



P.O. Box 689 Neenah, WI 54957

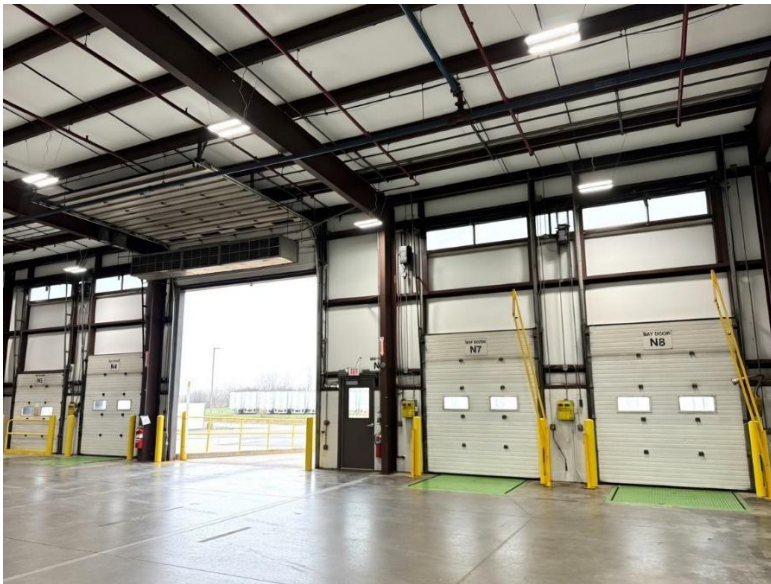
920-725-8985

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## **104,000 SF LIGHT INDUSTRIAL BUILDING FOR LEASE**

**2855 S Oakwood Road Oshkosh, WI 54904**

**Summer 2026**



### **BUILDING SPECS**

- 104,000 SF BUILDING / \$5.75 SF Annually / NNN Lease
- Conference Room, 6 Offices, Large Open Area, Break Room and Restrooms.
- 22' Low Eave / 28.25' High in Center.
- 2000 Amp 3-Phase Power and Widely Distributed
- Energy Efficient Building – New LED Lights, Well Insulated and New Unit Heaters throughout
- Large Airline Structure and Widely distributed
- Fully Sprinkled, Wet System
- 4 – 10'x10' Truck Dock's. Can be expanded to 6 Docks
- 13 – Ground Level Overhead Doors
- 120 Car Parking Spots & Connected 1.4 Acre Fenced in Storage Yard
- Located close to Hwy 41 and in the Hwy 44 Business Park – Oshkosh.
- **Landlord Responsibilities:** Building Insurance, Building Shell Maintenance.
- **Tenant Responsibilities:** Rent, Utilities, Property Taxes, Lawn Care, Snow Removal, Insurance on their contents and & Furnace Filters.

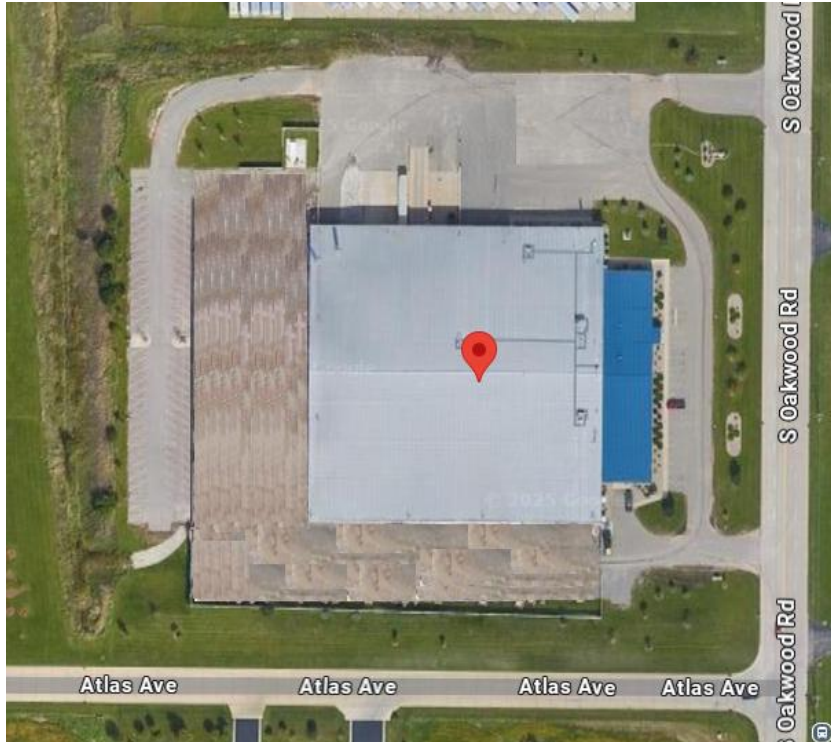
### **MORE INFO**

Max Ogden

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## References

AS BUILT DRAWING FOR:

2855 SOUTH OAKWOOD ROAD

OSHKOSH, WI 54904

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| DEVELOPED FROM NON-EXIST          |                                       |
| DEVELOPED FROM B&B                |                                       |
| DEVELOPED FROM P&A/MS             |                                       |
| DEVELOPED FROM COMBINED NON-EXIST |                                       |
| <b>ISOLATED RELATIONS</b>         |                                       |
| <b>TYPE/CLASS</b>                 | <b>CLASS</b> <b>TYPE</b> <b>CLASS</b> |
| CONCERN RE:                       | <i>A</i>                              |
| PROJECT RE:                       | W&S/ST                                |
| <b>A101</b>                       |                                       |
| <b>SHEET TITLE</b>                |                                       |
| P-0000 PLAN                       |                                       |