



For Sale or Lease

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413 E Murdock Ave

Oshkosh, WI 54901

Short Term & Long Term Indoor & Outdoor Storage Available

Building Size	+/- 82,669 SF Building Footprint (Does not include 37,885 SF 2nd Floor)
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)
Parking	11 Trailer Stalls 71 Employee/Visitor Stalls
Opex Estimate	\$1.35 PSF (2025)
Lease Rate	\$5.10 PSF NNN
Asking Price	\$5,400,000

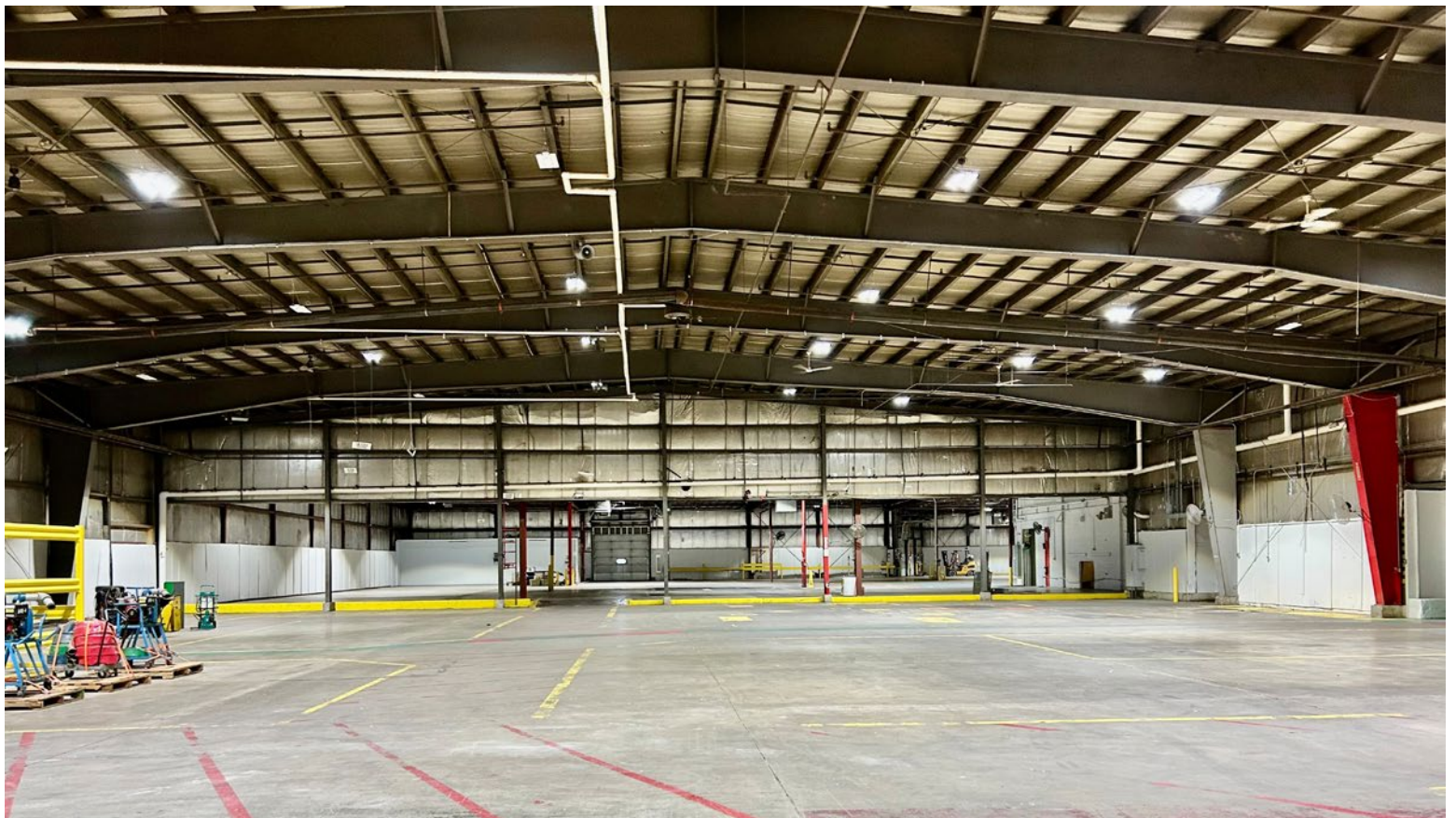
- Property has undergone significant renovation including parking lot replacement, interior & exterior painting, roof & mechanical repairs, and new LED lighting in the warehouse space
- Up to 82,669 SF Available on 5.862 Acres, with the ability to demise down to 17,220 SF for partial building occupants

Accelerating success.

