

**2476 American Drive  
Neenah, WI 54956**



# For Sale

## Truck and Trailer Depot & Repair Facility

### 2476 American Drive, Neenah, WI – 11.51 Acre Site

#### Prime Logistics and Distribution Location Next to US-41

- Corporate Office Area
- Tractor & Trailer Service Bays
- On-Site Fueling
- 76 Trailer Stalls  
(may be expandable)
- Driver Amenity Areas
- Truck Washing Bay
- Parts Area
- 174 Car & Cab Stalls  
(may be expandable)

**Call Broker for Pricing**



**Tim Ridders**  
608.669.4153  
tridders@cresa.com



**Connor Bernier**  
949.363.3659  
cbernier@cresa.com

613 Williamson Street, Suite 210, Madison, WI 53703



For  
Sale

# Depot & Repair Facility on 11.51 Acres

**2476 American Drive**  
**Neenah, WI 54956**

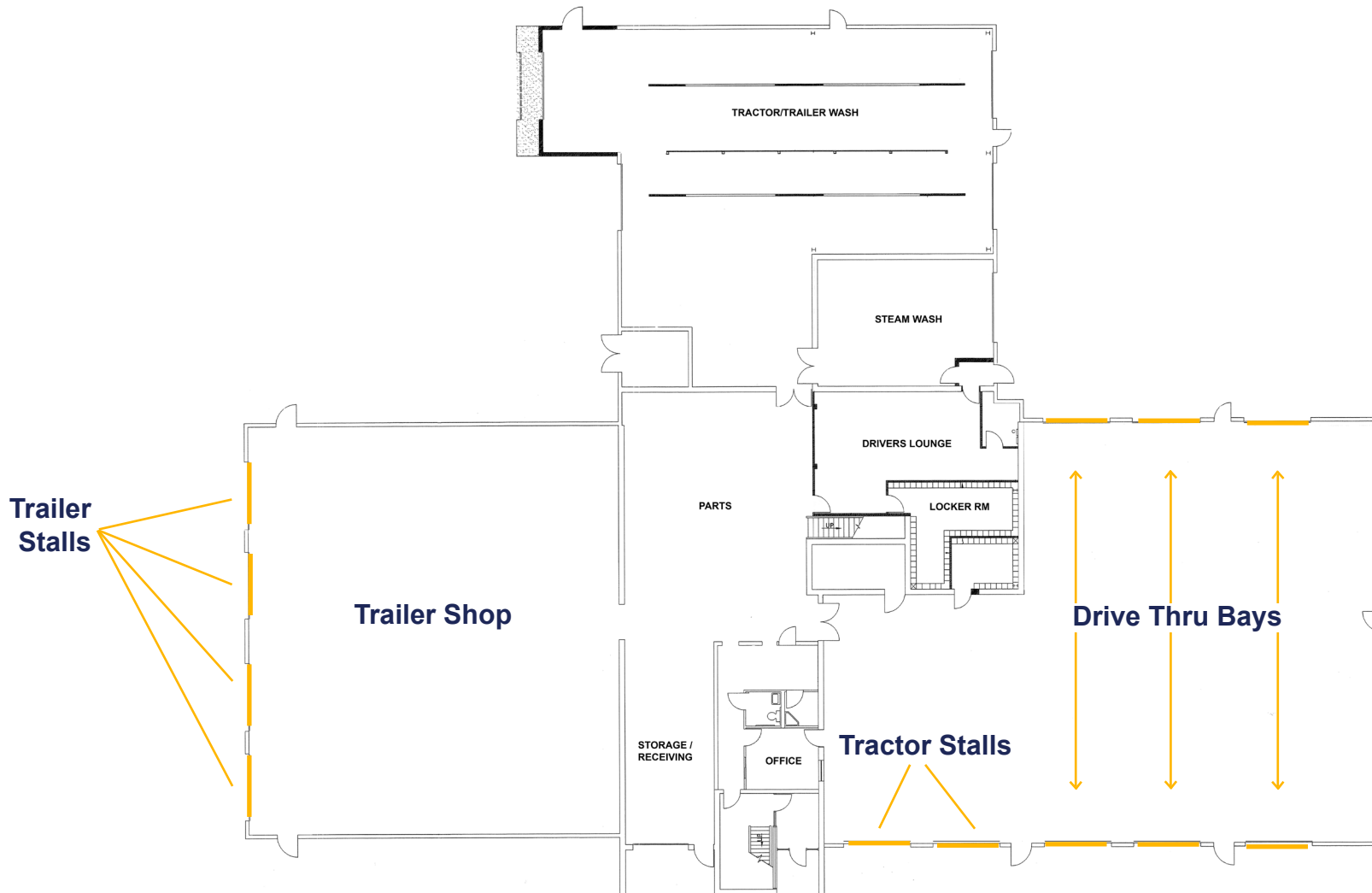
## Property Details

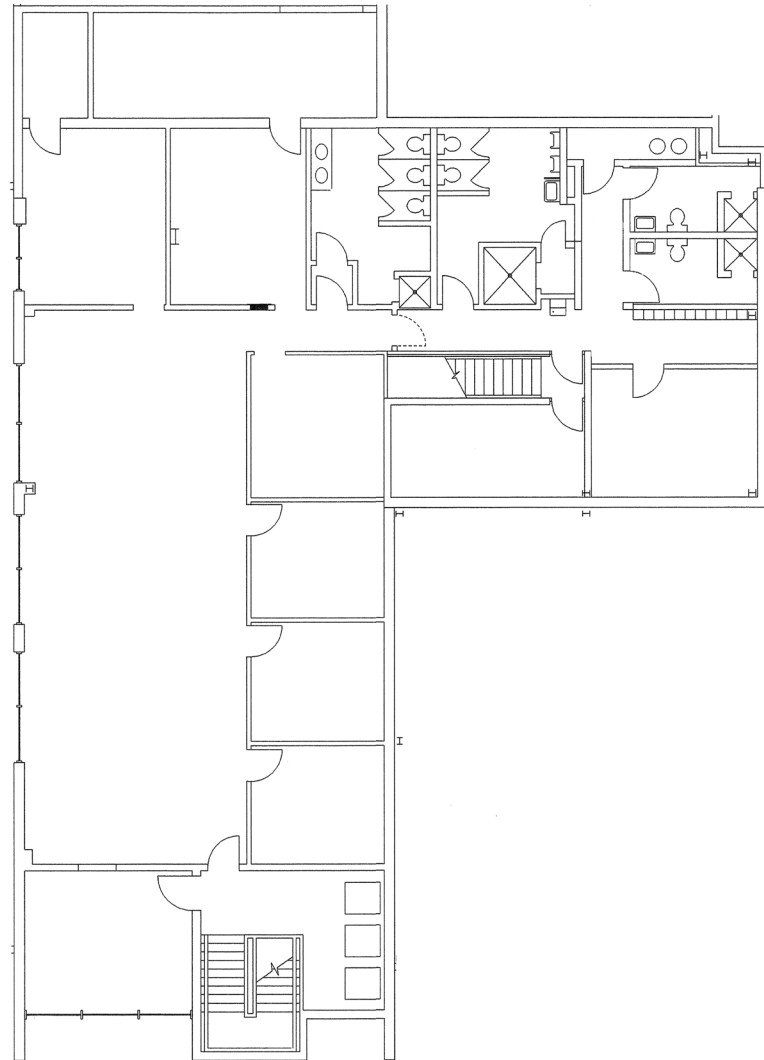
<b>Total Building Area:</b>	19,189 SF
<b>Gross Land Area:</b>	± 11.51 Acres
<b>Yard Surface:</b>	Concrete
<b>Fencing:</b>	Secured Yard
<b>Zoning:</b>	<a href="#">I2- Land Use Matrix</a>
<b>Tractor Stalls:</b>	(2) Two
<b>Trailer Shop Stalls:</b>	(4) Four
<b>Drive-Thru Bays:</b>	(3) Three
<b>Trailer Parking:</b>	± 76 Stalls
<b>Car/Cab Parking:</b>	± 174 Stalls

