

For Lease

249 N Lake Street
Neenah, WI

Colliers

Accelerating success.

- 3PL services are available at this location by KK Integrated Logistics
- Major Improvements Completed Spring of '24: Newly installed LED lighting throughout, brand new heating units, upgraded sprinklers, fresh paint & more

Andy Lubinski

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

Description

The former Clearwater Paper Mill consists of 4 parcel IDs totaling 23.90 acres located directly on Little Lake Butte Des Morts. There are two buildings available for lease: the former mill and the distribution center; with variable clear heights throughout both buildings.

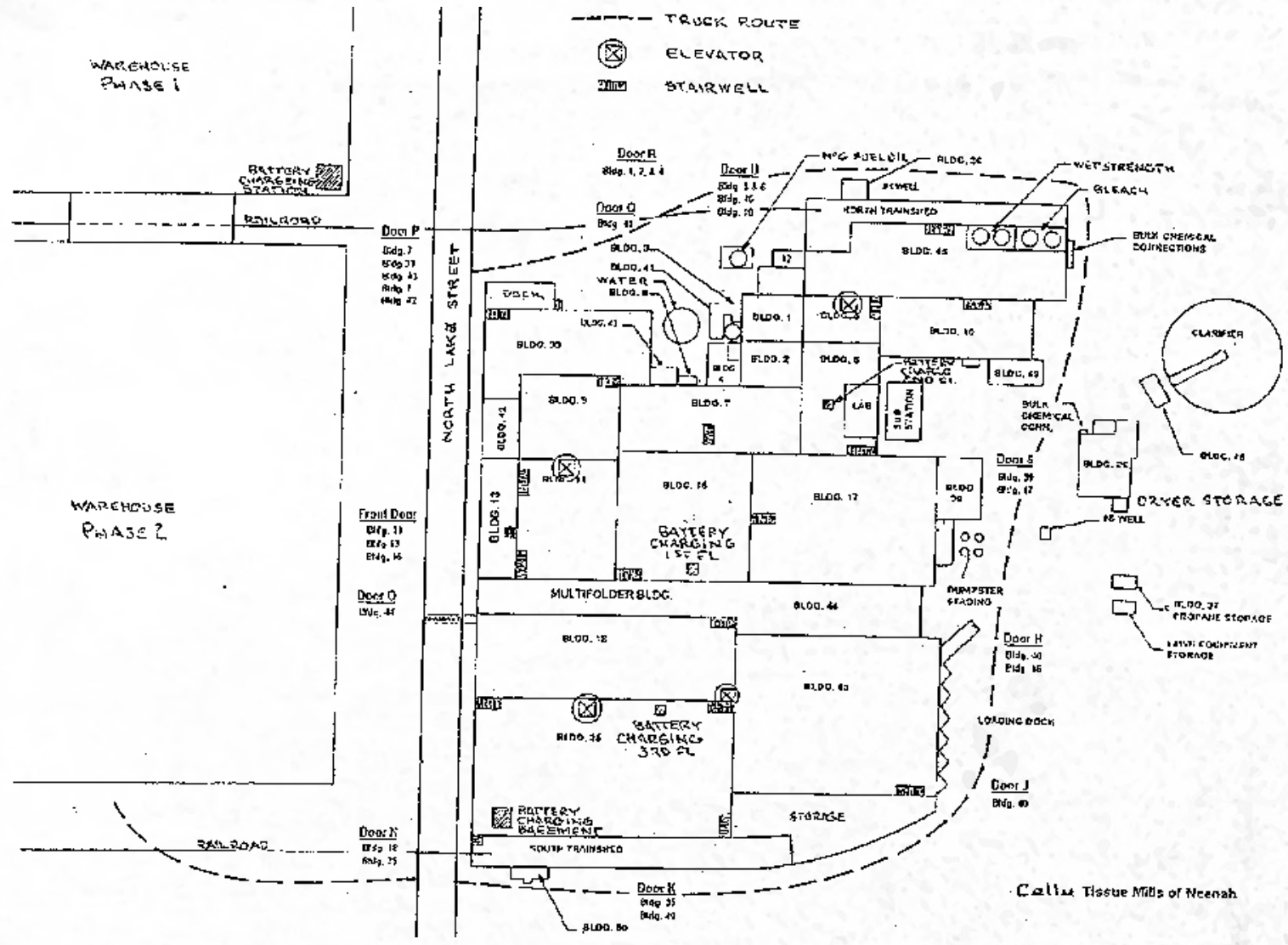
Property Highlights

Address	249 N Lake St, Neenah, WI
Total SF	1,124,241 SF
Type	Manufacturing
Year Built	1911 Multiple additions over 1911-1961 Recently painted
Construction	Brick/Masonry & Metal Panel
Stories	3 with elevators
Clear Heights	Varies throughout
Power	Heavy
Lighting	All new LED lighting throughout
Heating	Brand new heating units
Sprinklers	All new
Parking	North Side: 25 spaces East Side: 33 spaces South Side: 14 spaces
Rail	Canadian National
PIDs	1210607, 1210706, 12105870102, 1210615
Lease Rate	\$4.00/SF NNN

Loading	
B 40 - SE Side of Bldg	6 dock doors with levelers, locks & shelters, all in good shape; Access the basement area. Ground level overhead door, approximately 9' x 9'
B 39 - E Side of Bldg	4-5 dock doors that do not have dock equipment, need some upgrades; Access the basement area
S Side of Bldg	6 brand new docks constructed within new, steel sheeted shelter; New levelers, locks, shelters; Access to south first floor
S Side of Bldg	2 existing dock height with levelers and locks; Located within brand new, steel sheeted structure; Access to south first floor
B 44 - N Side of Bldg	2 existing dock height doors. Ground level overhead door, approximately 9' x 9'
B 33 - N Side of Bldg	1 existing dock height door; 3 brand new docks being constructed within shelter; New levelers, locks, shelters; Access to north first floor
B 46	Ground level overhead door, approximately 9' x 9'



