

**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 (expandable)
- Driver Amenity Areas
- Truck Washing Bay
- Parts Area
- 85 Car & Tractor Stalls (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

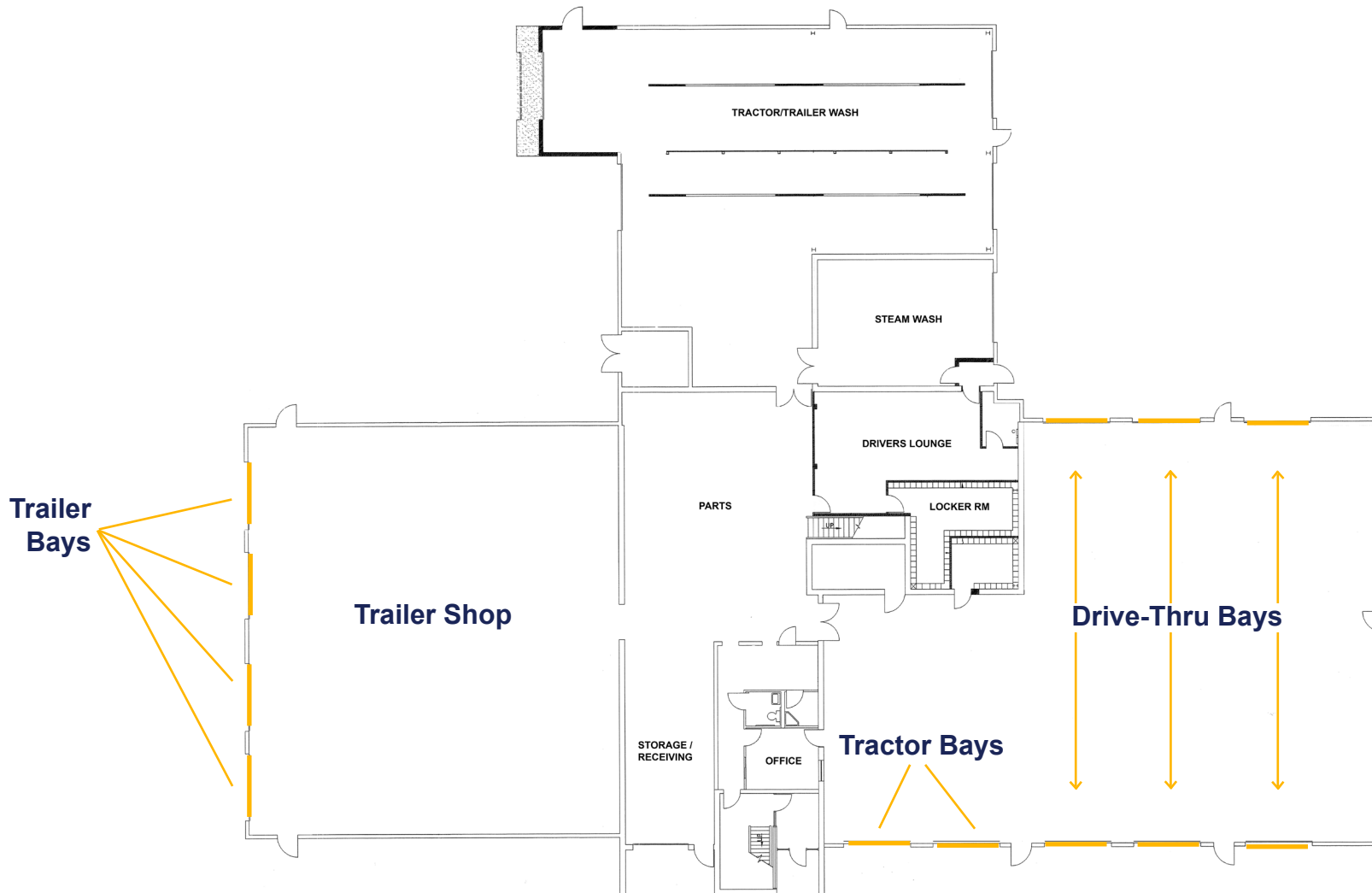
Property Details

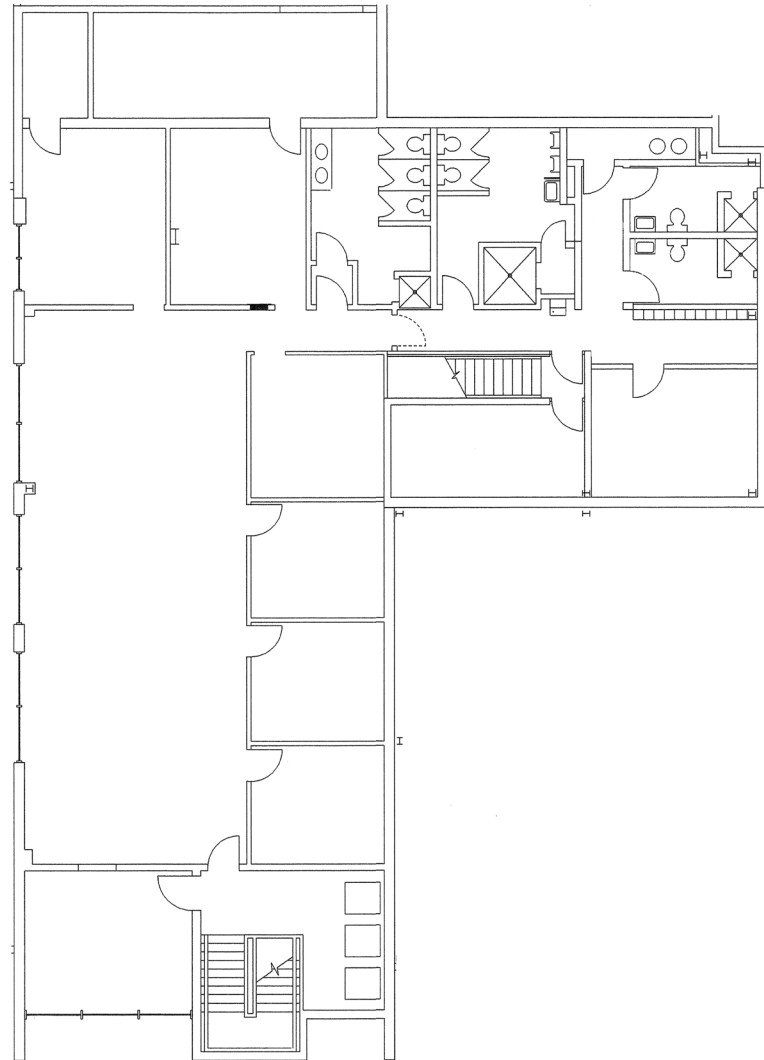
Total Building Area:	19,189 SF
Gross Land Area:	± 11.51 Acres
Yard Surface:	Concrete
Fencing:	Secured Yard
Zoning:	I2- Land Use Matrix
Trailer Shop Bays:	(4) Four
Total Tractor Bays:	(8) Eight
Drive-Thru Tractor Bays:	(3) Three
Trailer Parking:	± 76 Stalls Expandable to ± 130
Personal Vehicle/ Tractor Parking:	± 85 Stalls Expandable to ± 250