## Facility Features

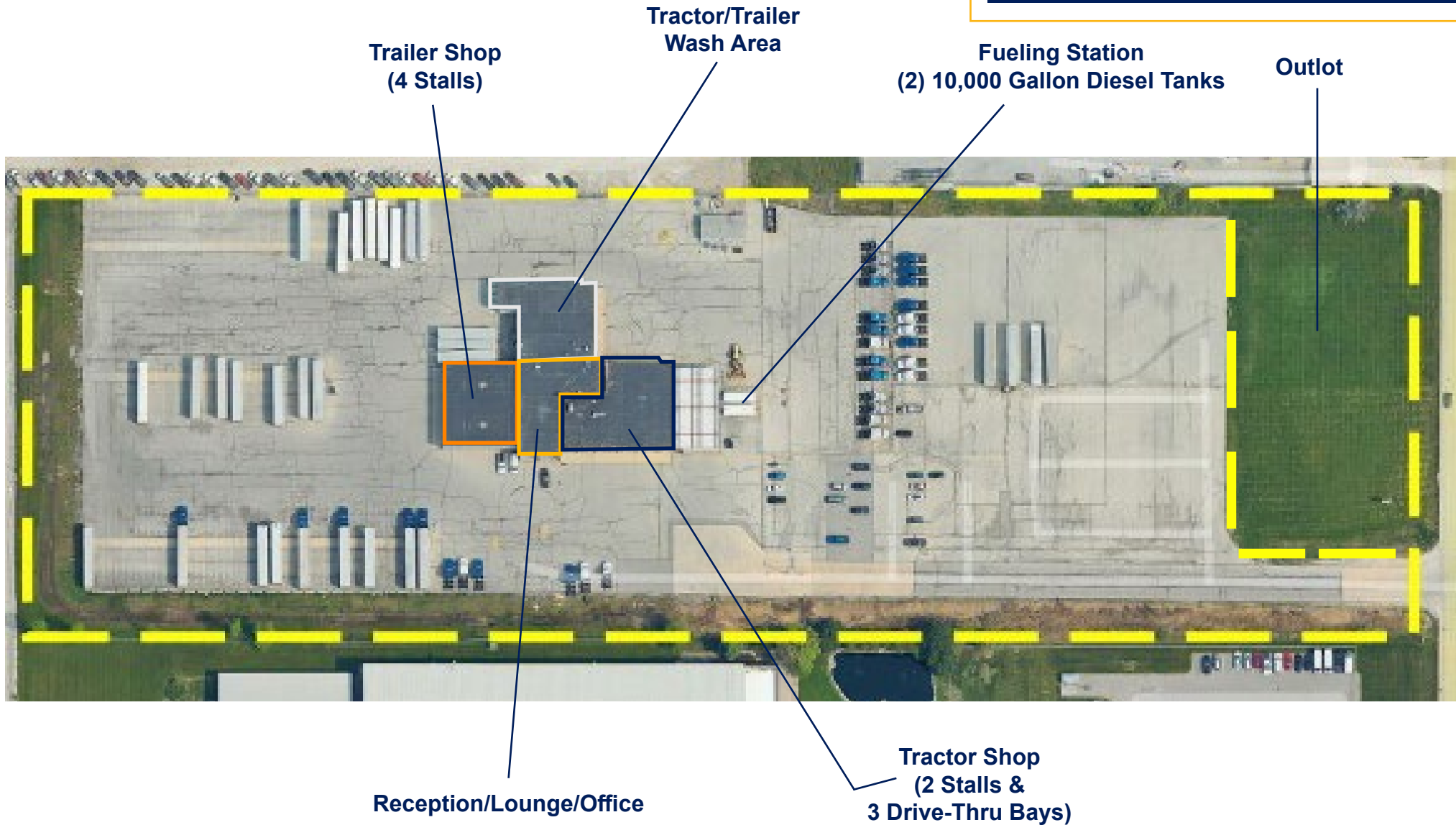
- On-Site Fueling: (2) Two 10,000 Gallon Diesel Tanks
- Drive-Thru Tractor/Trailer Wash
- Steam Wash
- Driver's Lounge
- Offices
- Storage & Receiving Area
- Parts Room
- Locker Room
- Yard Lighting







