



# 135,000 SF Industrial - Cold Storage For Sublease

**13190 Velp Ave, Green Bay, WI 54313**

## Highlights:

- Refrigerated Pallet Space: Currently over 5,000 racked pallet positions - down to 38 Degrees
- Strategic Location: Serve WI, MN, IA, IL, & MI with one-day truck access
- Available Labor: Strong local labor force
- Operational Layout: Production, Packaging, Office, and cold storage warehouse with room for expansion
- Sublease term: Flexible, call Broker to discuss

### **Andy Lubinski, SIOR**

Vice Chair

+1 952 221 8067

[andy.lubinski@colliers.com](mailto:andy.lubinski@colliers.com)

### **Justin Felix**

Senior Transaction Manager

+1 612 718 2234

[justin.felix@colliers.com](mailto:justin.felix@colliers.com)

### **Aaron Whitmore**

Vice President

+1 612 963 1377

[aaron.whitmore@colliers.com](mailto:aaron.whitmore@colliers.com)

### **Ethan Haglund**

Associate Vice President

+1 952 200 6199

[ethan.haglund@colliers.com](mailto:ethan.haglund@colliers.com)

### **Trevor Brandvold**

Associate

+1 612 816 4875

[trevor.brandvold@colliers.com](mailto:trevor.brandvold@colliers.com)

---

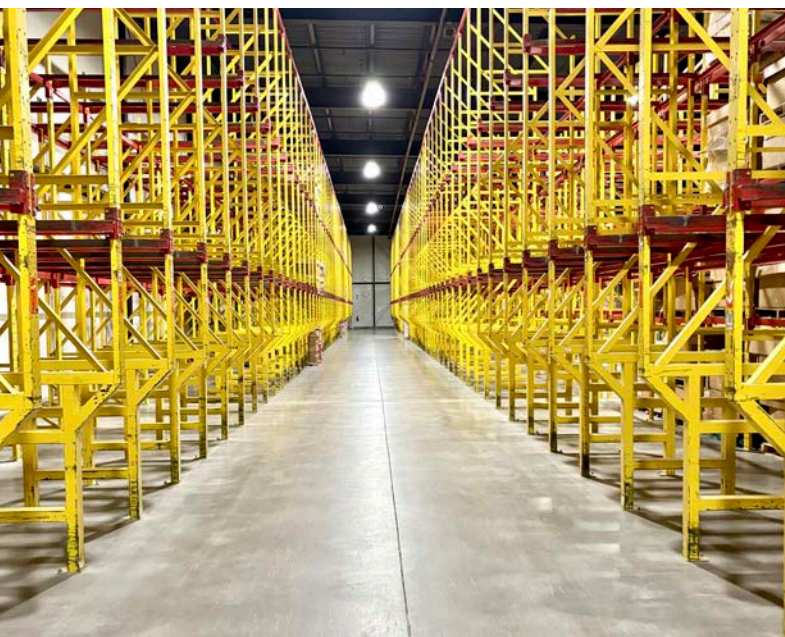
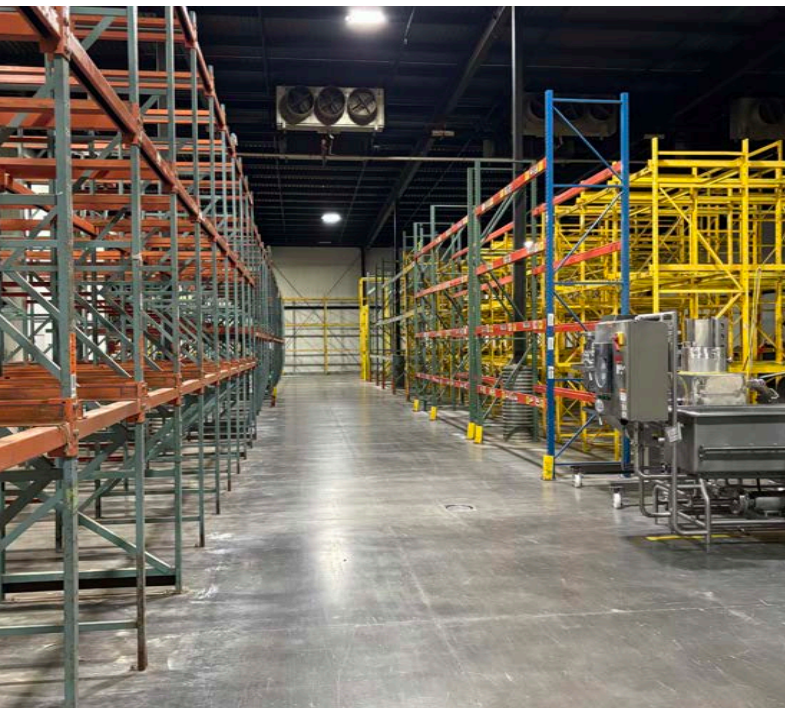
1600 Utica Avenue S, Suite 300

