For Sale: Industrial Property

2350 & 2400 Northridge Drive

Kaukauna, WI 54130

Property Information & Building Features

Market	Fox Valley - Kaukauna	**Roofing**	Flat, Metal Roof
Zoning	Industrial	**Construction**	Engineered Metal – Free Span
Building Size	38,647 SF, consisting of: • Sales & warehouse facility: 35,995 SF (approx. 7,600 Sf office) • Service Garage: 2,652 SF	**Drive-in Doors**	One
Lot Size	13.136 Acres, consisting of: • 8.73 Acres (2350 Northridge) • 4.27 Acres (2400 Northridge)	**Dock Doors**	16 total, consisting of: • Eight 48” docks (5 w/ levelers, 3 w/ dock plates) • Eight 26” sprinter van docks
No. of Buildings	Two	**Clear Height**	Sales & Warehouse: 31’ - 37’ Service Garage: 18’
Year Built	2002	**Parking Spaces**	Car Parking: 73 Spaces Sprinter Van Parking: 30 Spaces Trailer Parking: 47 Spaces
Roads/Major Intersections	Close proximity to Hyland Ave and Approx. 1 mile from Interstate 41	**Power**	1200 AMP 480Y/277 3Ph-4W
Current Use	Warehouse, Storage, Distribution, Light Manufacturing, and Office	**Racking**	3 – Tier Racking Currently in Place for 1,200 Pallet Spaces
Foundation	Concrete	**Fire Suppression**	K-14 ESFR Wet System

LEASE BACK BY FRITO LAY: Frito Lay will do a short term leaseback through 12/31/26 with a rolling 60 day option to terminate starting 5/1/26 (first effective date of 7/1/26)

Detailed Property Description

The subject property is well located for distribution, approx. 0.8 miles from Interstate 41 @ Hyland Ave. interchange, 2.5 miles from Interstate 41 @ Hwy. 55 diamond interchange. The property is located in an established industrial park. The subject property contains two buildings; the main building is 35,995 SF. The second building is 2,652 SF utilized as a repair service garage.

For More Information

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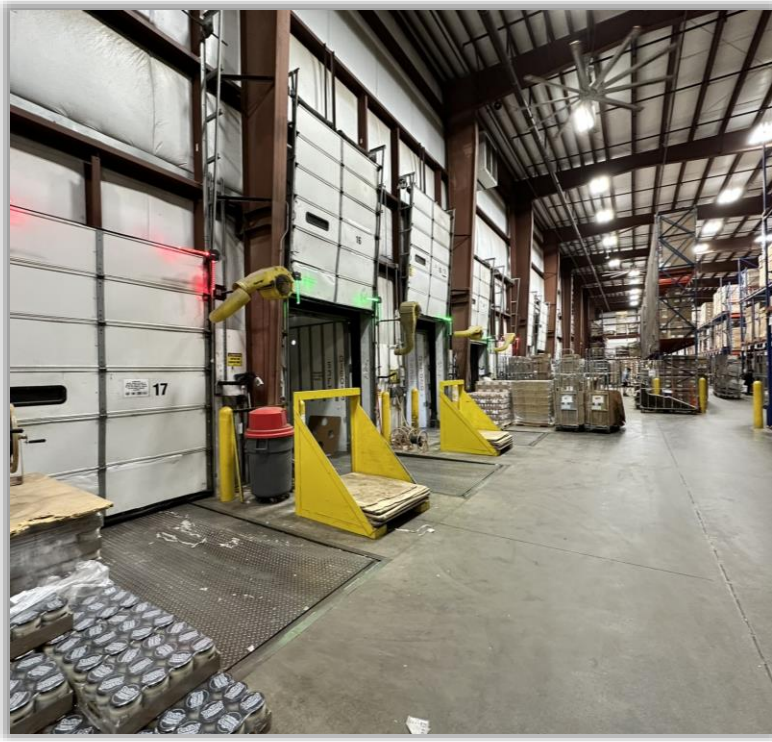

