



New Industrial Development for Lease

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State-of-the-Art Warehouse

147,000 SF | 9.02 acres

937 Ontario Road, Green Bay, WI

Colliers is pleased to present a new industrial build-to-suite development that is strategically designed to accommodate modern warehouse, logistics, manufacturing, and distribution users seeking a highly functional industrial product within one of Wisconsin's strongest regional industrial markets.

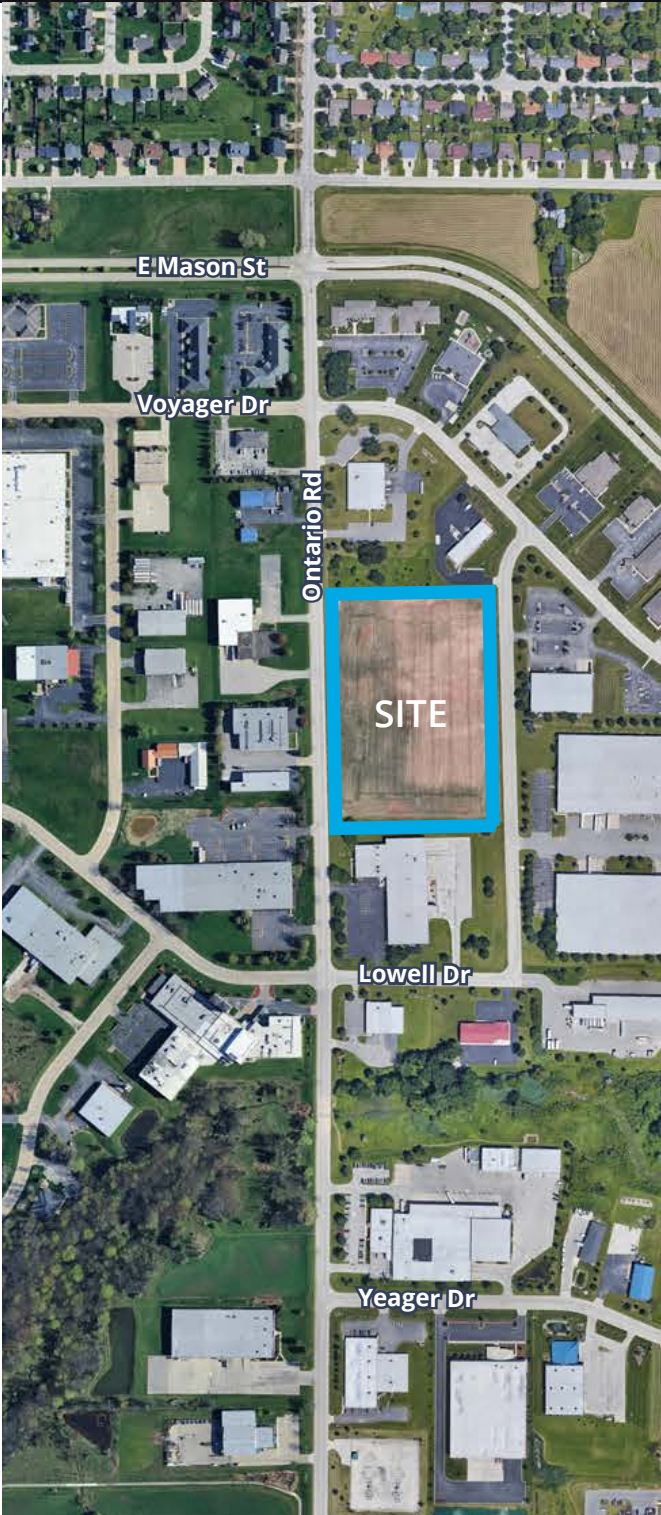
The project is being developed with flexibility and long-term functionality in mind, allowing for multi-tenant or single-tenant occupancy while offering modern industrial specifications expected by today's institutional users.

- 20 Dock Doors w/Automatic Levelers
- 32' Clear Height
- 135' Truck Court Depth
- 32 Trailer Stalls/135 Car Stalls
- Lease Rate: Negotiable



Property Highlights

Address:	937 Ontario Road, Green Bay, WI 54311
Parcel #:	21-174-7 & 21-174-6
Property Type:	Industrial – Manufacturing/Warehouse
Space Available:	36,750 - 147,000 SF
Year Built:	Proposed
Loading:	20 dock doors w/automatic levelers
Ceiling Height:	32'
Column Spacing:	Common Bay: 50' x 46'3" Dock Bay: 50' x 60'
Land Area:	9.02 Acres
Truck Court Depth:	135'
Power:	1,600 AMP 480 Volt Provider: Wisconsin Public Service (WPS)
Parking:	135 car stalls 32 trailer stalls
Sprinklers:	ESFR system
Lease Rates:	Negotiable
Estimated 2024 Tax/CAM:	\$1.50/SF





Russell, headquartered in the Quad Cities (Illinois/Iowa), was founded in 1983 with a vision to create a company rooted in integrity, quality, and client-focused solutions. Over the years, Russell has grown into a leading professional services firm, completing over \$7 billion in industrial and logistics projects across 34 states. This includes speculative and build-to-suit developments for warehouse, manufacturing, and distribution users.

