

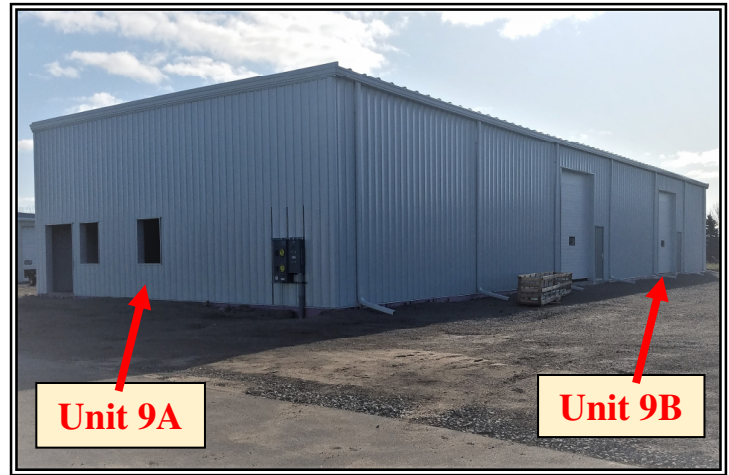
# Trades II

**6,500 Sq. Ft. and Mezzanine 750 Sq. Ft.**

Available to Contractors, Warehouse, Distribution & Lt. Mfg.



**Units 9A & 9B**  
**2947 Green Hill Ct.**  
**Oshkosh, WI**  
**HWY 76 @ I-41**



**A Light Industrial Development by Russ & Barb Young**

**Location provides EZ Access to I-41, all of Oshkosh,  
Fox Cities North, Winneconne & Omro West**

- \* **Tenant Pays Gas, Electric & Personal Property Taxes**
- \* **Landlord Pays Snow Removal & Lawn Care**

[Click Here to View Building Plans](#)

**Available January 1, 2020**



*Earl Real Estate, Inc.*

Serving the "new north"

COMMERCIAL & INDUSTRIAL

Web Site: [www.GEarlRealEstate.com](http://www.GEarlRealEstate.com)

Email: [ge@gebroker.com](mailto:ge@gebroker.com)

## Units A9 & 9B Include:

Warehouse and/or Shop with Basic Office Included  
6,500 sq. ft. with 750 sq. ft. Mezzanine  
Two 12'w x 14'h - Overhead Doors w/Operators  
Office Entrance Doors and Shop Service Doors  
Office Gas Furnace & AC  
Suspended Gas Unit Heat in Shop  
ADA Approved Restroom  
Three Phase Electric  
Sixteen (16) Ft. Eave Height  
6" Roof Insulation  
4" Wall Insulation  
5" Reinforced Concrete Floor  
Approved Signage

**Rent: \$5,600 per Month + Utilities**

### Note:

**Sale of this Building Considered! Think Owner Occupied!**

**Contact Broker for Specific Details!**

**G. Earl Real Estate, Inc.      920.426.0417**



*G. Earl Real Estate, Inc.*

Serving the "new north"

COMMERCIAL & INDUSTRIAL

Web Site: [www.GEarlRealEstate.com](http://www.GEarlRealEstate.com)

Email: [ge@gebroker.com](mailto:ge@gebroker.com)