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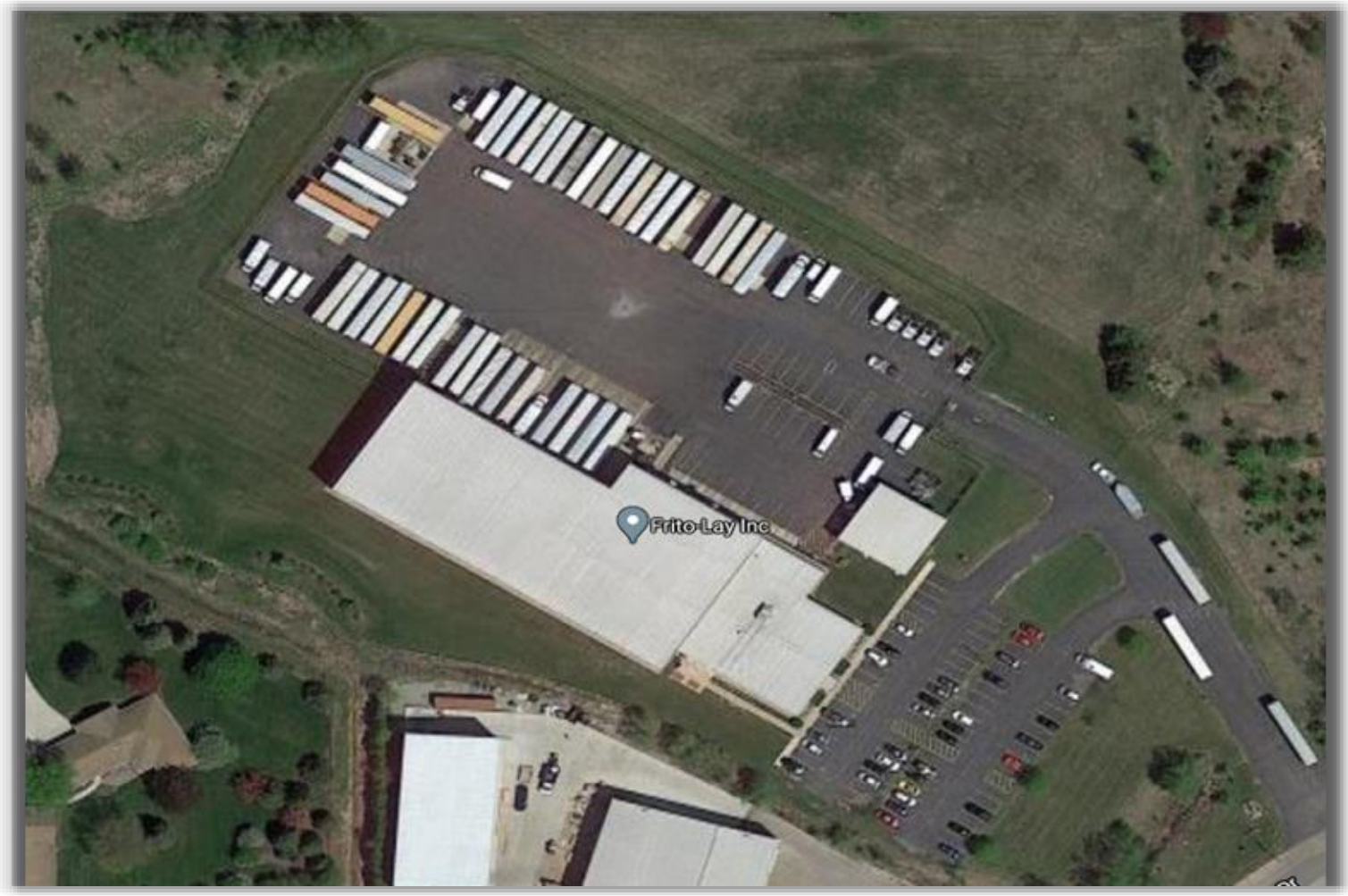

