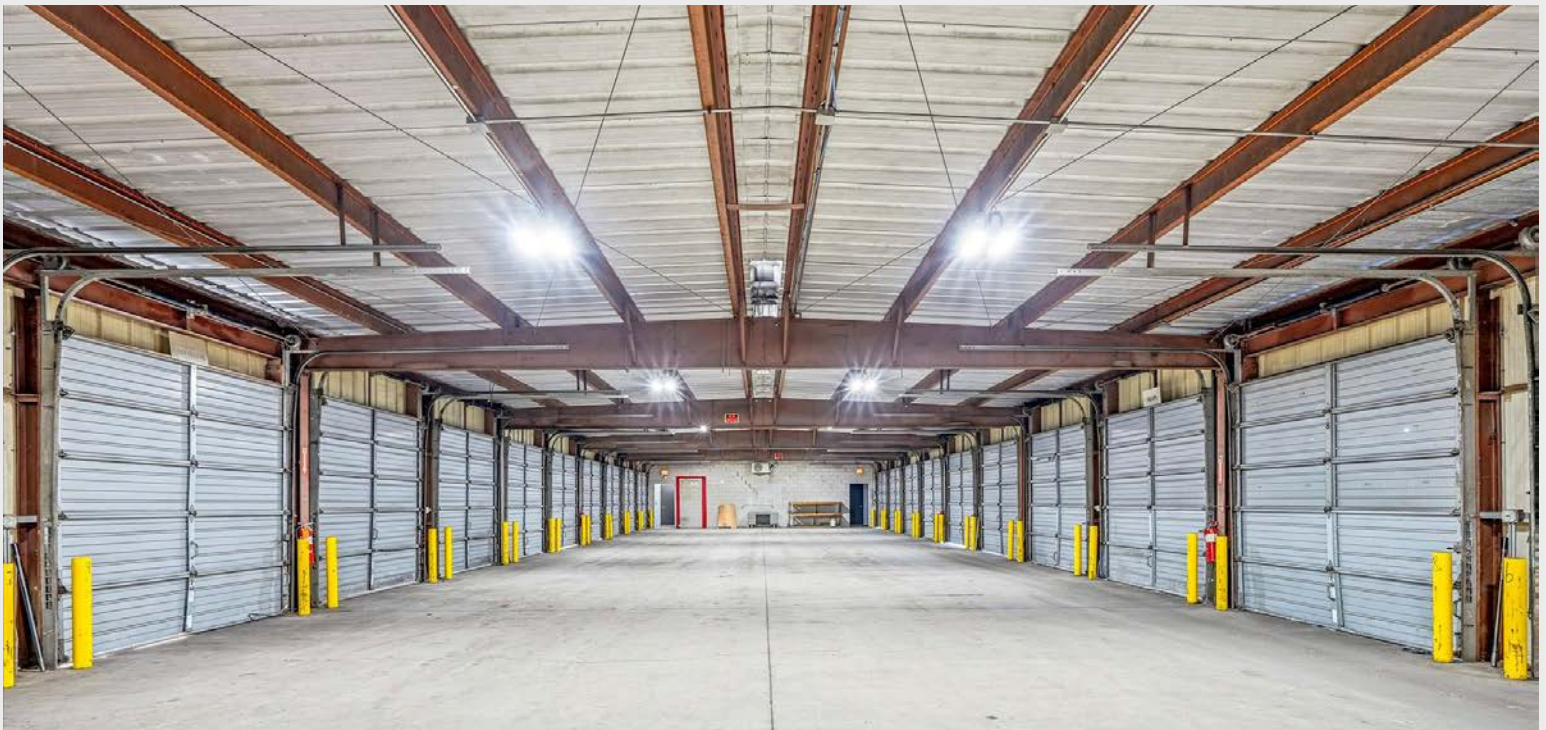
Est. 2,760 SF

Zoning

Industrial

Crossdock Overview

- 24 Dock Doors
- LED Lighting
- New Dock Plates

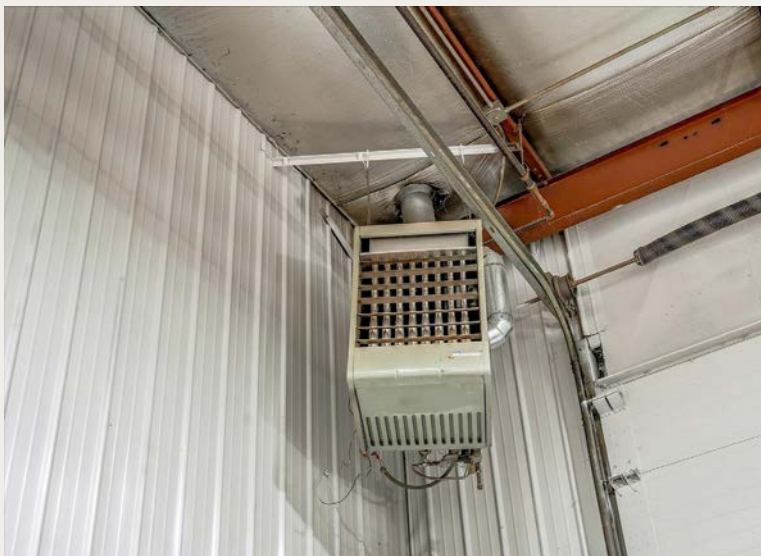


Building Clear Height

- 10FT Clear to Beams
- 13FT to Ceiling

Shop Information

- Floor Drains that Run to the Catch Basin/
Oil Water Separator
- 6 Overhead Doors
- 5 Doors (12.5ft W x 14ft H)
- 1 Door (20ft W x 14ft H)
- Est. 16.5-18Ft Clear Height
- Heated, Insulated Shop



Exterior Information

- Exterior Lighting
- 50/50 Pavement/Gravel Lot Coverage
- North and South Side Exterior Fencing



