

# VIRTUAL BUILDING FOR SALE OR LEASE



**Located in Northgate Business Park in the Village of North Fond du Lac, WI.**

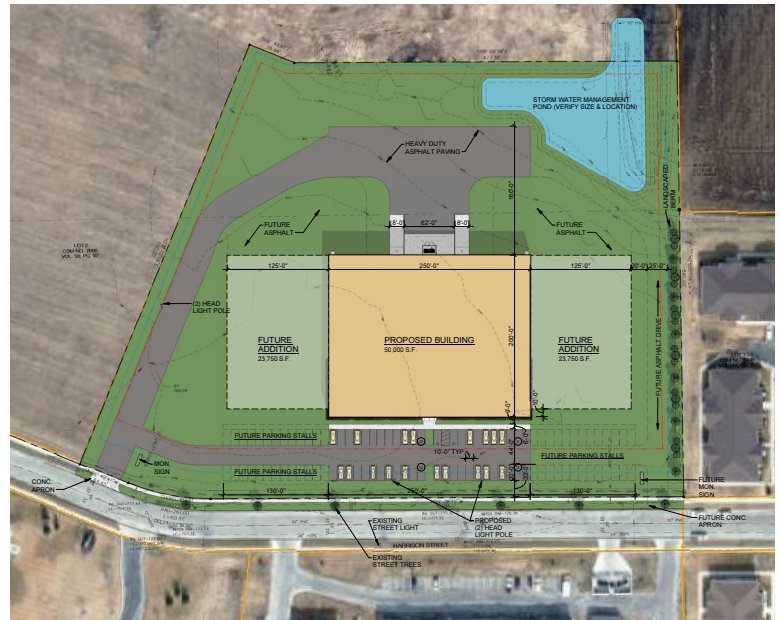
**Sale Price: \$3,150,000.00** \* Price includes the cost of land

## Exterior & Site Details:

- **Northgate Business Park** - this building will be placed on 7.65 acres of land in the Village of North Fond du Lac's Northgate Business Park. This land strategically placed with easy access to Interstate 41.
- This property will be **fully landscaped** with (46) parking stalls, paved parking lot and truck drives, curb and gutter, site lighting, concrete sidewalks, driveway, stormwater pond, storm sewer, sanitary sewer, water laterals and dumpster enclosure.
- **(2) loading docks** with air operated levelers, **(2) at grade 14' x 16' overhead doors**, 6" reinforced concrete floor slab, entry canopy, and (2) interior catch basins for the at grade overhead doors.

## Interior & Building Details:

- **50,000 Square Feet** - with 26' clear height. This building has the **unlimited potential** to be split into (2) spaces and can be expanded to 100,000 square feet!
- R30 standing seam insulated rubber roof.
- 2.5" insulated wall panels.
- 800 amp 3-phase, 480 volt electrical service is included and has the ability to be increased to a larger service if needed.
- General LED interior building lighting is included; as well as a full sprinkler system.
- All building permits, State approved building plans, DNR permits approved, structural and civil engineering are included in this amazing facility.



**NORTH  
CONCEPTUAL SITE PLAN**

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

THE VILLAGE OF  
**NORTH  
FOND DU LAC**

**Keller**  
Planners | Architects | Builders  
With offices in the Fox Cities, Madison,  
Milwaukee and Wausau.

**CONTACT BOB POCH AT 920.427.4458 FOR MORE INFORMATION**