Minneapolis, MN 55416

P: +1 952 897 7700

[colliers.com/msp](http://colliers.com/msp)

# Property Details



**Property Address** 13190 Velp Ave  
Green Bay, WI 54313

**PID** SU 1004-X-1

**Property Type** Industrial - Cold Storage

**Building Size (SF)** **135,000 Total SF**  
• Production/Utility/Shop/Lab: 33,514  
• Warehouse: 70,368  
• Office/Common areas: 31,118

**Site Size** 12.16 acres

**Year Built** 1985 with last renovation in 2006

**Clear Height** 23' - 28' in warehouse portions

**Pallet Count**  
A cooler-401  
B cooler-224  
C cooler-914  
D cooler-1,450  
E cooler- 2,283  
**Total racking - 5,272\***  
\*This does not include floor space in the coolers

**Power**  
• Two 1200 amp / 480 volt power supplies  
• Two 4000 amp / 480 volt power supplies

**Loading** 17 dock doors

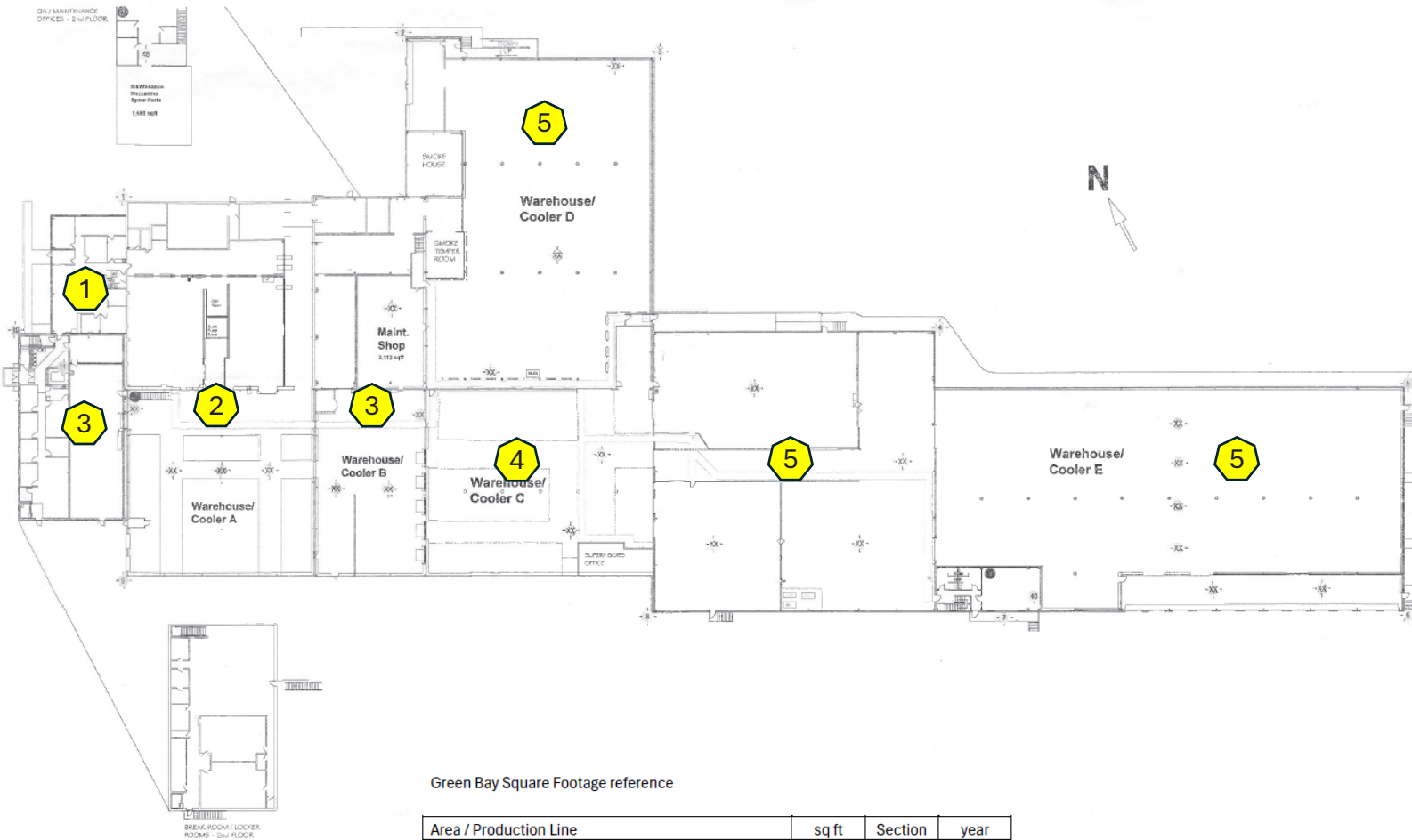
**Fire Suppression** Fully sprinkled

**Sublease Rate** \$8.50/SF NNN

# Property Photos



# Site Plan



Green Bay Square Footage reference