Exterior Images



Interior Building



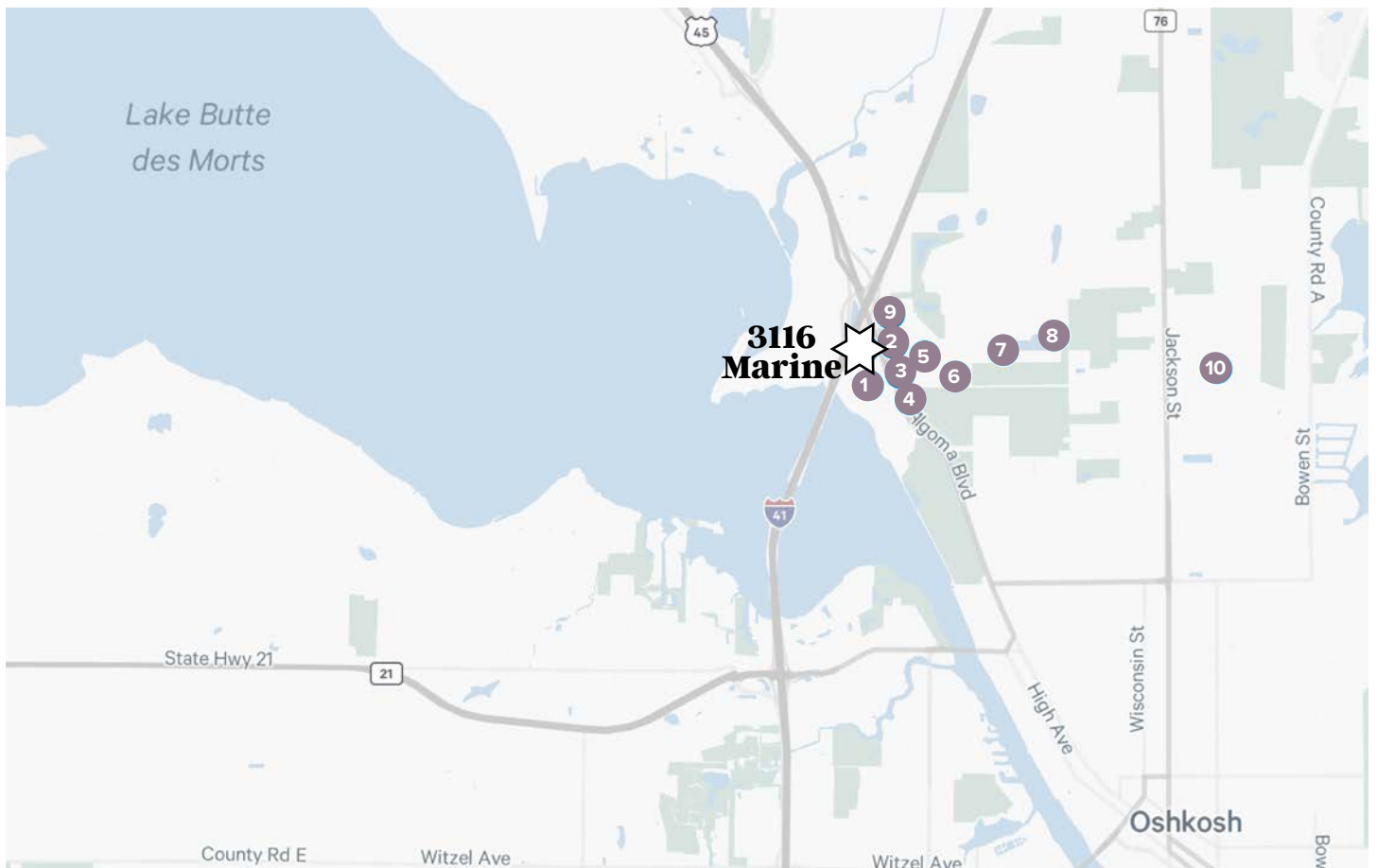
Area Overview

Transportation Data

ROADWAY	VPD
HWY 41	79,990 VPD
HWY 45	1,500 VPD

Nearby Businesses

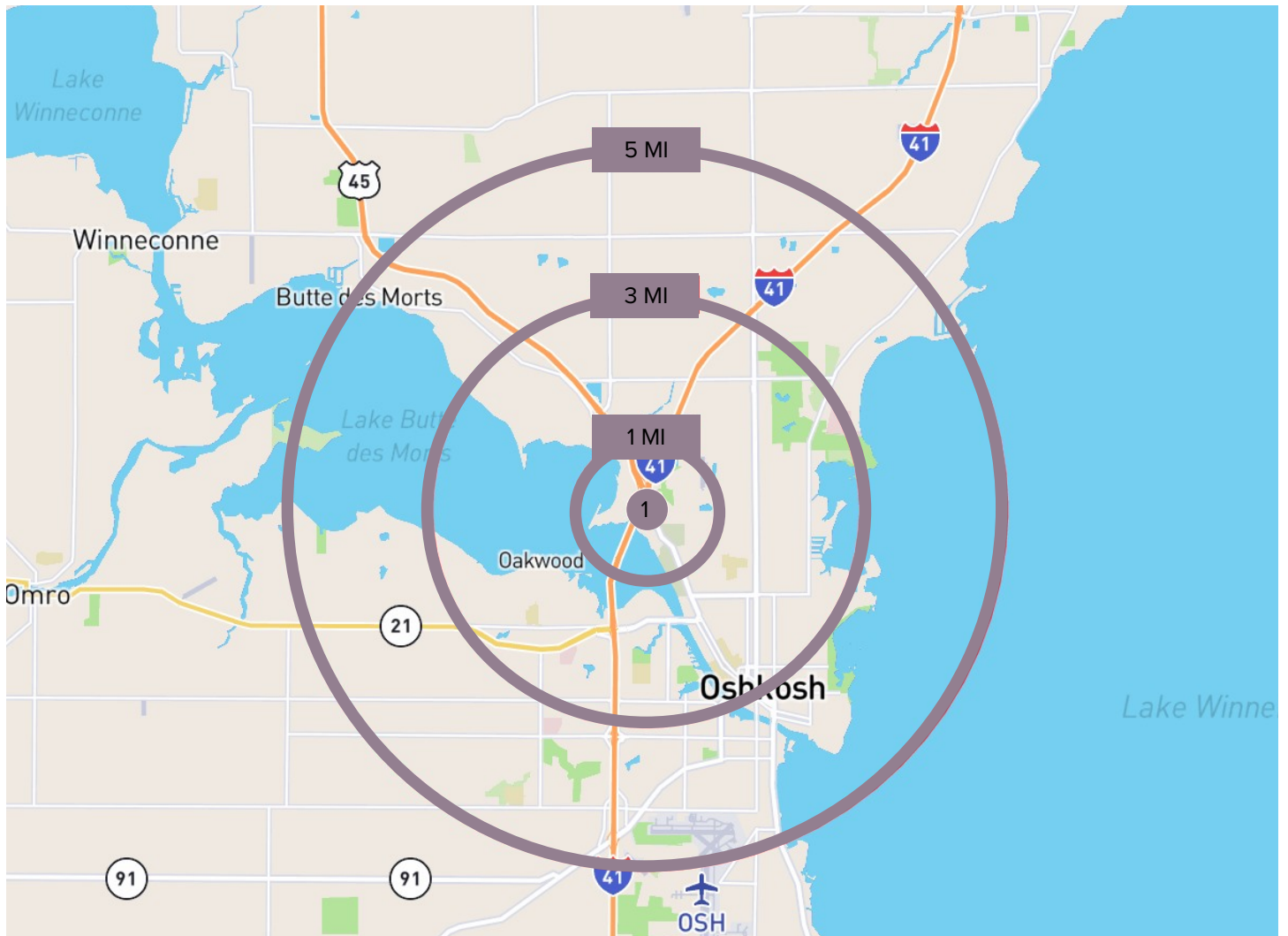
#	COMPANY	INDUSTRY
1	Loren's Auto Repairs	Auto Repairs
2	Browns Auto Repair LLC	Auto Repairs
3	Rahn Gleason MFG	Manufacturer
4	Brickman Stamping	Metal Stamping Service
5	Carew Concrete and Supply Co.	Ready Mix Concrete Supplier
6	Castle Pierce	Manufacturer
7	Avail Switchgear	Manufacturer
8	American Roller Crew Division	Machine Shop
9	Jack Cleven Inc.	Dumpster Rental Service
10	Hoffmaster Group Inc.	Manufacturer



Area Overview

Demographics

TYPE	1 MILES	3 MILES	5 MILES
Population	1,171	41,979	74,639
Households	523	17,040	31,276
Businesses	58	1,302	2,626
Employees	558	22,132	42,596





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