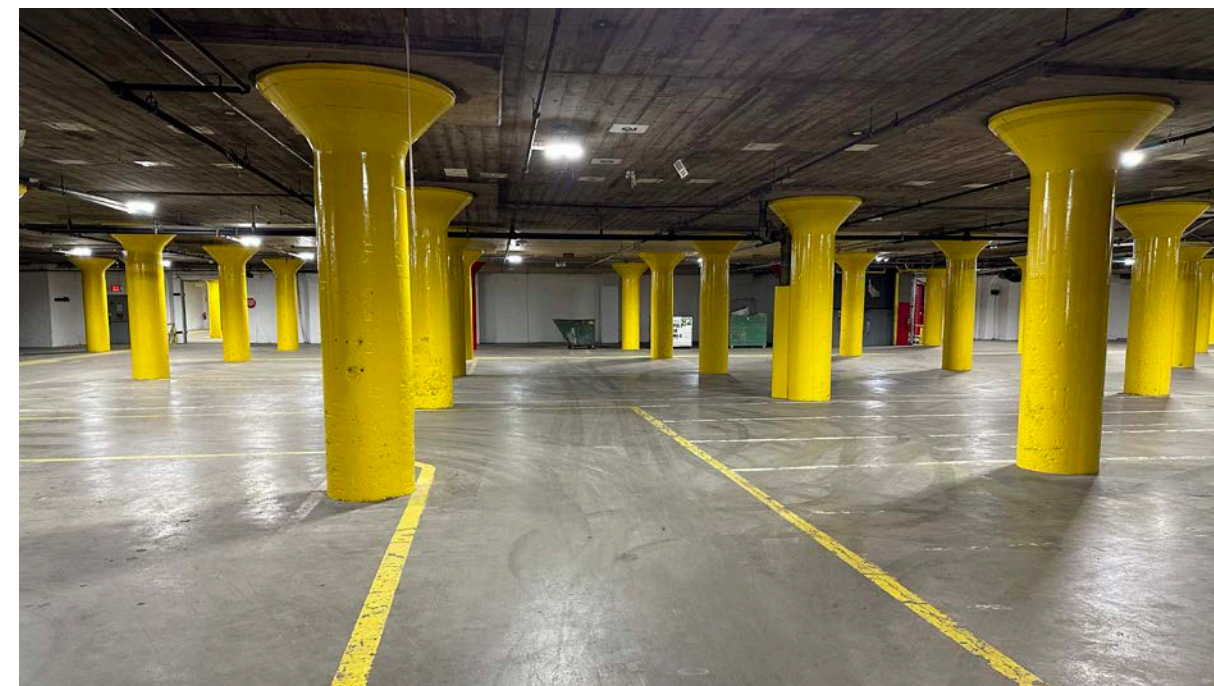
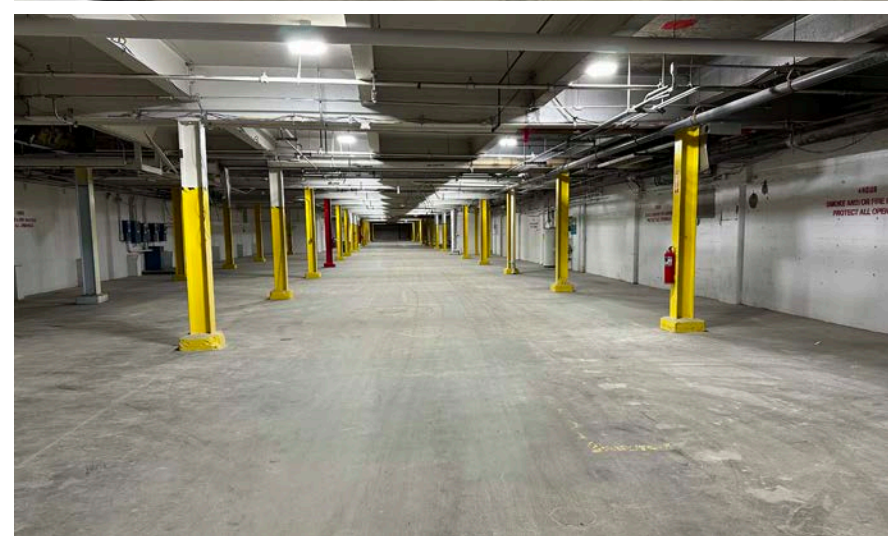
