



For Sale or Lease

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2705 E Richmond St
Shawano, WI 54166

Property Highlights:

- 6,400 SF warehouse/manufacturing facility
- 1.75 acre industrial site
- Easy access to Highway 29
- 3-phase power throughout building
- Sale or lease opportunity
- Established industrial corridor location

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2705 E Richmond Street is a 6,400 SF warehouse/manufacturing facility situated on 1.75 acres within Shawano's established industrial corridor. The property offers 3-phase power, 12-foot clear heights, ample parking and outdoor storage potential, and convenient access to Highway 29.

The facility is well suited for manufacturing, warehousing, contractor operations, equipment storage, or owner/user occupancy. Nearby businesses include Walmart, Novolex Recycling, Fox Valley Truck, Charter Arrowcast, Worldwide Systems, and Kwik Trip, providing a strong industrial and commercial employment base.

This offering presents an affordable opportunity for investors and owner/users seeking functional industrial space in Northeast Wisconsin at a basis of less than \$62 per square foot.

Property Details

Address: 2705 E Richmond St
Shawano, WI, 54166

PID: 281322400050

Building Size: 6,400 SF

Lot Size: 1.75 acres

Year Built: 1970

Zoning: Light Industrial

Power: 3-Phase Power

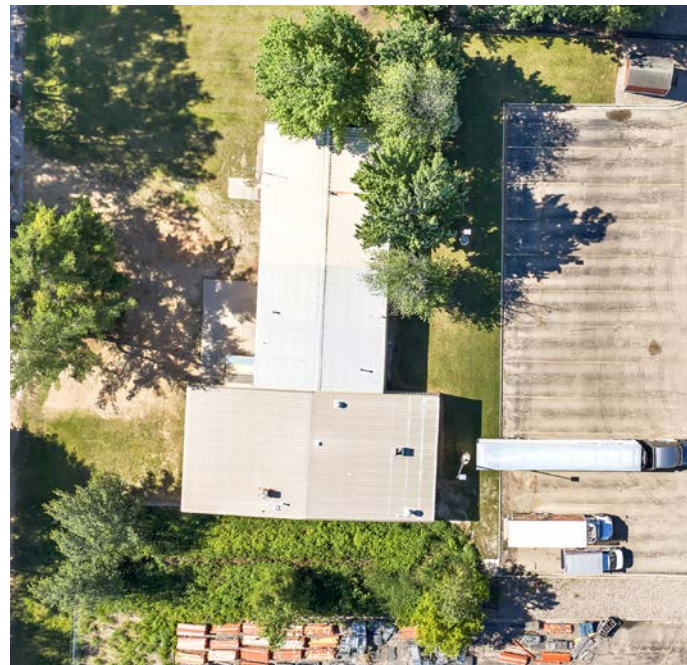
Clear Height: 12'

Construction: Masonry & Metal

2025 Taxes: \$4,834

Lease Rate: \$5.75/SF NNN

Sale Price: \$395,000



Property Photos



Location Overview

Shawano County



2025
Population
41,145



2025 Average
Household Income
\$86,827



2025 Daytime
Work Population
15,180



Households
17,262

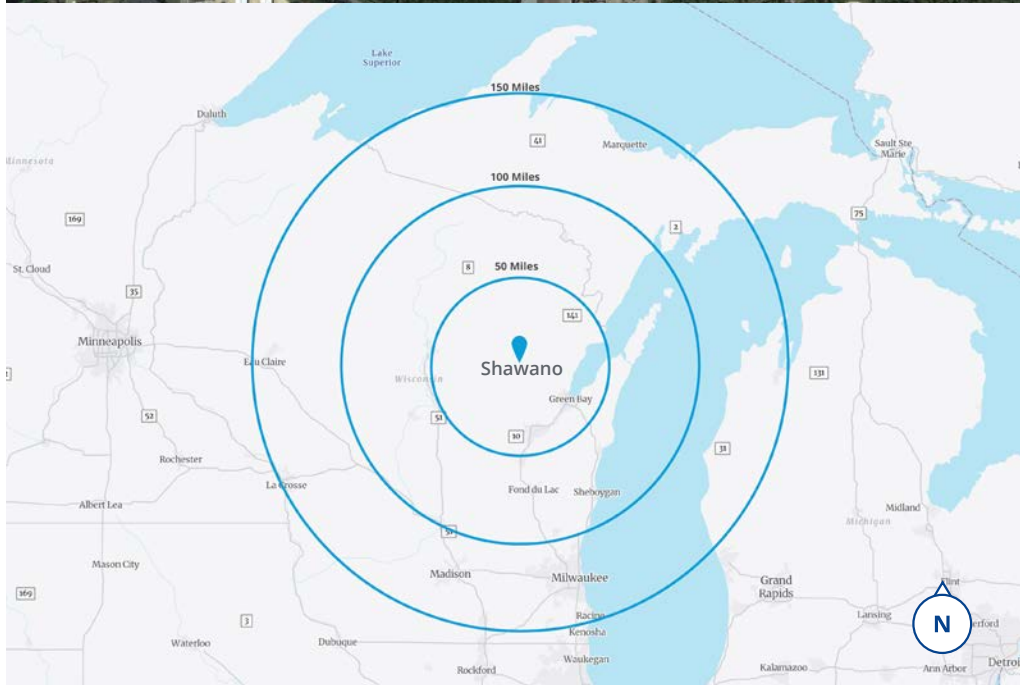


Businesses
1,645

Web Links:

[Shawano, WI](#)

[Shawano County](#)



Strategically positioned within Shawano's primary industrial corridor, the property offers convenient access to Highway 29 and regional transportation routes connecting Green Bay, Appleton, Wausau, and the broader Northeast Wisconsin manufacturing market. The surrounding area is home to a diverse mix of industrial, distribution, manufacturing, and retail users, creating a strong employment base and long-term demand driver for the property.



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