

FOR SUB-LEASE | Flex Space



▶ 5700 W. Clairemont Drive Appleton, WI 54913



PROPERTY FEATURES – CLASS A FLEX INDUSTRIAL BUILDING

Zoned: Industrial

New construction, with high visibility on Highway 15

- * Available: Sublet: 3,000 SF unit featuring:
 - * 3-phase 200 amp power
 - * Gas rooftop HVAC
 - * 16' ceilings
 - * One 16' x 14' overhead doors, each with floor drain
 - * Separately metered utilities
 - * Fully finished front office, kitchenette, restroom
- * Ideal for storage, warehousing, light industrial, showroom
- * Variety of **flex/industrial space layouts**
- * Municipal water and sewer service
- * Prime Grand Chute location with easy access to Interstate 41
- * Near major attractions and amenities:
 - * Fox River Mall
 - * Appleton International Airport
 - * College Avenue retail corridor



Neighboring tenants include Harley Davidson, Amazon Distribution Center, Kwik Trip, McDonald's, Community First Champion Center, and more...

920.360.7100

Mike Maedke Commercial Broker
mmaedke@commercialhorizons.com

www.commercialhorizons.com

FOX CITIES OFFICE
229 E. Washington St.
Appleton, WI 54911

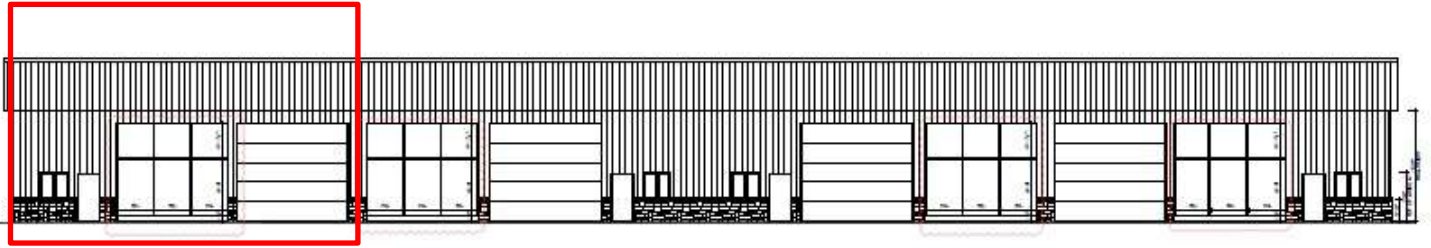
GREEN BAY OFFICE
1175 Lombardi Ave. #400
Green Bay, WI 54304

Disclaimer: Commercial Horizons, Inc. provides this information without any warranty, expressed or implied. All details are subject to errors, omissions, changes, or withdrawal without notice. We make no representation regarding the condition of any referenced property or any special conditions imposed by the owner(s).