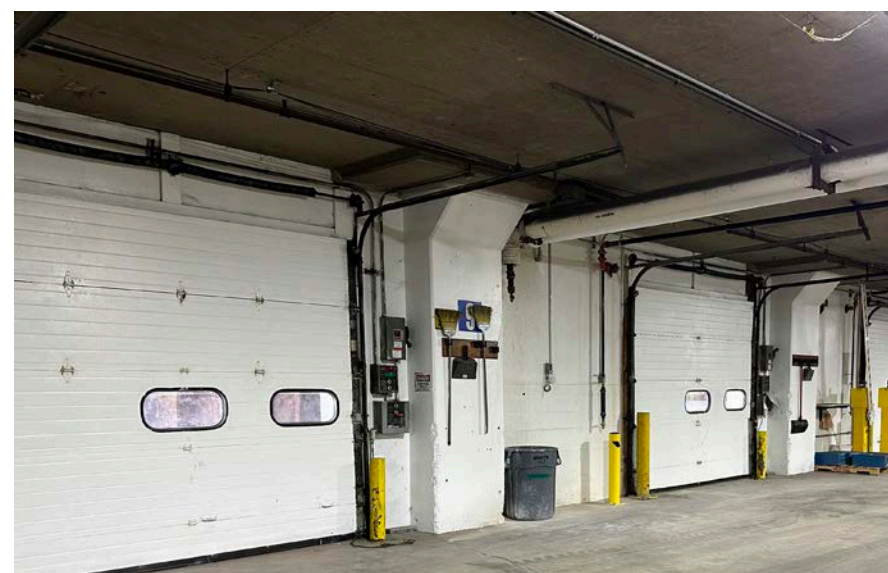
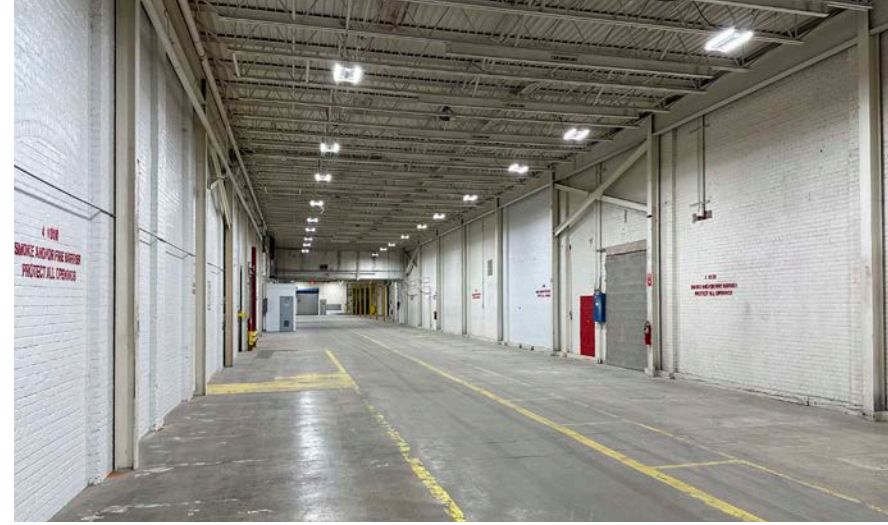
Floor Plan

