



FOR SALE

**3300 COMMODITY LN
ASHWAUBENON, WI 54304**

Results
COMMERCIAL
RE/MAX RESULTS

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,195,000
Price Per SF	\$95/SF
Building SF:	12,460 SF
Industrial SF:	10,646 SF
Office SF:	1,814 SF
Zoning:	IP - Industrial Park
Lot Size:	1.37 AC (59,677 SF)
PID:	VA-228-14-L-55

PROPERTY OVERVIEW

- Perfect **Owner/User or Investor Industrial Opportunity**
- Building Available for **Immediate Occupancy (Recently Vacated)**
- **12,460** square foot Industrial facility with efficient **~85% warehouse (10,646 sf) / 15% office (1,814 sf) layout**
- **20' clear height warehouse** with exposed steel construction
- **(2) 14' drive-in doors + (1) dock door** – functional for a wide range of users
- **1,200 amp 3-phase power** supporting light manufacturing and industrial operations
- Situated on a **1.37-acre site** providing ample parking, loading, and operational flexibility
- **Ample on-site parking** with efficient site layout
- **IP – Industrial Park Zoning** allowing for a wide range of industrial and flex uses
- Located in a **proven Ashwaubenon industrial park** with excellent access to I-41, I-43, and Hwy 172
- **Attractive price at \$95/SF** with recent appraisal supporting value above ask
- Ideal for **owner user occupancy** or investor seeking lease-up opportunity
- Strong industrial fundamentals with **low vacancy environment** supporting demand
- **Contact Hayden Hulsey, CCIM** for additional information or to schedule a tour.

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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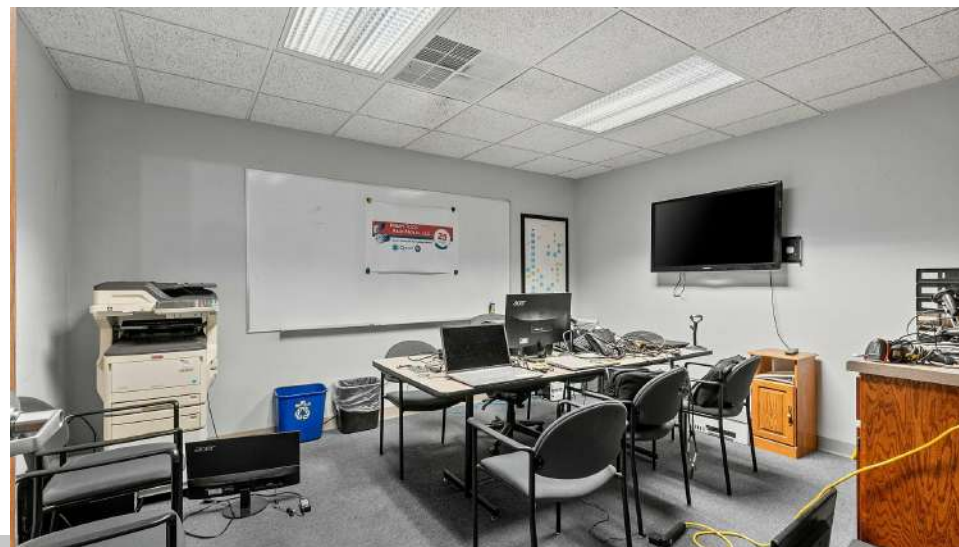
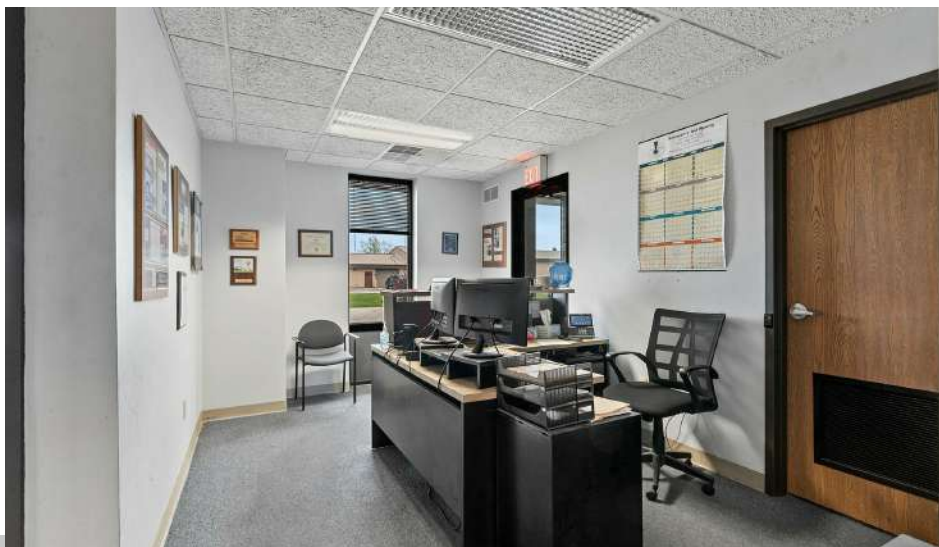
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PHOTO GALLERY