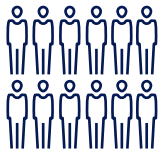
Area / Production Line	sq ft	Section	year
Line 31	2,646	2	1994
Line 1 & 3	3,504	2	1987
Line 5	1,612	2	1987
Line 7	1,281	3	1994
Line 9	600	3	1994
Smoke House	1,056	3	1994
Tempering Room	456	3	1994
Shred	6,588	5	2006
Slice / Crumble Processing and Pack Off	7,344	5	2006
Sanitation Room	1,072	3	1994
Maintenance Shop	2,135	3	1994
QA/ Maintenance Office and Lab Area	1,720	3	1994
Power Rooms	3,500	5	2006
Warehouse A	9,216	2	1987
Warehouse / Cooler B	4,704	3	1994
Warehouse / Cooler C	11,520	4	1997
Warehouse / Cooler D	21,120	5	2006
Warehouse / Cooler E	23,808	5	2006
Shipping Office Area	2,576	5	2006
Shipping Office / Conference Area (2nd Floor)	2,576	5	2006
Supervisor Office	1,360	5	1997
Front Office Area	4,976	1 / 2	1985
Cafeteria/Locker Rooms/HR Offices	7,622	2	1994
Hallways and misc storage areas	12,008		

Total 135,000

Production / Utility / Shop / Lab 33,514  
 Warehouse 70,368  
 Office / Common areas 31,118