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**More  
Information**

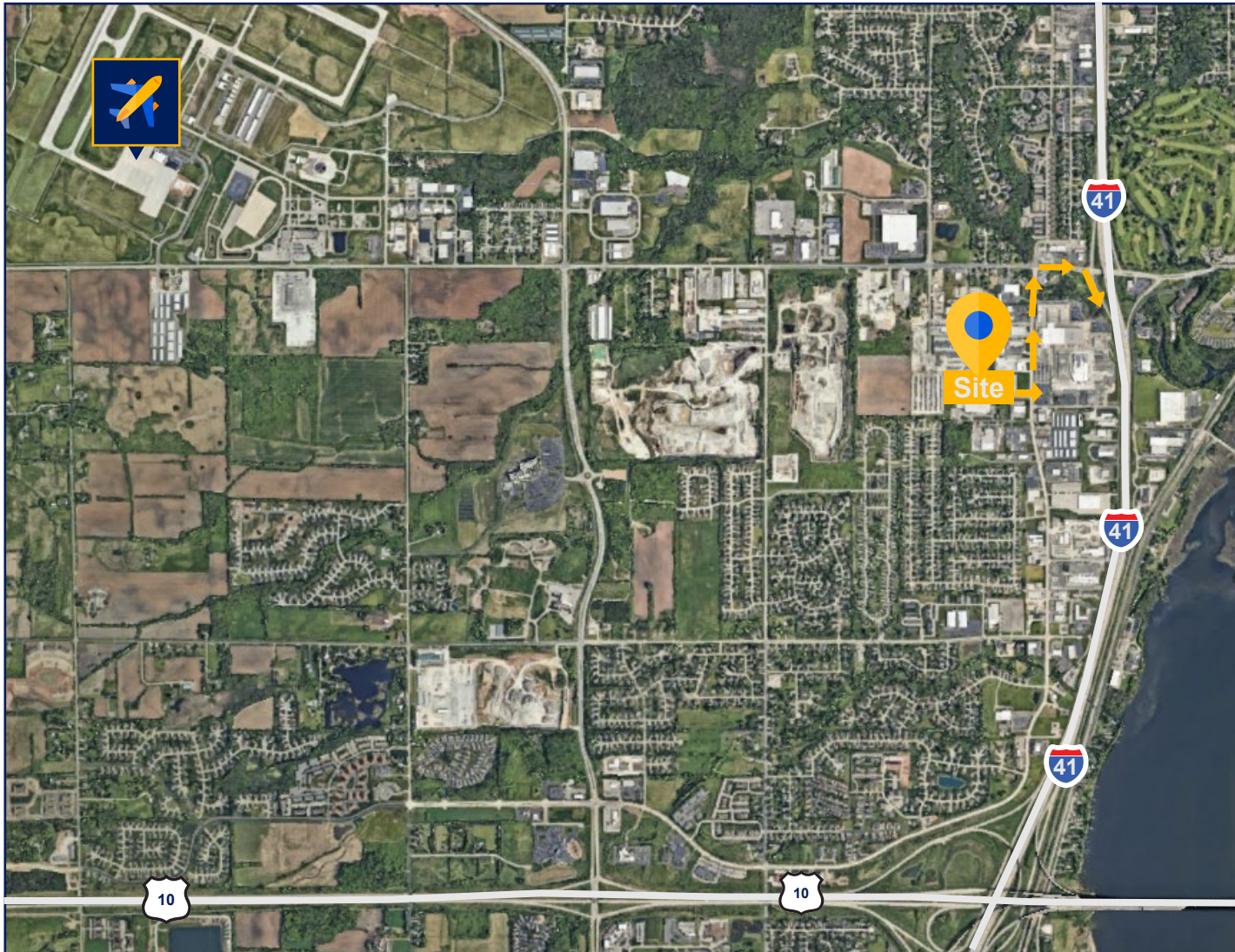
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