Industrial Building For Sale or Lease

Building Properties

Building Size	+/- 82,669 SF (37,885 SF 2nd Floor included at no cost)
Office Size	+/- 5,309 SF
Loading	(7) Exterior Loading Docks (3) Grade Level Drive-In Doors
Clear Height	21' - 17,220 SF 19' - 31,890 SF 11'-12' - 28,250 SF
Fire Suppression	100% sprinklered with wet system
Lighting	New High-Bay LED Lighting
HVAC	Office: Boiler Heat Unit A & B: Unit Heaters Unit C: Air Handler
Electrical	1,200 AMP 240/480 Volt, 3-Phase (TBV By Tenant)
Roof	TPO & Standing Seam Metal



Floor Plans

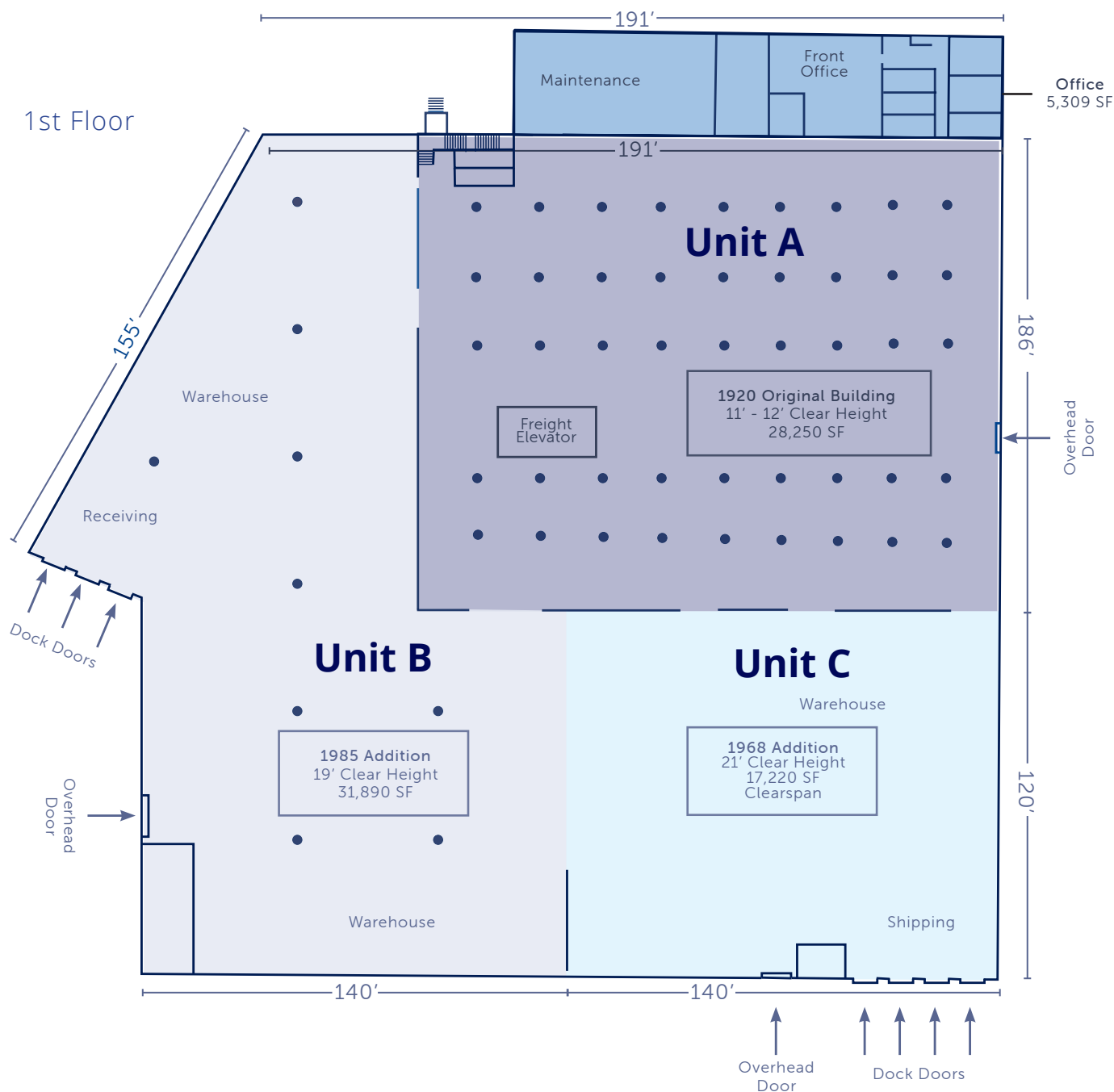
*Floor plan not drawn to scale
*Configurations demisable down to 17,220 SF