FOR LEASE

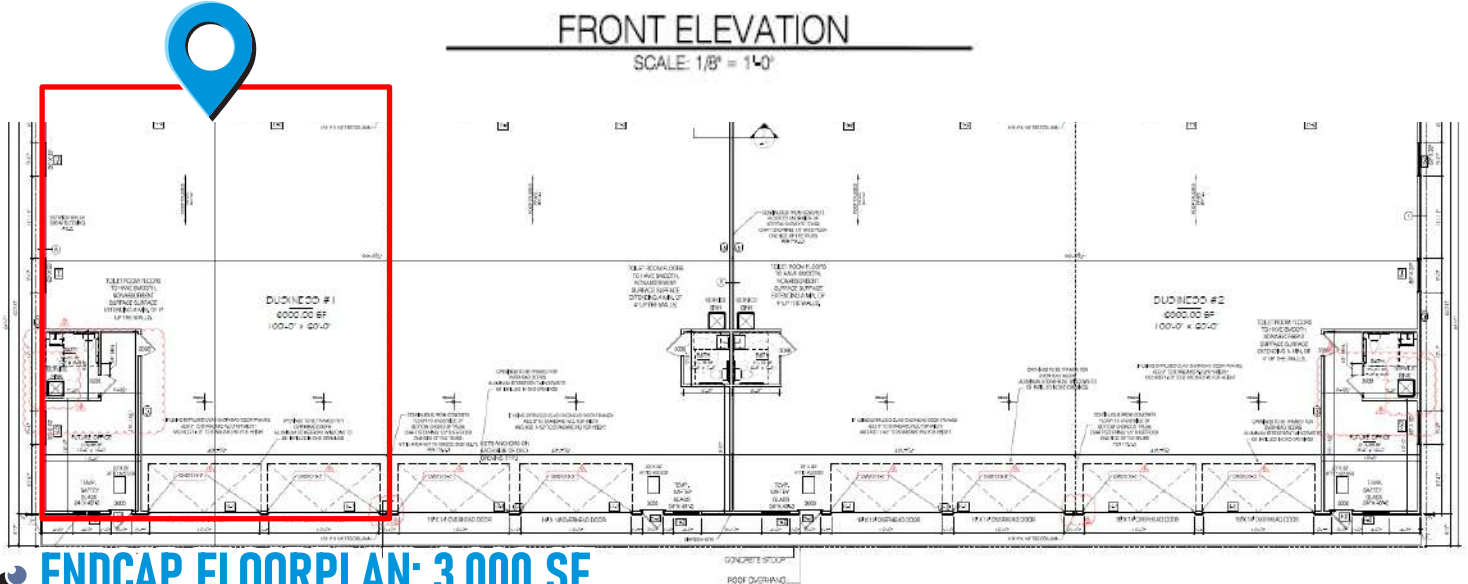
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Flex Space



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



ENDCAP FLOORPLAN: 3,000 SF

**Available
July 1, 2026**

QUICK STATS



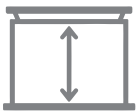
**SINGLE - TENANT
OCCUPANCY**



**WAREHOUSE: 2,000
OFFICE 1,000
< 3000 SF >**



**1 OVERHEAD
LOADING ELEMENTS**



**16 FT.
CLEARANCE HEIGHT**



**12.82 ACRE
OVERALL LOT SIZE**



CONVENIENT PARKS

OVERALL SF	3,000 SF
OFFICE SF	1,000 SF
WAREHOUSE SF	2,000 SF
ALL IN RATE /SF	\$19.54
NNN/SF	\$2.25
CEILING HEIGHT	16'-0"
ON SITE PARKING	YES