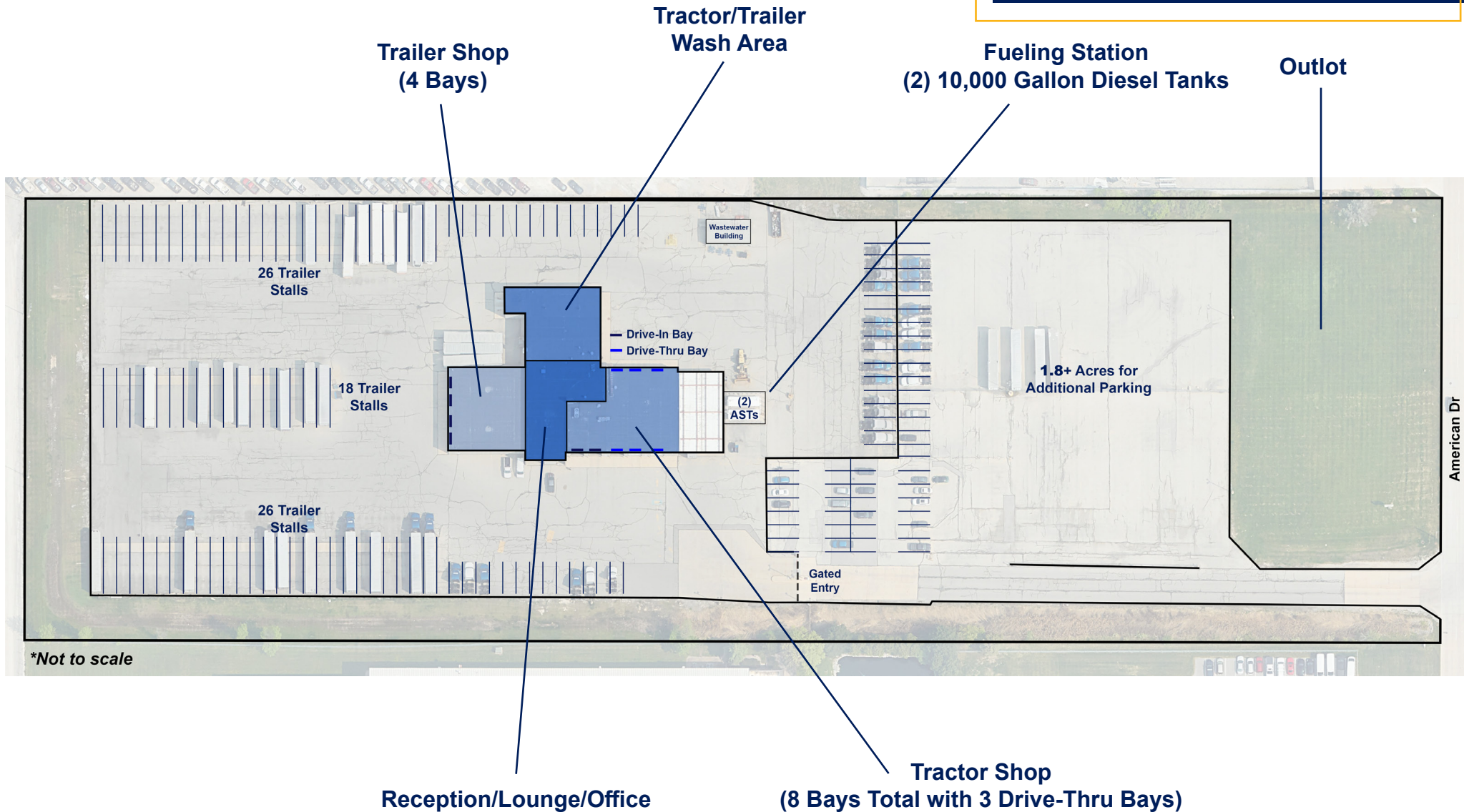
Facility Features

- 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 Area
- Locker Room
- Yard Lighting