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BROWN COUNTY PROPERTY OUTLINE

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ZONING INFORMATION

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IP - INDUSTRIAL PARK DESCRIPTION

The IP – Industrial Park Zoning District in Ashwaubenon, Wisconsin is intended to accommodate modern industrial and business park development in a controlled, high-quality environment. This district supports a range of light industrial, office, research, and technology-based uses that are conducted entirely within enclosed buildings and generate minimal external impacts. The purpose of the district is to promote employment-oriented development while maintaining compatibility with surrounding commercial and residential areas through thoughtful site planning, landscaping, and design standards.

Uses within the IP district typically include corporate offices, light manufacturing, warehousing, distribution, and research and development facilities, along with complementary accessory uses. The district emphasizes high development standards, including enhanced architectural design, screening, signage controls, and site aesthetics to create an attractive and cohesive business park setting. Heavier industrial uses, outdoor storage, and operations that produce excessive noise, odor, or traffic are generally restricted to ensure a clean, professional environment consistent with long-term economic growth objectives.

For more information, please visit: <https://ashwaubenon.gov/government/departments/community-development/planning-zoning/>

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LOCATION INFORMATION

RETAILER MAP

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LOCATION MAP

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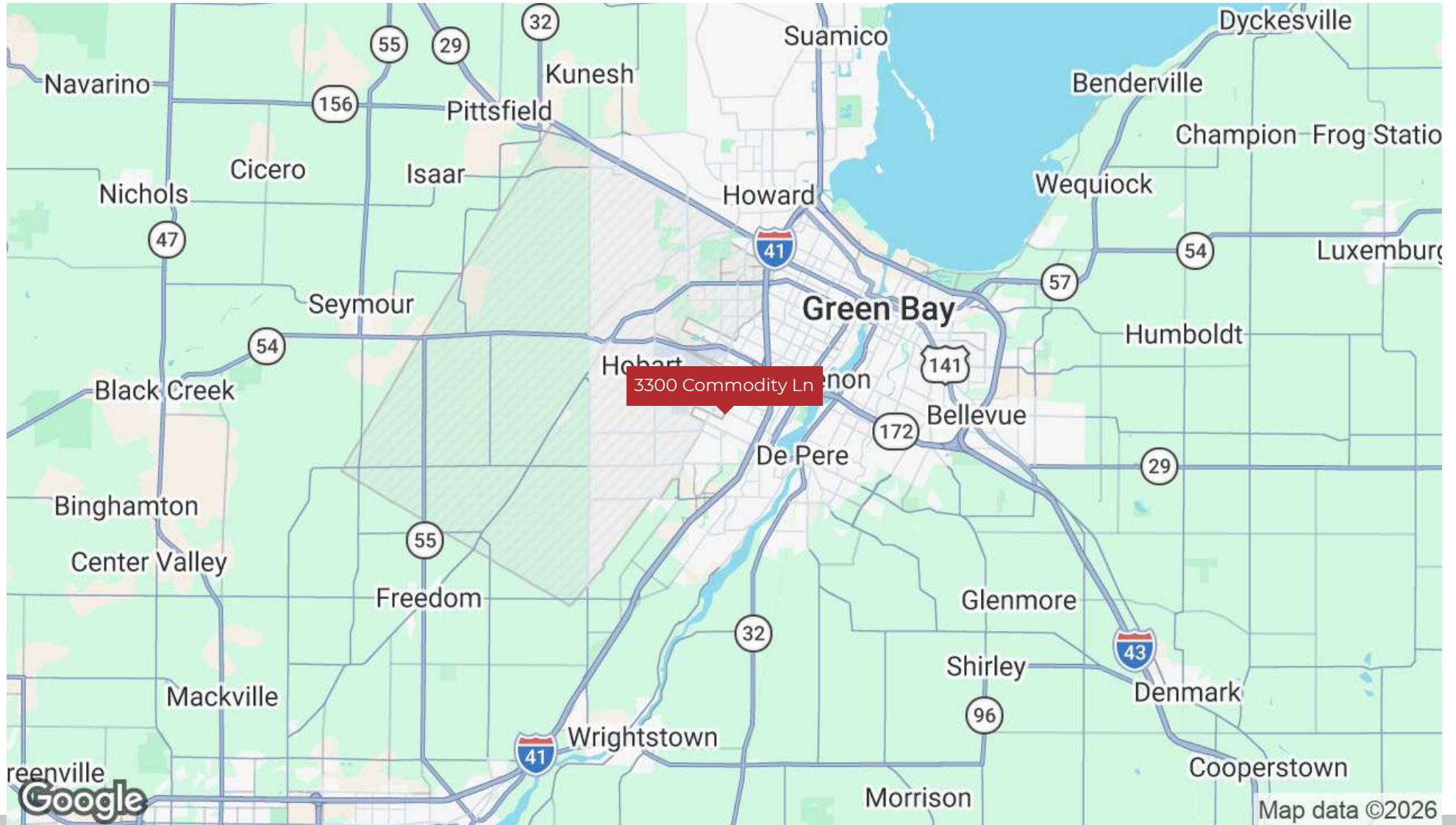
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REGIONAL MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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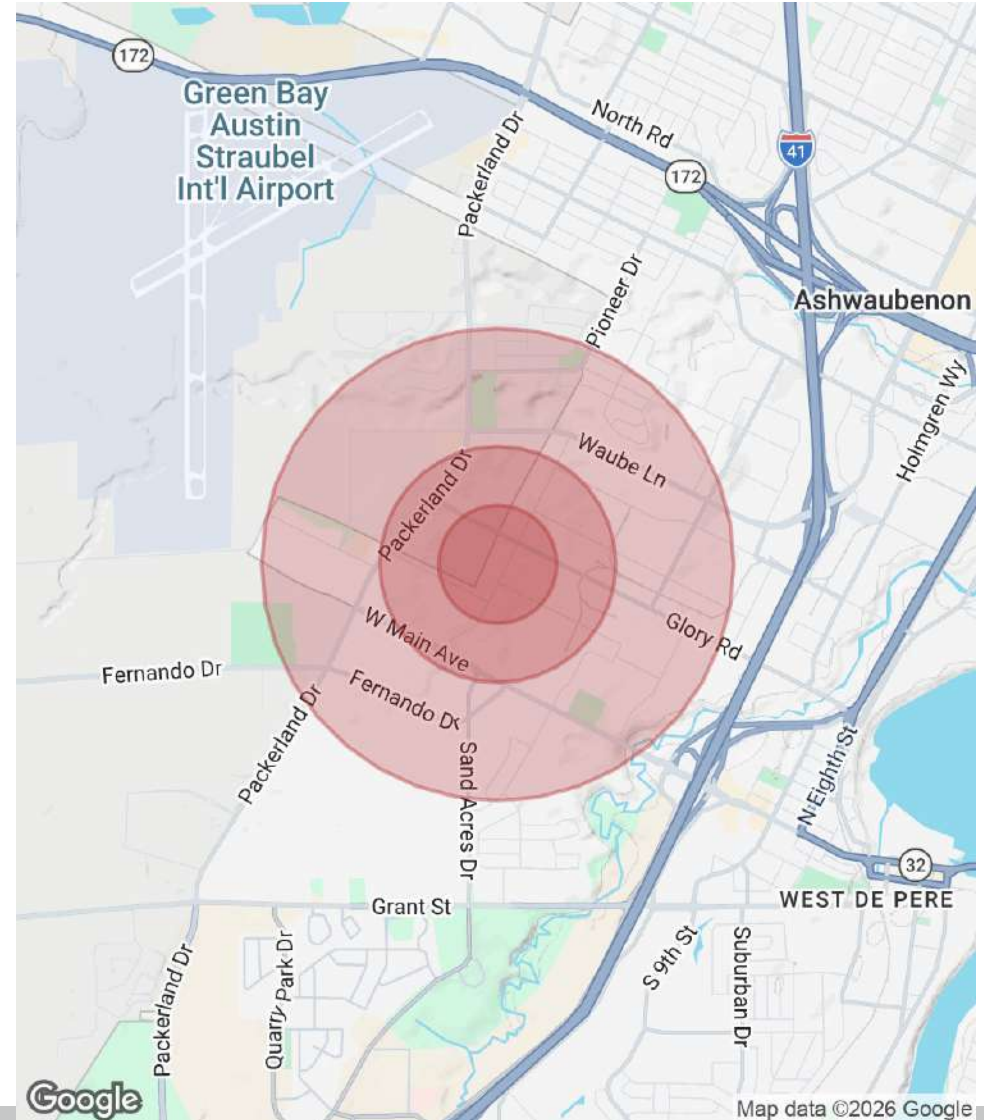
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	98	456	2,200
Average Age	33.4	34.9	38.9
Average Age (Male)	30.1	31.4	35.5
Average Age (Female)	36.1	38.0	41.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	53	249	1,160
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$74,639	\$75,171	\$90,520
Average House Value	\$368,300	\$325,284	\$320,923

2023 American Community Survey (ACS)



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MEET THE TEAM

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