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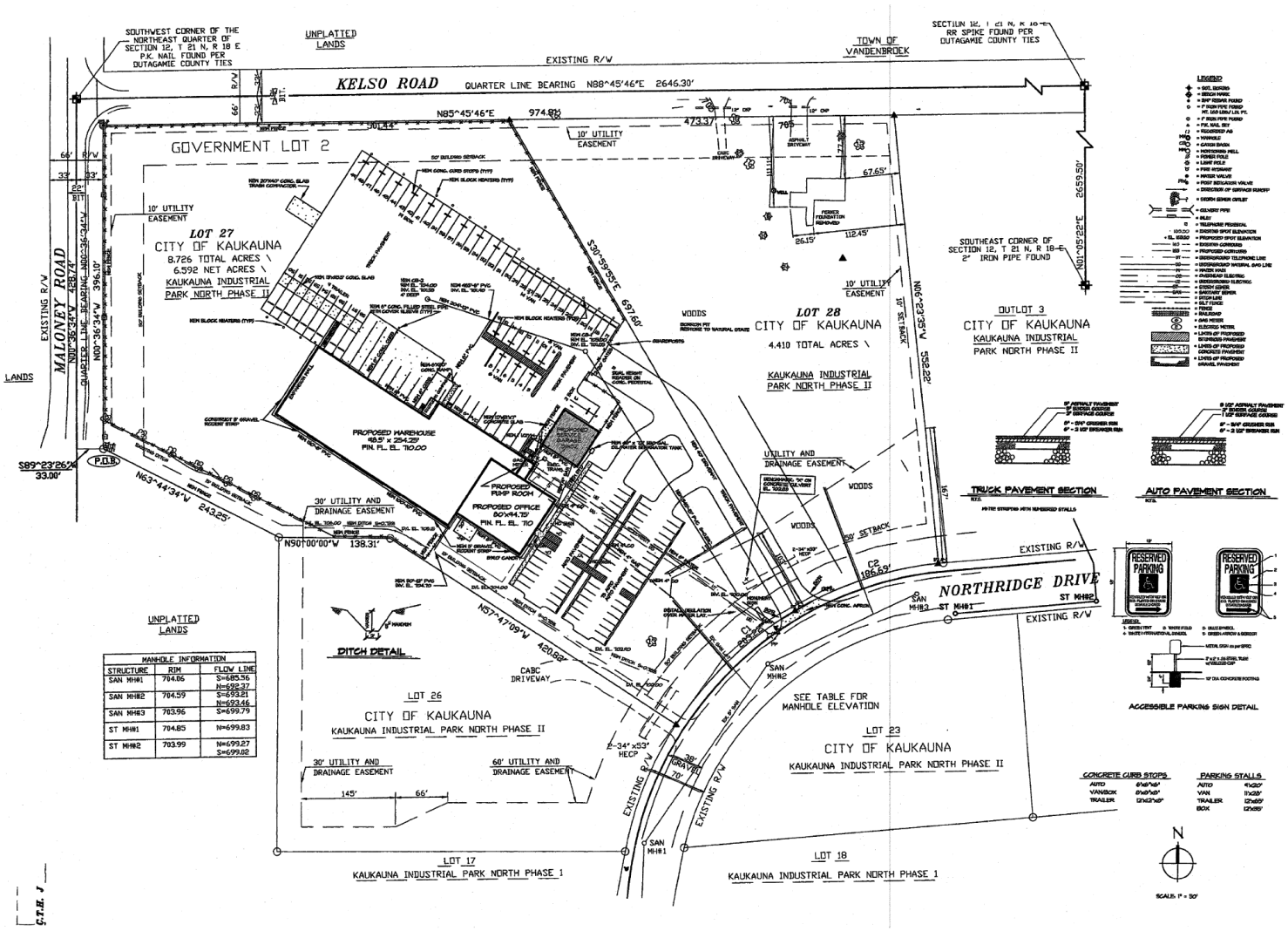