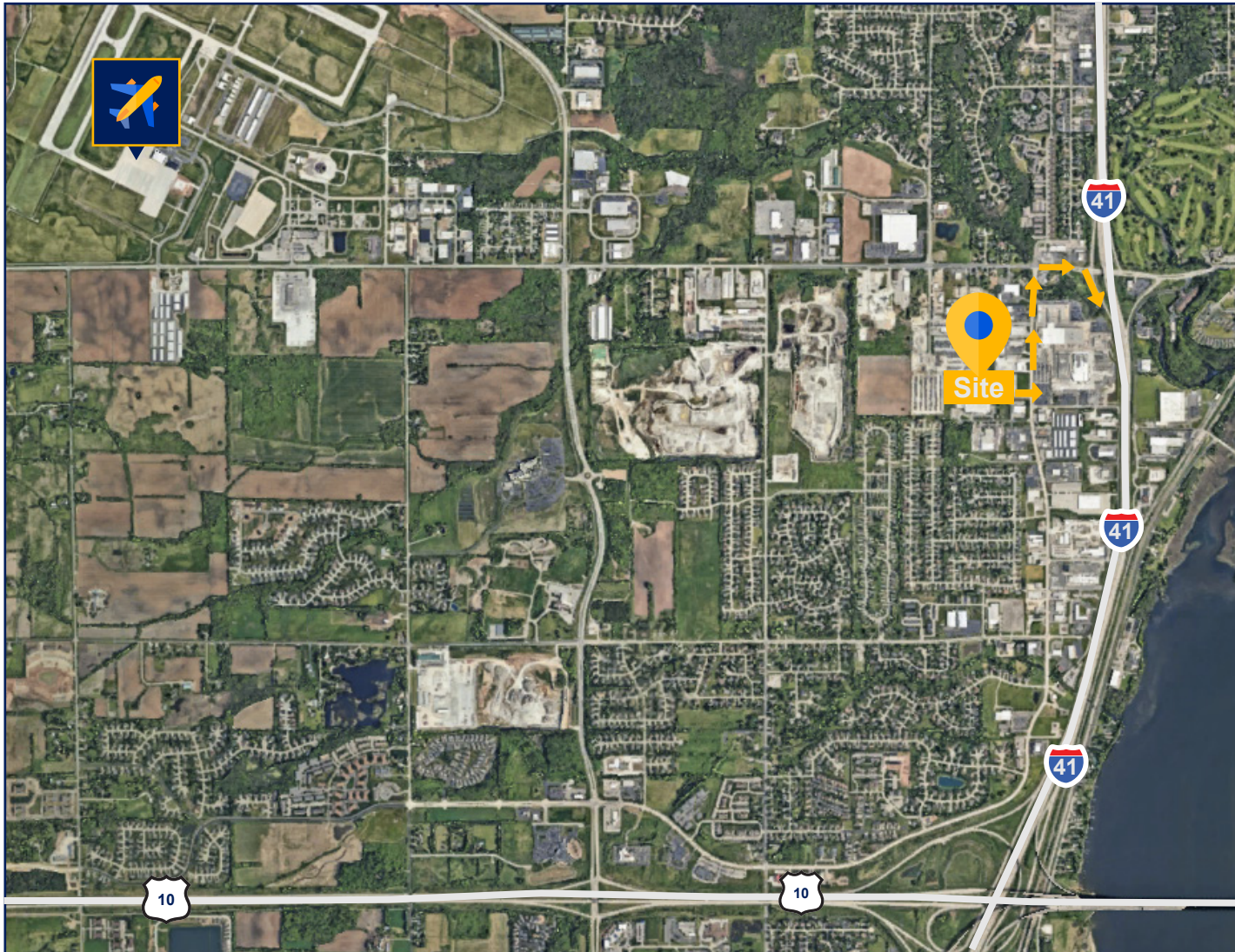
**More
Information**

Tim Rikers
608.669.4153
trikkers@cresa.com

Connor Bernier
949.363.3659
cbernier@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

2476 American Drive
Neenah, WI 54956



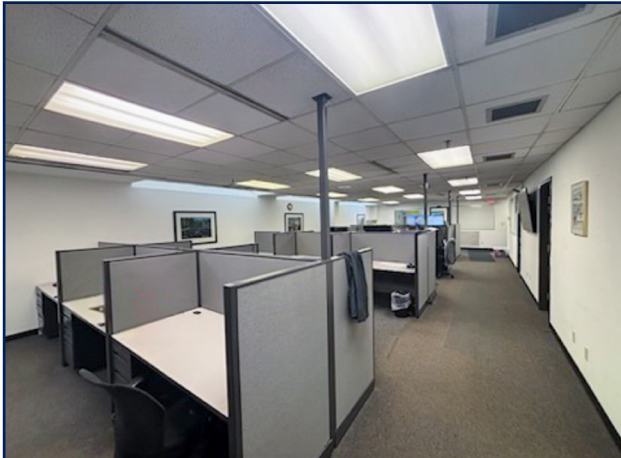
**More
Information**

Tim Rikers
608.669.4153
trickers@cresa.com

Connor Bernier
949.363.3659
cbernier@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

**2476 American Drive
Neenah, WI 54956**



**More
Information**

Tim Rikers
608.669.4153
trikkers@cresa.com

Connor Bernier
949.363.3659
cbernier@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.