Core Services:

- Development
- Design-Build
- Construction Management
- General Contracting
- Preconstruction Services

Russell Maintains:

- \$200MM individual bonding capacity
- \$500MM aggregate bonding capacity
- Top 40 Industrial Contractor ranking nationally
- ENR Top 400 Contractor recognition

Highlighted Industrial Development Experience:

Russell Industrial Park- Davenport, IA

- Project scope- Design-Build, Developer, General Contractor
- New 95-acre Industrial Park including six new Class A Industrial buildings totaling 1,469,340 SF

Lone Elm Logistics Center – Olathe, KS

- 496,000 SF Class A industrial warehouse
- Cross-dock loading configuration
- 36' clear heights
- 52 dock doors
- Trailer parking and modern logistics design

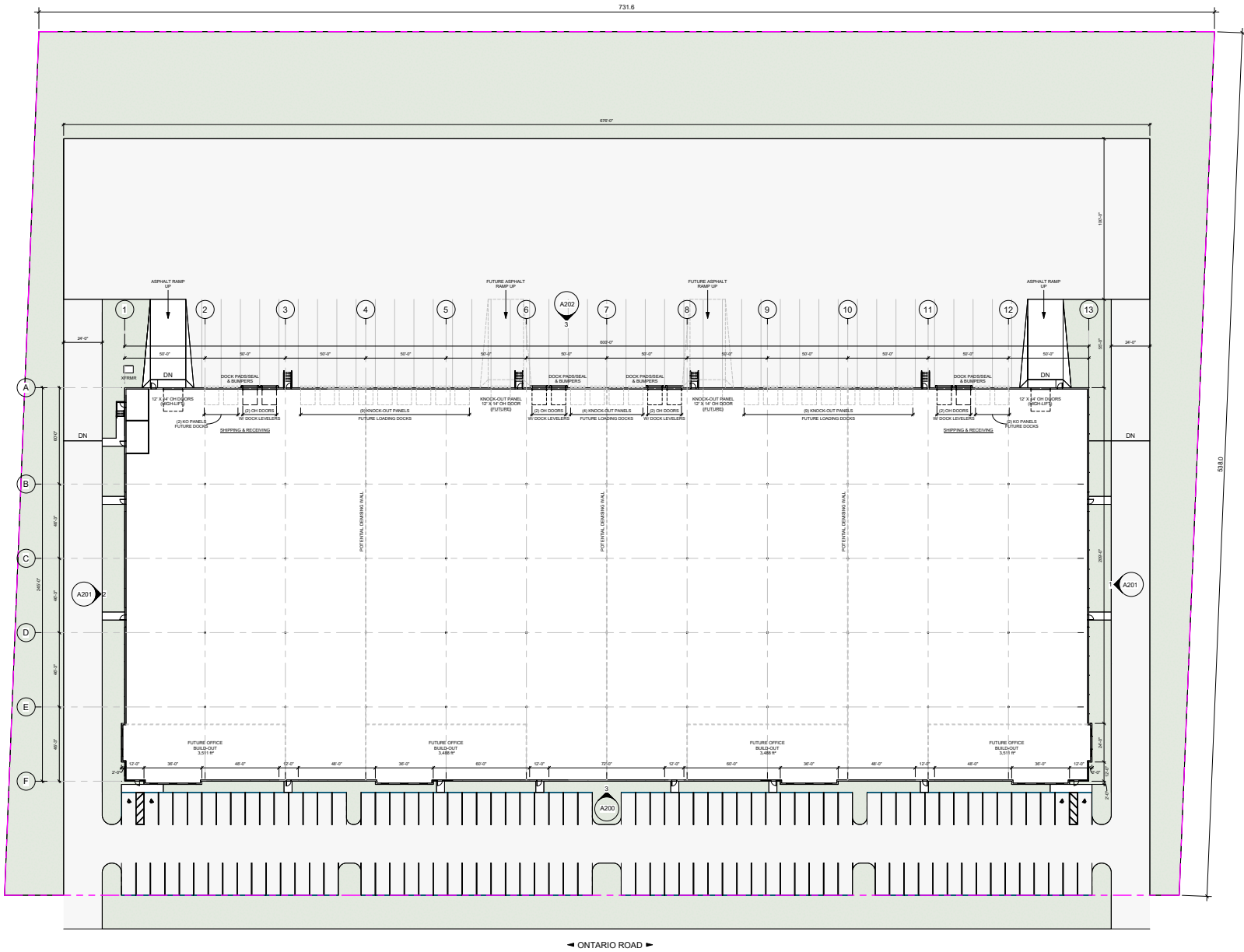
Cargo Largo – Independence, MO

- 524,000 SF mixed-use logistics and warehouse facility
- Consolidated regional operations hub
- State-of-the-art warehouse configuration

VIEW WEBSITE



Floor Plan



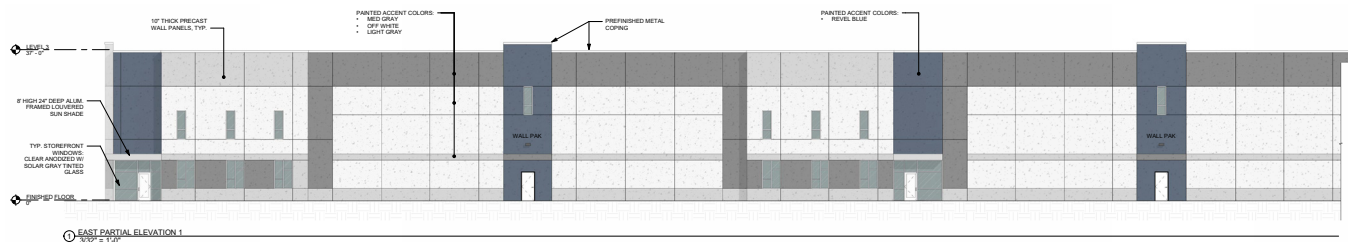
1 TEMPLATE PLAN
1" = 30'-0"



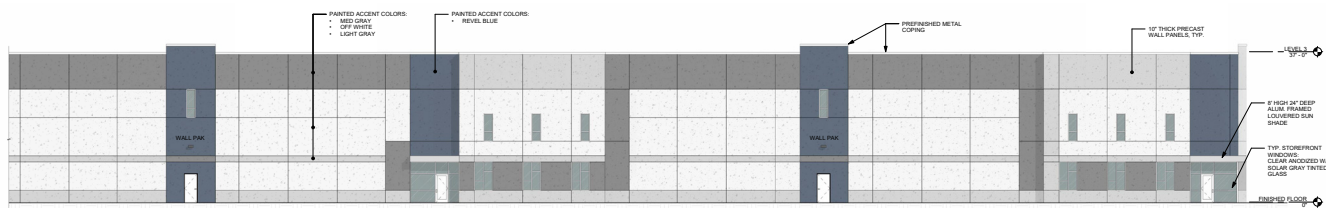
Renderings



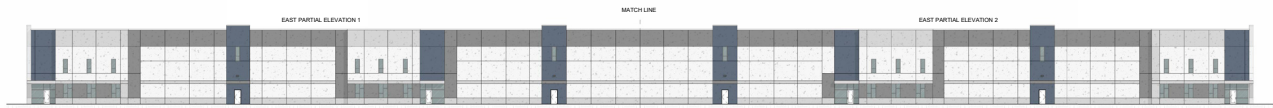
Elevations



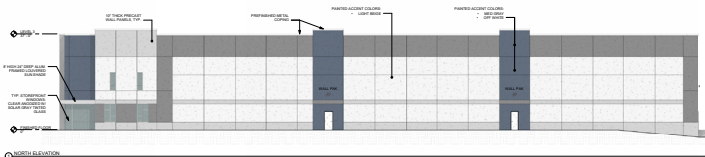
① EAST PARTIAL ELEVATION 1
 $3/32'' = 1'-0''$



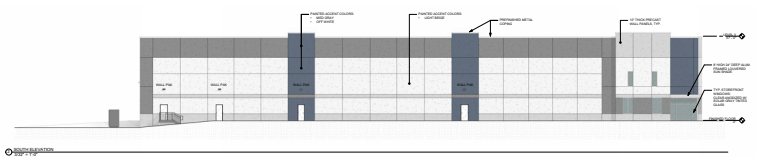
② EAST PARTIAL ELEVATION 2
 $3/32'' = 1'-0''$



