

Commercial 848 S MILITARY Road Suite # City of Fond du Lac List Price \$0  
 50326057 Active-No Offer FOND DU LAC, WI 54935 Lease Price per SqFt. \$13 Net



848 S Military Rd For Lease

**Type** Property For Lease  
**Income Producing Farm** No  
**Listed in Adttl CM Type** Deeded Access Yes  
**Primary Listing Number** Restrictive Covenant(s) No  
**Flood Plain** No  
**County** Fond du Lac  
**Industrial Park Name**  
**Tax Municipal Sub-Area** Southwest Fond du Lac  
**Business/Trade Name**  
**School-District** Fond du Lac  
**Total Units in Bldg** 2  
**Tax Net Amt** \$0.00  
**Total # of Buildings** 1  
**Tax Year** 2025  
**Zoning** C-2 General  
**Tax ID** FDL-15-17-21-12-259-01  
**Net Leasable SQFT** Business 5,320  
**Assessments Total**  
**Assessment Year**  
**Special Assessments**  
**Age Est (Pre2017)**  
**Year Built Est** 2000  
**Source-Year Built** Assessor/Public Rec  
**CAM Annual Expense**  
**Utility Annual Expense**  
**Insur Ann**  
**NNN Annual Expense**  
**Fin Avail** No



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	1.20	Assessor/Public Record	Building SQFT	10,200	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Door 1 Size	Loading Dock 1
# Public Restrooms		Amps/Phase	Door 2 Size			Loading Dock 2	Ceiling Height Min
# Private Restrooms		Parking	Door 3 Size			Loading Dock 3	Ceiling Height Max
# Seating Capacity		OverHdDr	Door 4 Size			Loading Dock 4	
			Door 5 Size			Loading Dock 5	

**Directions** Hwy 41 to Military Rd Exit, East to Address on Left

**Remarks** For Lease! 5,320 Sq Ft of Executive Office Space w/ Great Visibility. This space was recently renovated w/ high end finishes & includes all desks, partitions, & cabinetry in the space. It consists of a very nice reception area w/ a built in desk, 10 private offices, 2 Conference Rooms, a spacious Break Room, & 2 tastefully finished Restrooms. This space is well-suited for any Professional Business looking to impress their clients such as an Attorney, Lender, Accountant, Financial Advisor, Insurance Agency, or even a Medical Use. Its located on the busy roundabout of Military & Pioneer Rd & surrounded by long standing Successful Businesses including Mercury Marine, Fleet Farm, and Dimond Bros Insurance. The Lease Rate is \$6,000 /Month plus Gas & Electric. Call now to secure this great space!

**Inclusions** All Office Furniture in Space

**Exclusions** None

**COMMERCIAL TYPE** Office, Retail, Service, Medical/Clinical

**LOCATION** Business District, Corner, Free Standing, Highway Nearby

**EXTERIOR MAIN BUILDING** Aluminum/Steel, Brick

**FOUNDATION** Slab

**LOWER LEVEL** None

**HEATING FUEL TYPE** Natural Gas

**HEATING/COOLING** Central A/C, Forced Air, Multiple Units

**WATER** Municipal Public Water

**WASTE** Municipal Sewer

**TENANT PAYS** Air Conditioning, Electric, Heat

**BUILDING PARKING** Onsite Parking, Paved

**MISC EXTERIOR/INTERIOR** 220 Volts, ADA Compliant, Building Sign, Display Window, Fixtures, Offices

Prepared by:

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**Selling Price**  
**Close Date**  
**Type Of Sale**  
**Financing Type**  
**Seller Allowance Amount**  
**CloseInfo**  
**Buyer Inducements**  
**Misc Closed Info 2**  
**BrkErn\$** Yes  
**Ern\$Name**

Listed by: 42280 105064 Zellner Real Estate  
 Co-Listed by:  
 Sold By:

**Days On Market** 7  
**Electronic Consent** Yes  
**Licensee Int/Broker Own** Yes

**Farm Specific Data**

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmlandPresv/WdlandTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

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