# Location Overview

## Brown County



Current  
Population

274,120



Current Average  
Household Income

\$104,790



Current Daytime  
Work Population

163,230



Households

113,139



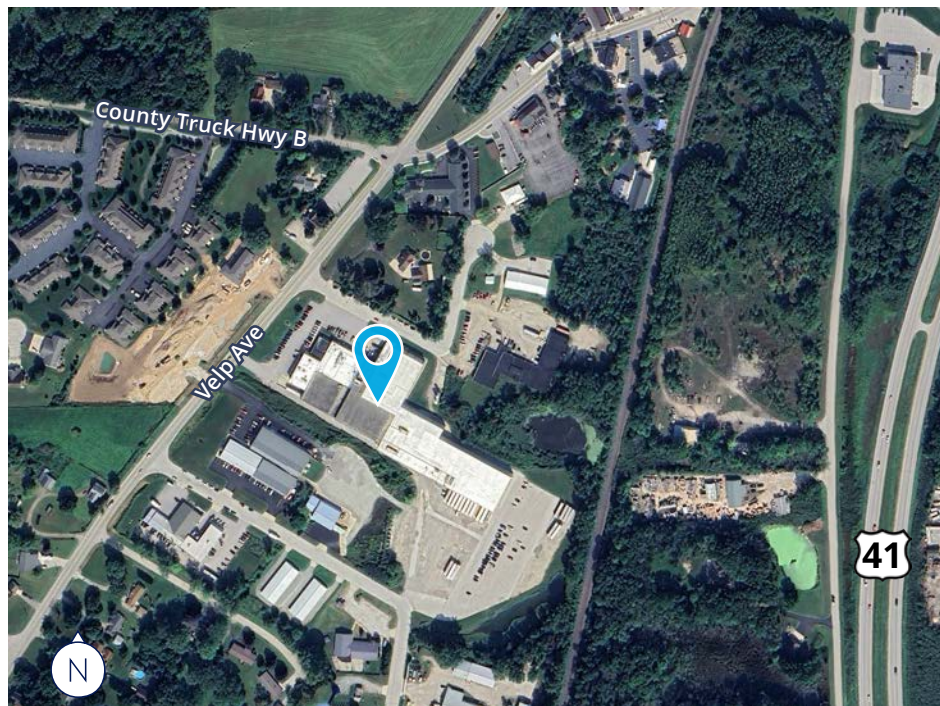
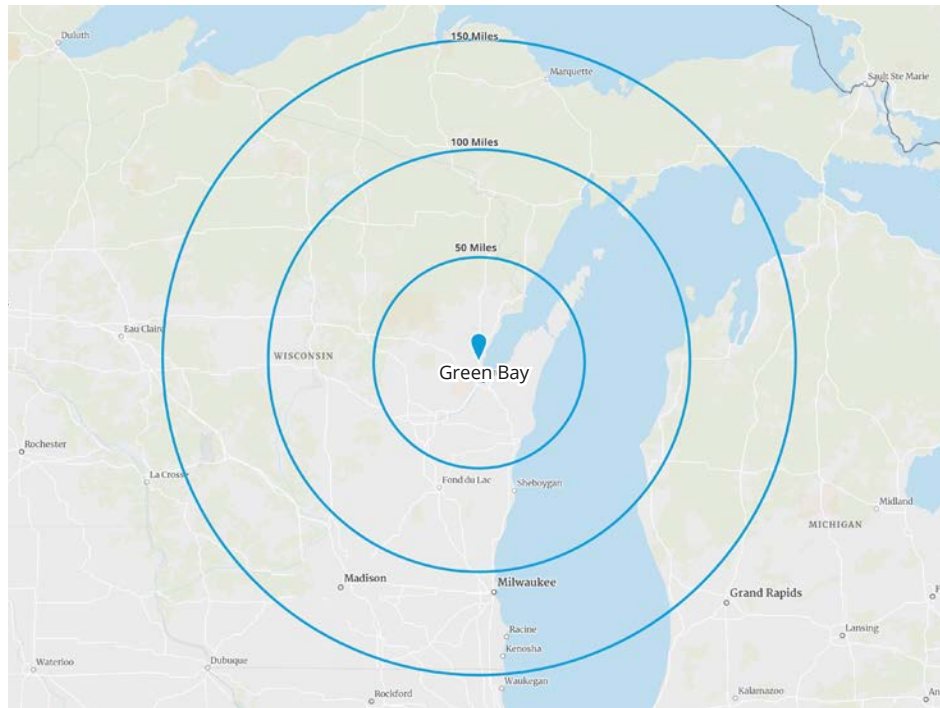
Businesses

9,896

Web Links:

[Green Bay, WI](#)

[Brown County](#)



**Contact Us:**

**Andy Lubinski, SIOR**  
Vice Chair  
+1 952 221 8067  
andy.lubinski@colliers.com

**Justin Felix**  
Senior Transaction Manager  
+1 612 718 2234  
justin.felix@colliers.com

**Aaron Whitmore**  
Vice President  
+1 612 963 1377  
aaron.whitmore@colliers.com

**Ethan Haglund**  
Associate Vice President  
+1 952 200 6199  
ethan.haglund@colliers.com

**Trevor Brandvold**  
Associate  
+1 612 816 4875  
trevor.brandvold@colliers.com



Accelerating success.