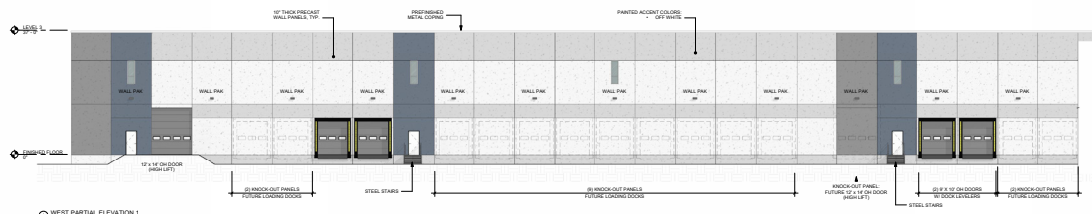
③ EAST ELEVATION (OVERALL)
3/64" = 1'-0"



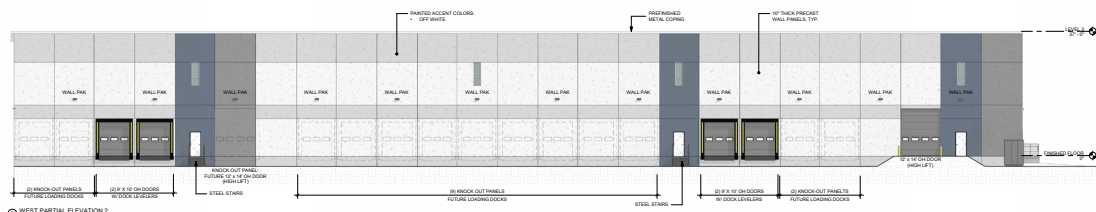
① NORTH ELEVATION
3/32" = 1'-0"



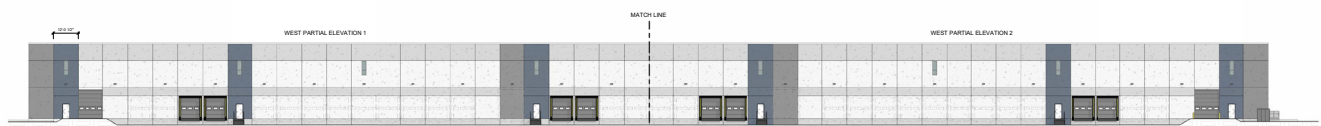
② SOUTH ELEVATION
3/22' x 1' 6"



① WEST PARTIAL ELEVATION 1
3/32" = 1'-0"



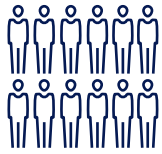
② WEST PART
332' x 140'



③ WEST ELEVATION (OVERALL)
30.4" = 1'-0"

Location Overview

Brown County



Current
Population

274,120



Current Average
Household Income

\$104,790



Current Daytime
Work Population

163,230



Households

113,139

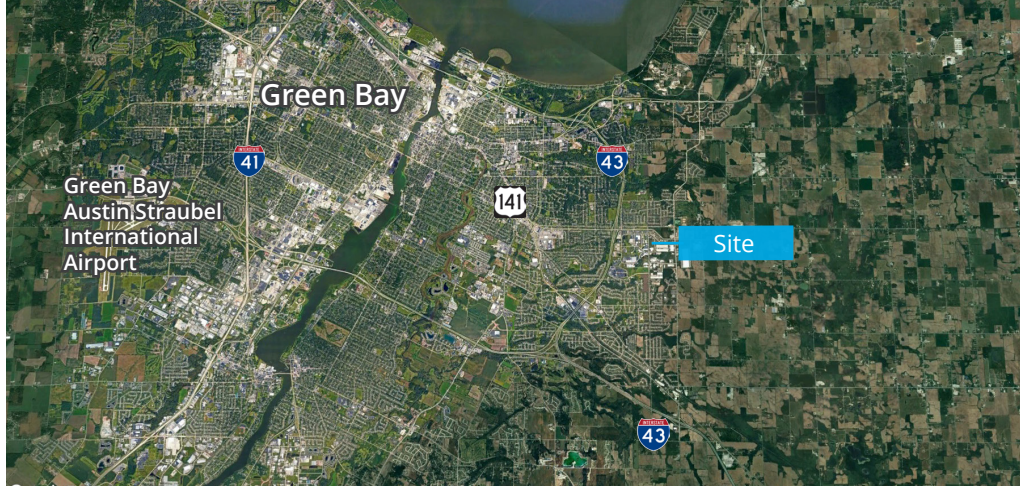


Businesses

9,972

Web Links:

[Green Bay, WI](#)
[Brown County](#)



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