

FOR SALE · MODERN FLEX / WAREHOUSE

OSHKOSH, WI

# 3160 W Fernau Court

## *Built ready. Built right.*

A 2017-built steel-frame flex/warehouse on 1.77 acres, with four 14-foot drive-in doors, 16-foot clear ceilings, and direct I-41 access via Jackson Street, ready for a contractor, distributor, or owner-user to walk in and operate.



SUBJECT PROPERTY

LIST PRICE

**\$849,000**

\$125.78 per SF · Building & Land

BUILDING	<b>6,750 SF</b>
LOT	<b>1.77 Acres</b>
ZONING	<b>HI</b>
YEAR BUILT	<b>2017</b>

A turnkey flex/warehouse offering a rare combination of modern construction, drive-in functionality, and yard capacity in Oshkosh's industrial submarket. Steel frame and metal exterior on poured concrete foundation, with natural gas heat, central A/C, finished office space, and two private restrooms.

The 1.77-acre site provides ample paved parking, room for outdoor storage, and flexibility for fenced yard configuration, well-suited for trades, fleet operations, distribution, or light industrial use.

**6,750**  
BUILDING SF

**1.77**  
ACRES

**4**  
DRIVE-IN DOORS

**16'**  
CLEAR HEIGHT

INVESTMENT THESIS

### 01 Condition

2017 construction with steel frame, metal exterior, and poured concrete foundation. Minimal deferred maintenance and low near-term capex for a buyer focused on operations rather than renovation.

### 02 Functionality

Four 14-foot drive-in doors, 16-foot warehouse clear height, finished office, and two private restrooms. The 1.77-acre site delivers paved parking, yard capacity, and expansion flexibility.

### 03 Access

Direct I-41 access via the Jackson Street / WI-76 interchange, positioning the property for distribution, contractor logistics, and service routes covering the Fox Valley and beyond.

**Aaron Johnson**

LISTING AGENT · LICENSE #94-114826

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SPECS · USE CASES · SITE

# Four doors. Big yard. *Quick highway access.*

## Property specifications

ADDRESS	3160 W Fernau Court, Oshkosh, WI
PARCEL ID	12-25800600
BUILDING SIZE	6,750 SF
WAREHOUSE	5,250 SF · 16' clear
OFFICE	750 SF · 8' clear
LOT SIZE	1.77 Acres · 77,014 SF
YEAR BUILT	2017
ZONING	HI · Heavy Industrial
CONSTRUCTION	Steel Frame, Metal Exterior
FOUNDATION	Poured Concrete
HEATING	Natural Gas
COOLING	Central A/C
DRIVE-IN DOORS	Four (4) at 14' x 14'
RESTROOMS	2 Private
UTILITIES	Municipal Water & Sewer
2025 NET TAX	\$9,713.28

## Ideal use cases

- i. Contractor or Trade Headquarters**  
Drive-in doors, finished office, paved yard, and I-41 access make this an ideal base for HVAC, electrical, plumbing, landscape, or general contracting operations.
- ii. Distribution & Last-Mile**  
Quick highway access and four overhead doors support regional distribution, last-mile fulfillment, or freight consolidation in the Fox Valley corridor.
- iii. Fleet & Equipment Operations**  
1.77-acre site offers vehicle storage, equipment yard, and service bay configuration for fleet-based businesses or rental operators.
- iv. Light Manufacturing or Assembly**  
HI zoning, 16-foot clear height, and natural gas heat support light fabrication, assembly, or specialty production with room to grow.



AERIAL · 1.77 ACRE SITE

### SITE & ACCESS FEATURES

- I-41 via Jackson Street / WI-76
- Northeast Oshkosh industrial corridor
- Ample paved parking
- Outdoor storage capacity
- Fenced yard potential
- Direct truck route access

*"Modern steel-frame construction, four drive-in doors, and a full 1.77-acre yard, this is the rare turnkey flex property where the next owner can plug in and operate from day one."*

LISTING COMMENTARY

### LISTING AGENT

**Aaron Johnson**

President · Transworld Business Advisors of NE WI

### DIRECT CONTACT

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### LISTING BROKERAGE

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