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413
E Murdock
Avenue

OSHKOSH, WI 54901

+/- 82,669 SF BUILDING FOR LEASE

PROPERTY OVERVIEW

413 E Murdock Avenue

This 82,669 square foot single tenant manufacturing / distribution facility is situated on 5.82 acres in Oshkosh, Wisconsin. Originally built in the 1940's, with additions in 1968 and 1987, this building is ideally suited for a heavy manufacturing environment. Property highlights include: seven loading docks, three grade level drive in doors, 71 employee / visitor parking stalls, and 1,200 Amp electrical service.

Lease Rate: \$5.25 / SF NNN

2023 Estimated Operating Expenses: \$0.90 / SF



BUILDING SPECIFICATIONS

Building Size	+/- 82,669 SF Building Footprint (Does not include 37,885 SF 2nd Floor)
Space Available	+/- 82,669 SF Additional second floor space (37,885 SF) included at no cost
Office Size	+/- 3,000 SF
Lot Size	5.862 Acres
Construction	Masonry & Steel Frame Structure with Insulated Metal Panels
Year Built	Original - 1920's Addition - 1968 (17,625 SF) Addition - 1985 (31,890 SF)
Loading	Seven (7) Exterior Loading Docks Three (3) Grade Level Drive-In Doors
Clear Height	11' - 21' (Varies Between Building Sections)
Column Spacing	Varies Between Building Sections
Fire Suppression	100% Sprinklered with Wet System
Lighting	New High-Bay LED Lighting
HVAC	Boiler Heat in Office Forced Air Unit Heaters in Warehouse
Electrical Service	1,200 AMP 240/480 Volt, 3-Phase
Roof	TPO & Standing Seam Metal
Trailer Parking	11 Stalls
Accreditations	AA+ BRC Audit (British Retail Consortium)

