

Trades II

3,250 Sq. Ft. and Mezzanine 750 Sq. Ft.

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



Unit 9B
2947 Green Hill Ct.
Oshkosh, WI
HWY 76 @ I-41



[Click Here to View Building Plans](#)

Available January 1, 2020



Gearl Real Estate, Inc.

Serving the "new north"

COMMERCIAL & INDUSTRIAL

Web Site: www.GEarlRealEstate.com

Email: ge@gebroker.com

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**

Unit 9B Includes:

Warehouse and/or Shop with Basic Office Included
3,250 sq. ft. with 750 sq. ft. Mezzanine
One 12'w x 14'h - Overhead Door w/Operator
Office Entrance Door and Shop Service Door
Office Gas Furnace & AC
Suspended Gas Unit Heat in Shop
One ADA Approved Restroom
Three Phase Electric
Sixteen (16) Ft. Eave Height
6" Roof Insulation
4" Wall Insulation
5" Reinforced Concrete Floor
Approved Signage

Rent: \$2,800 per Month + Utilities

Note:

- 1) Unit 9A may also be available to Double your Space.**
- 2) Sale of this Building Considered! Think Owner Occupied!**

Contact Broker for Specific Details!

G. Earl Real Estate, Inc.

920.426.0417