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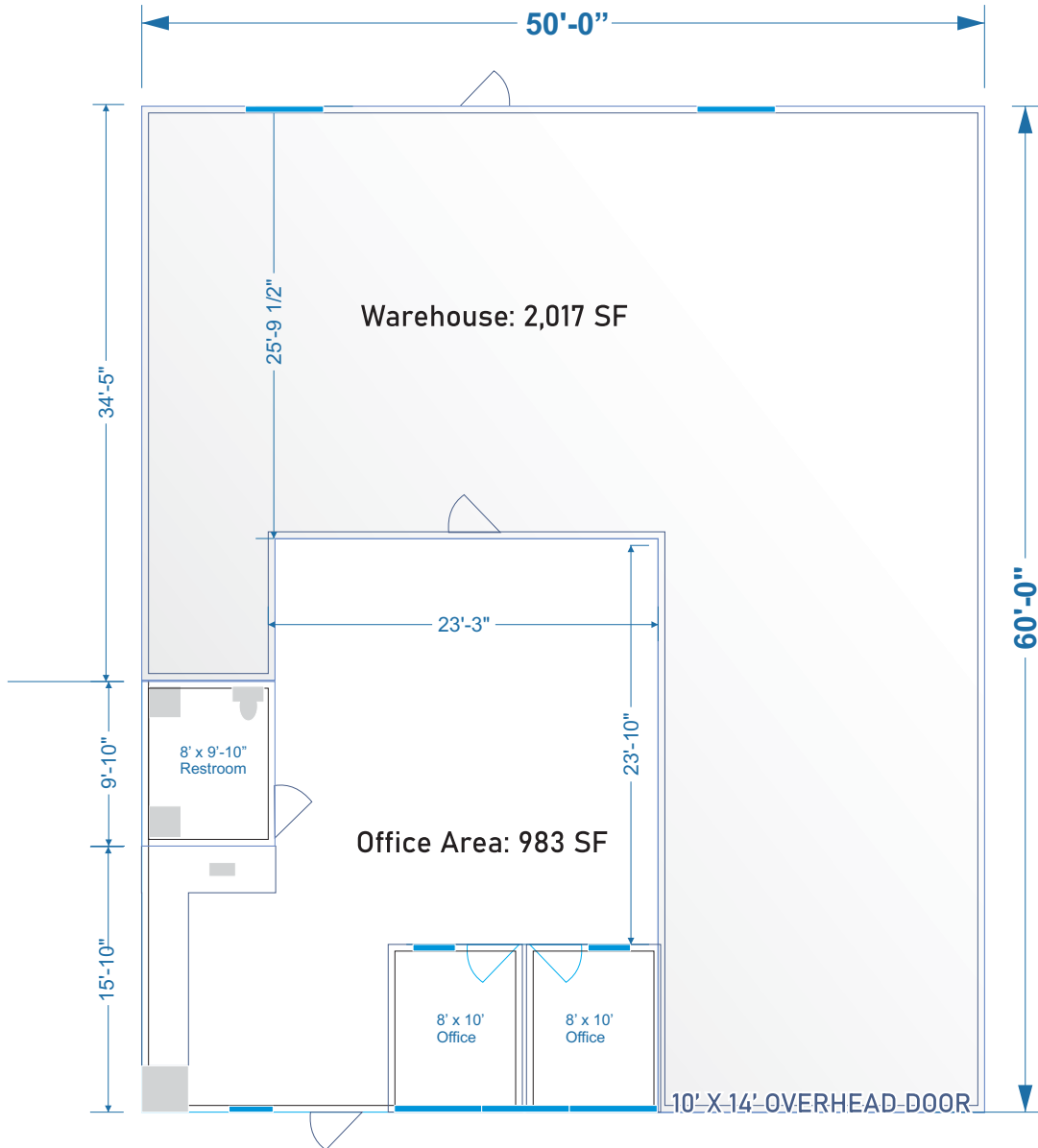
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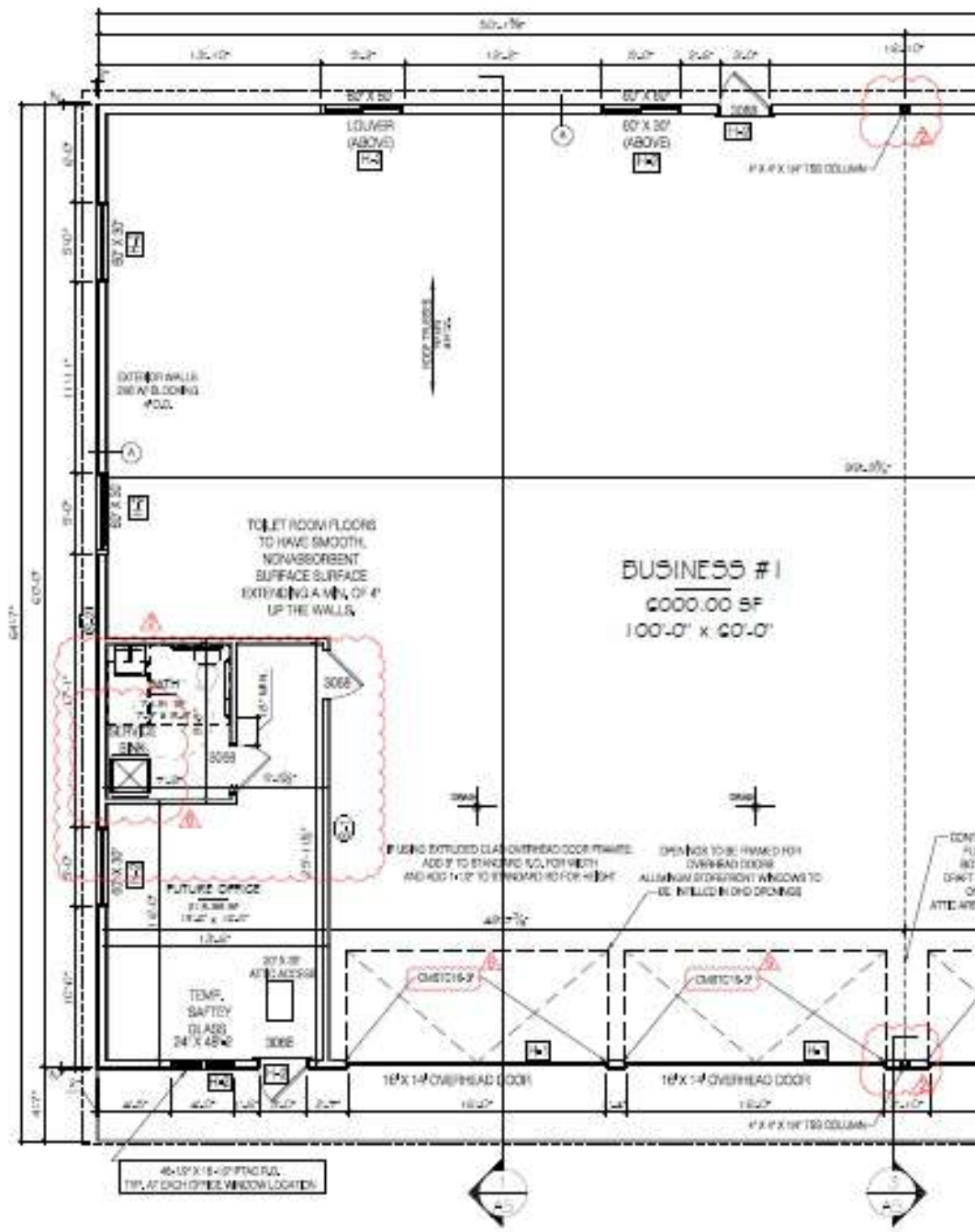
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BUSINESS #1
 6000.00 SF
 100'-0" x 60'-0"