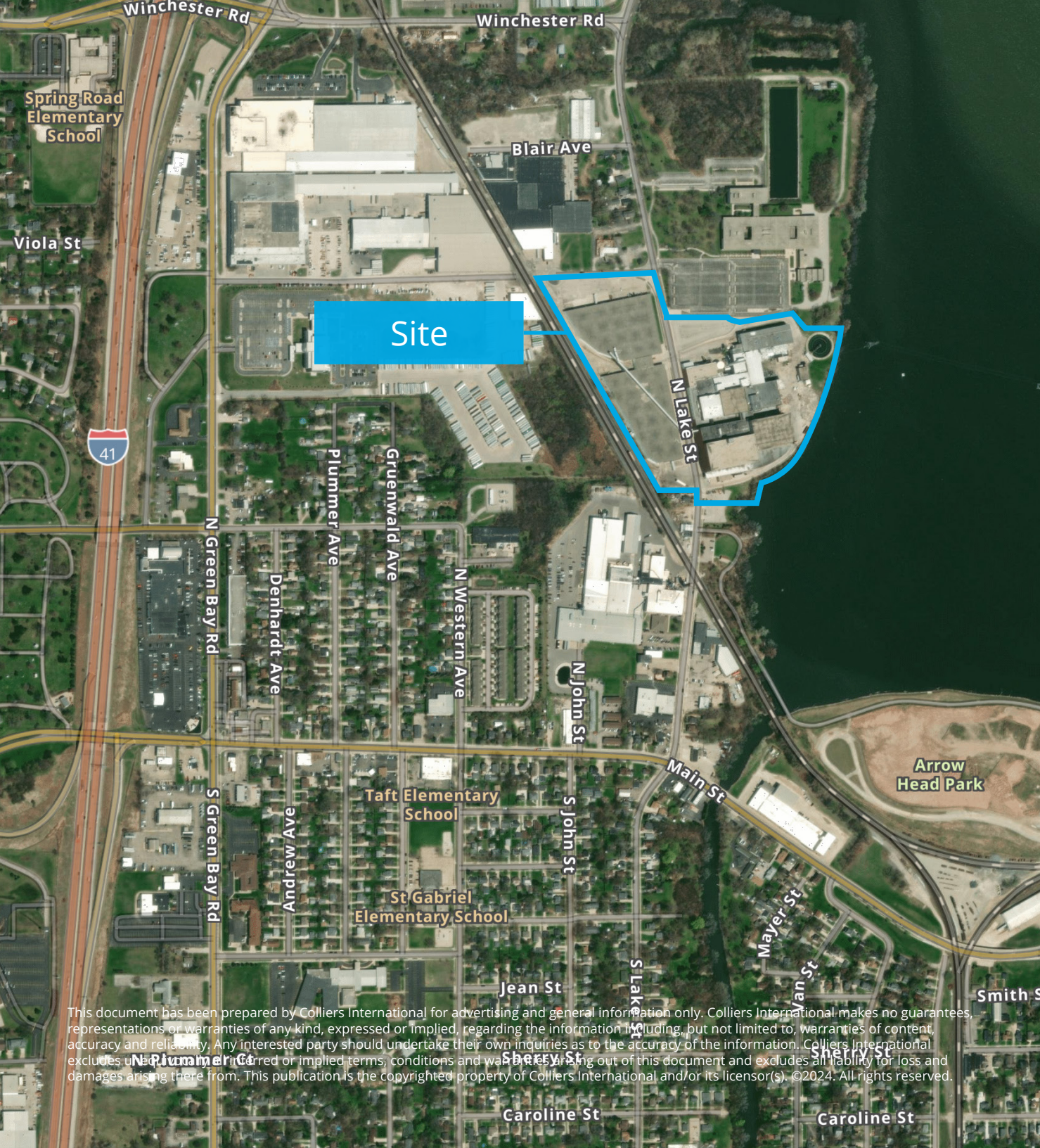


Callix Tissue Mills of Neenah

Property Photos

Contact listing agent for more details on divisibility and clear heights.





Site



1600 Utica Ave S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com

Andy Lubinski
Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

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Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

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