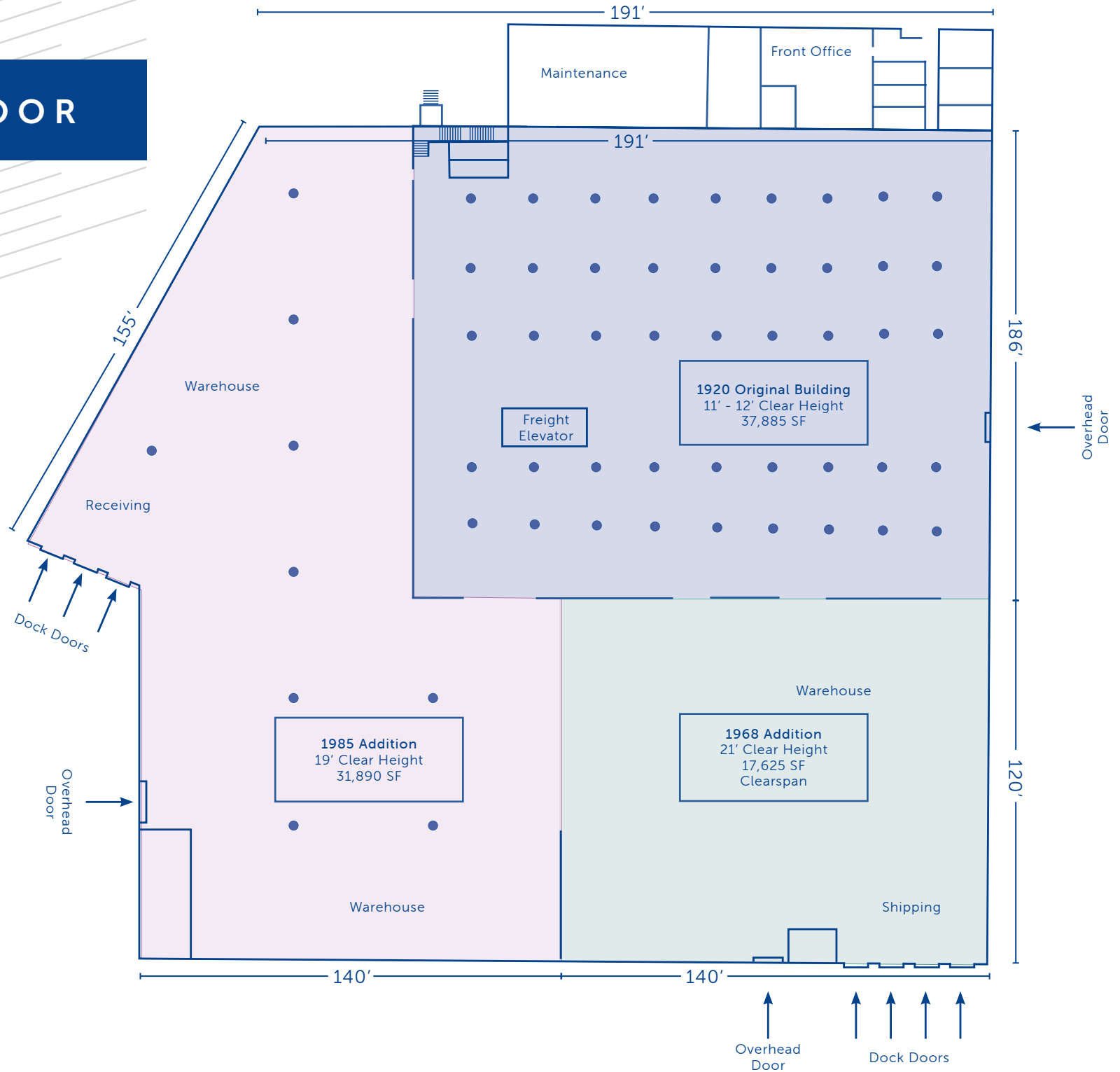


SITE SPECIFICATIONS

Lot Size	5.862 Acres
Zoning	UI: Urban Industrial
Parking	71 Employee / Visitor Stalls
Sewer / Water	8" Water Main Municipal Sewer & Water by City of Oshkosh

