



P.O. Box 689 Neenah, WI 54957

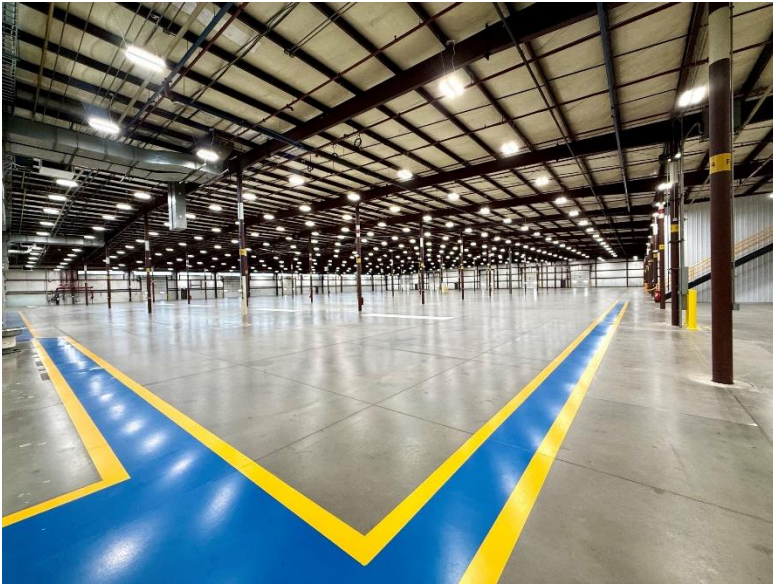
920-725-8985

www.ogdendevlopment.com

104,000 SF LIGHT INDUSTRIAL BUILDING FOR LEASE

2855 S Oakwood Road Oshkosh, WI 54904

Spring 2026



BUILDING SPECS

- 104,000 SF BUILDING / \$5.75 SF Annually / NNN Lease
- Conference Room, 6 Offices, Large Open Area, Break Room and Restrooms.
- 22' Low Eave / 28.25' High in Center.
- 2000 Amp 3-Phase Power and Widely Distributed
- Energy Efficient Building - LED Lights, Well Insulated and New Unit Heaters throughout
- Large Airline Structure and Widely distributed
- Fully Sprinkled, Wet System
- 4 – 10'x10' Truck Dock's. Can be expanded to 6 Docks
- 13 – Ground Level Overhead Doors
- 120 Car Parking Spots & Connected 1.4 Acre Fenced in Storage Yard
- Located close to Hwy 41 and in the Hwy 44 Business Park – Oshkosh.
- **Landlord Responsibilities:** Building Insurance, Building Shell Maintenance.
- **Tenant Responsibilities:** Rent, Utilities, Property Taxes, Lawn Care, Snow Removal, Insurance on their contents and & Furnace Filters.

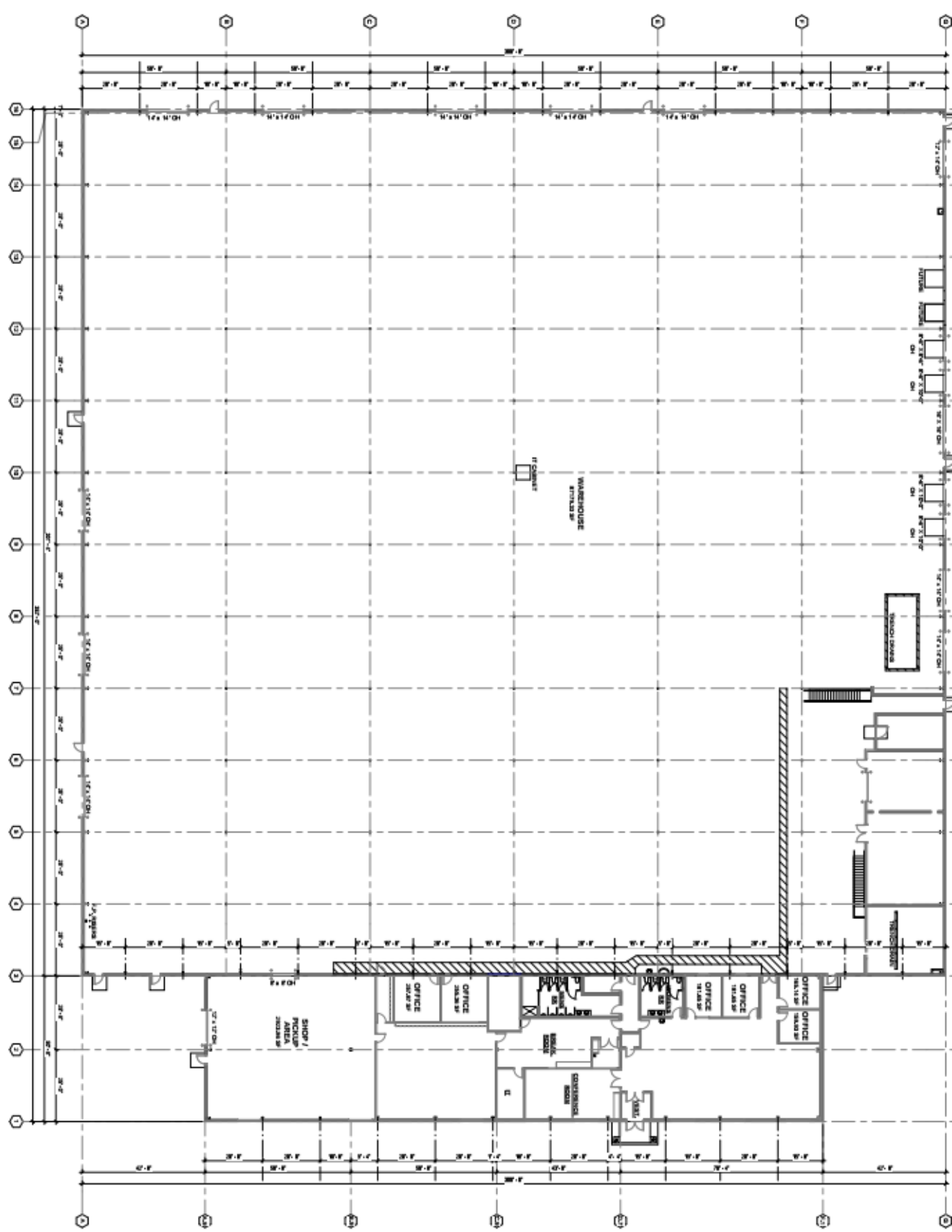
MORE INFO

Max Ogden

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PRELIMINARY
 NOT FOR CONSTRUCTION

	AS BUILT DRAWING FOR: 2855 SOUTH OAKWOOD ROAD OSKOSH, WI 54904		REVISIONS NO. DATE BY
SHEET TITLE A101 FLOOR PLAN	ISSUED REVISIONS NO. DATE BY	DESIGNED FOR REVIEW NO. DATE BY	DRAWN BY PROJECT NO.