Units A & B Combined

Total Available	+/- 60,140 SF
Loading	3 Docks 2 Overhead Doors

Units A & C Combined

Total Available	+/- 45,470 SF
Loading	4 Docks 2 Overhead Doors



Industrial Building For Sale or Lease

Site Properties

Lot Size	5.862 Acres
Zoning	UI: Urban Industrial
Parking	11 Trailer Stalls 71 Employee/Visitor Stalls
Sewer/Water	8' Water Main Municipal Sewer & Water by City of Oshkosh

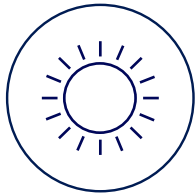


Area Demographics



Population

1 mi: 12,457
3 mi: 52,753
5 mi: 73,995



Daily Population

1 mi: 9,880
3 mi: 53,465
5 mi: 82,242



Households

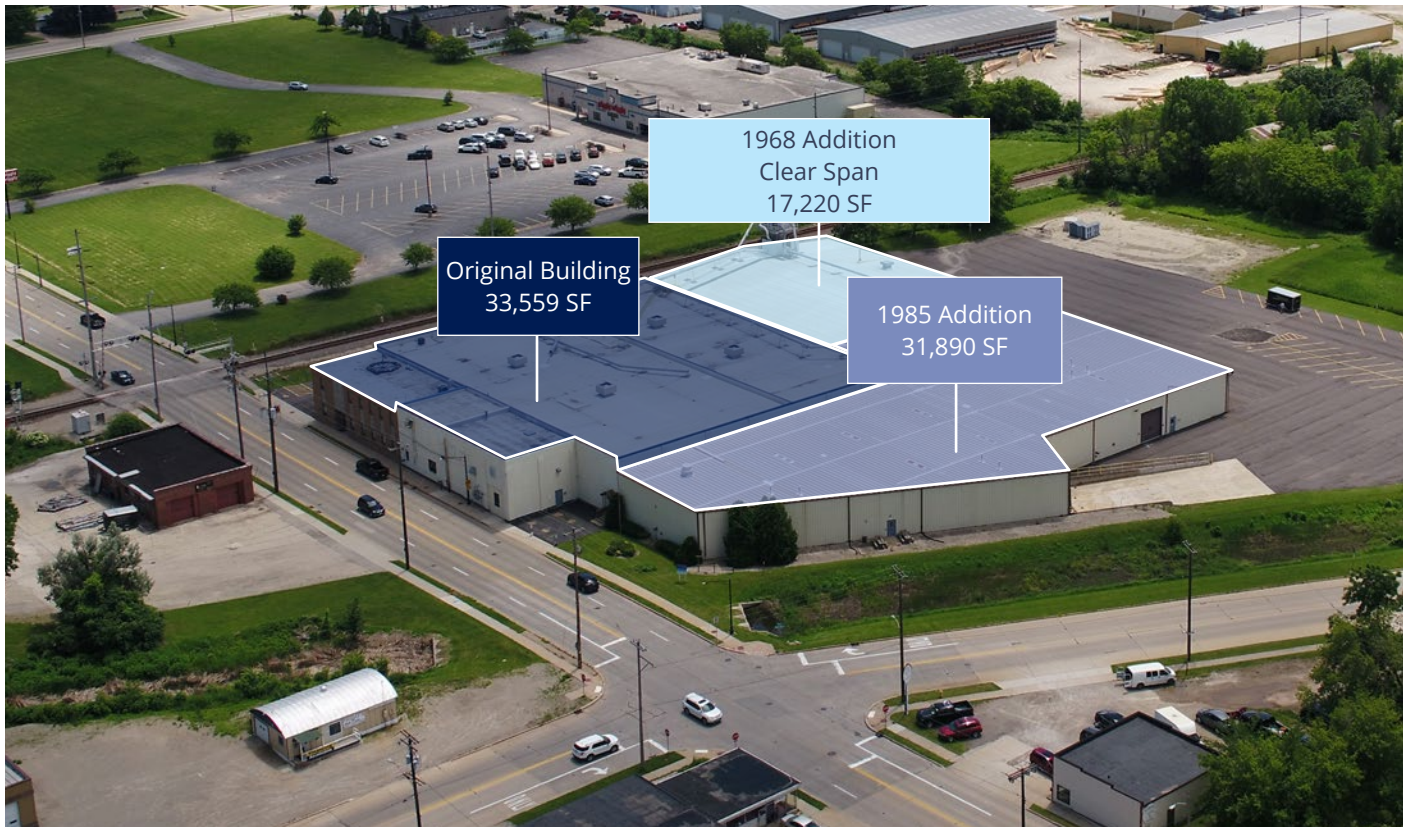
1 mi: 5,334
3 mi: 21,127
5 mi: 30,408



Household Income

1 mi: \$58,475
3 mi: \$54,296
5 mi: \$58,774

Site Overview



Industrial Building For Sale or Lease

413 E Murdock Ave | Oshkosh, WI 54901