TOILET ROOM FLOOR
 TO HAVE SMOOTH,
 NONABSORBENT
 SURFACE SURFACE
 EXTENDING A MIN. OF 4'
 UP THE WALLS

FUTURE OFFICE
 21'-0" x 18'-0"
 306

TEMP. SAFETY
 GLASS
 24' x 48'4"
 306

IF USING EXTRUDED GLASS OVERHEAD DOOR FRAMES
 ADD 3" TO STANDARD 1/2" FOR WEIR
 AND 400 1/2" TO 4" BOARD HD FOR HIDE

OPENINGS TO BE FRAMED FOR
 OVERHEAD DOORS
 ALUMINUM STOREFRONT WINDOWS TO
 BE INILLED IN DRD DRAWING

COND
 FL
 NOT
 DWG
 OF
 ATTACH

46-1/2" x 15-1/2" PTAC
 TR. AT EACH OFFICE WINDOW LOCATION

16x14 OVERHEAD DOOR

16x14 OVERHEAD DOOR

4" x 4" x 16" TSS COLUMN

LOUVER
 (ABOVE)

60' x 30'
 (ABOVE)

4" x 4" x 16" TSS COLUMN

EXTERIOR WALLS
 200' x 8" BLOCKING
 FLOOR

DOOR TO LOCKS
 8" x 12"

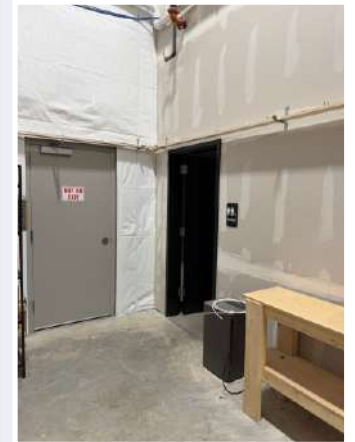
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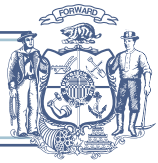


Interior Photos



STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customer



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 **Commercial Horizons, Inc.** (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent 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 salespersons (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 persons 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.



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