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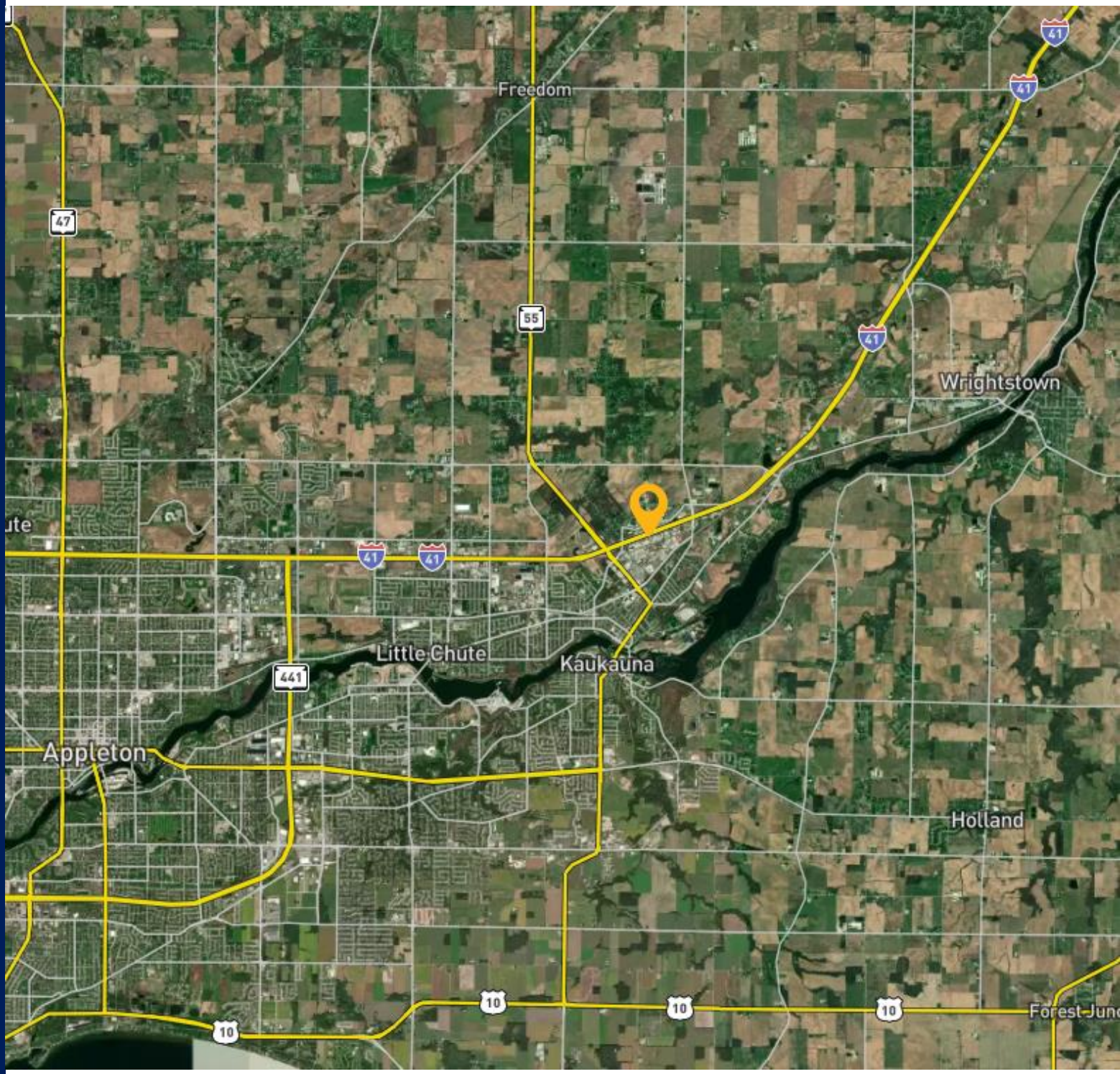

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