Drive Times



I-41
8 Minutes
2.9 Miles



Neenah
19 Minutes
11 Miles

Madison
52 Minutes
88 Miles

Appleton
22 Minutes
19 Miles

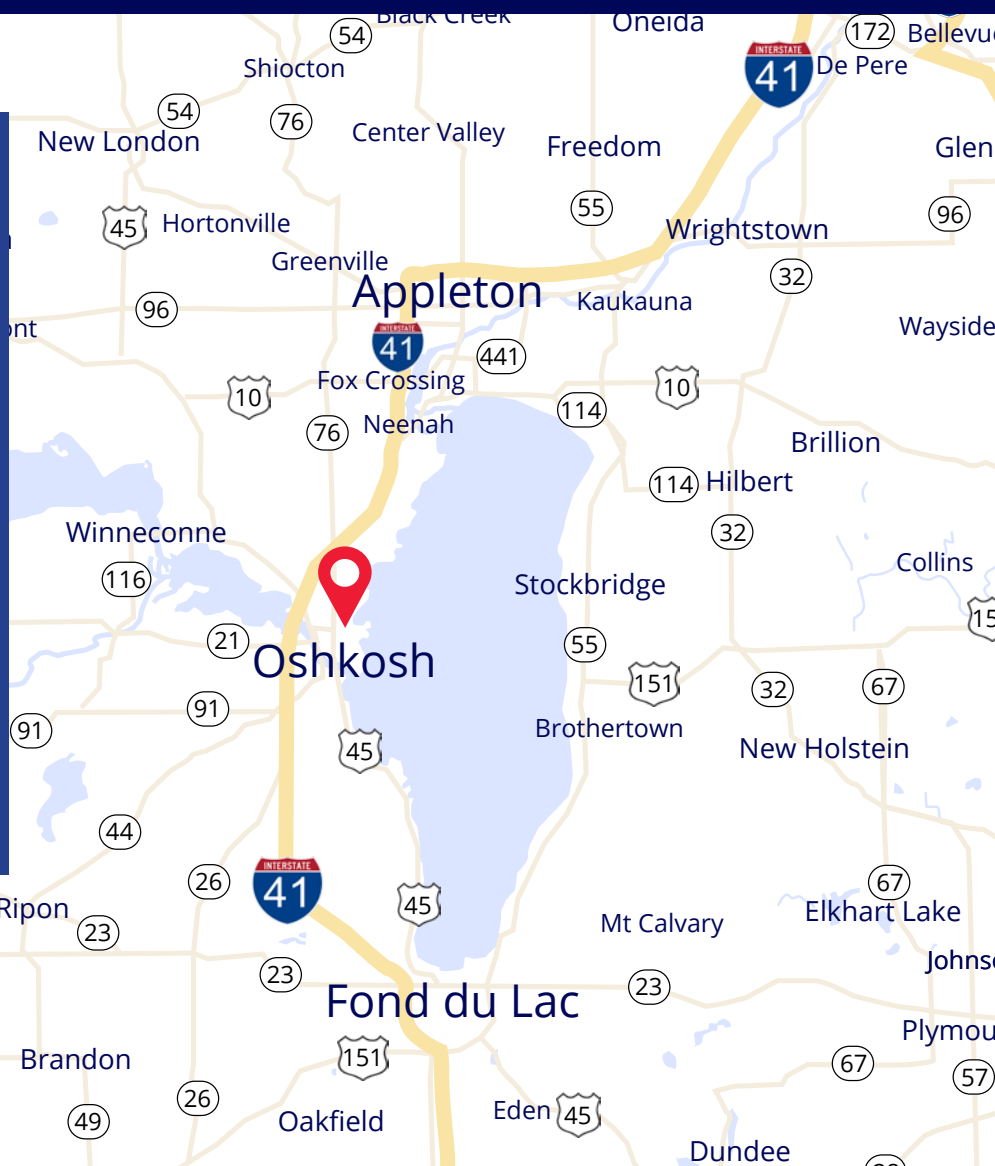
Milwaukee
90 Minutes
90 Miles

Fond du Lac
32 Minutes
20 Miles

WI/IL Border
100 Minutes
125 Miles

Green Bay
52 Minutes
51 Miles

Chicago
170 Minutes
178 Miles



Colliers | Wisconsin Industrial Advisory Group

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State Of Wisconsin | Disclosure to Non-Residential 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 brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 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.

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/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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