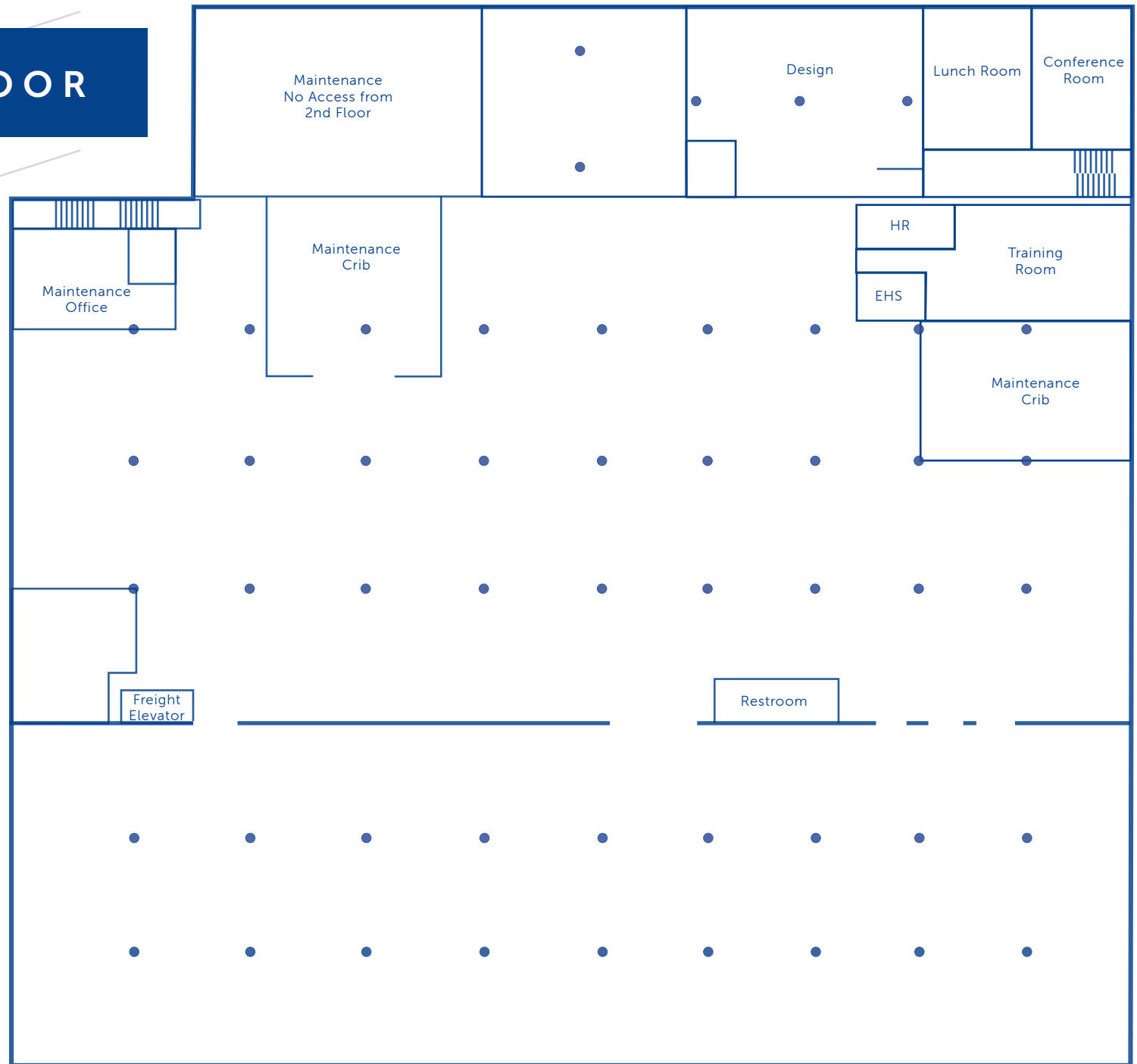


1ST FLOOR



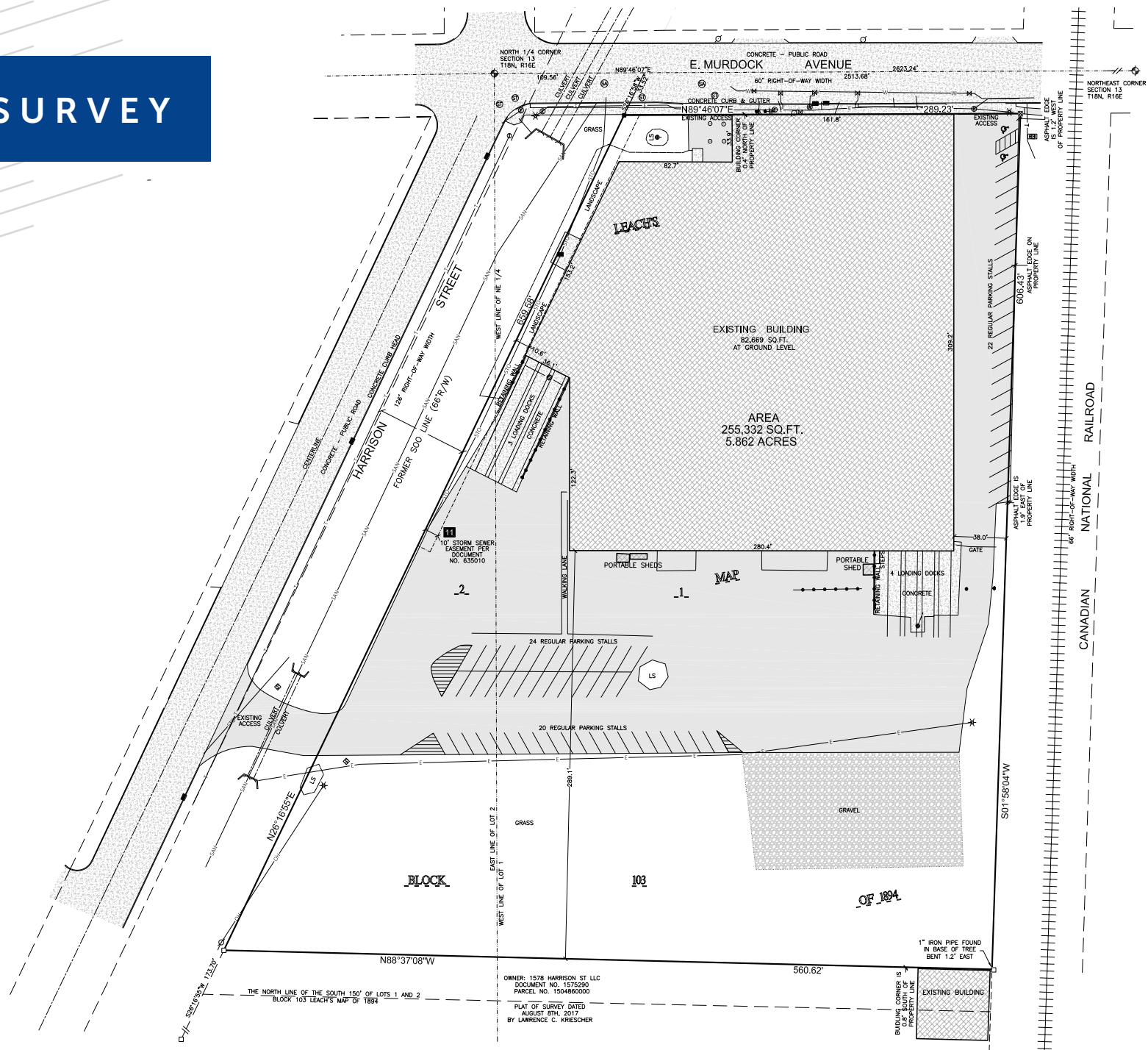
*Floor plan not drawn to scale

2ND FLOOR

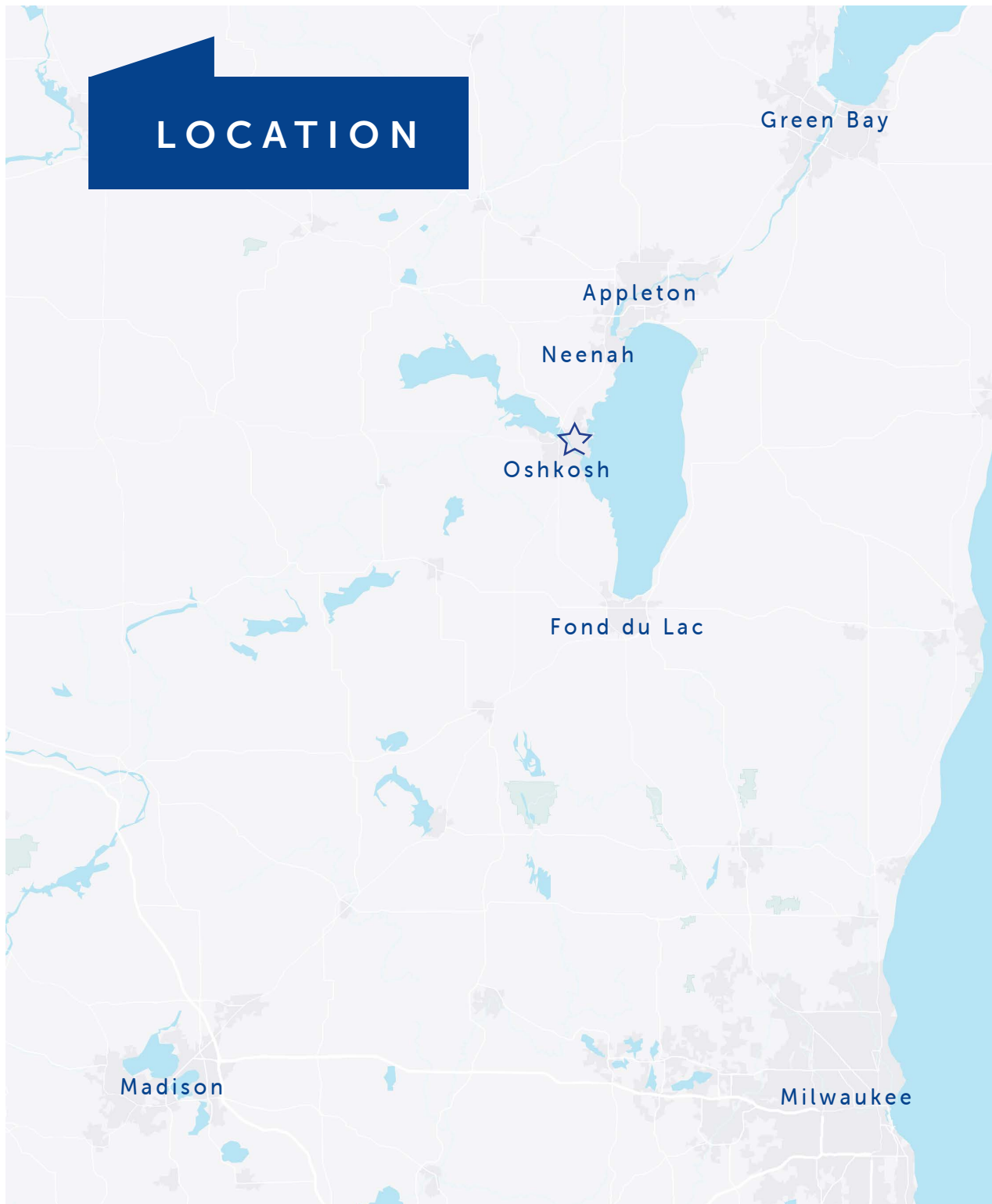


*Floor plan not drawn to scale

ALTA SURVEY



LOCATION



Drive Times

I-41	2.9 Miles 8 Minutes
Neenah	11 Miles 19 Minutes
Appleton	19 Miles 22 Minutes
Fond du Lac	20 Miles 32 Minutes
Green Bay	51 Miles 52 Minutes
Madison	88 Miles 1 Hour 30 Minutes
Milwaukee	90 Miles 1 Hour 30 Minutes
WI/IL Border	125 Miles 1 Hour 40 Minutes
Chicago	178 Miles 2 Hours 50 Minutes

Demographics:



Population

1 mi: 12,606
3 mi: 53,153
5 mi: 73,755



Household Income

1 mi: \$72,435
3 mi: \$68,084
5 mi: \$74,886



Blue Collar Employees

1 mi: 1,989
3 mi: 7,366
5 mi: 10,024



Winnebago County Top Industries

Manufacturing
Food & Beverage
Utilities
Education
Agriculture

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Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
 2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.
- To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.