

# Fond du Lac, WI

247 Kohlman Road

## Warehouse/Distribution/Light Mfg.

**For LEASE**  
**November 2013**

**\$2.95/NNN**

**Total Available**  
**80,433 SF**  
**(Divisible)**

Warehouse: 80,030 SF  
Office: 403 SF

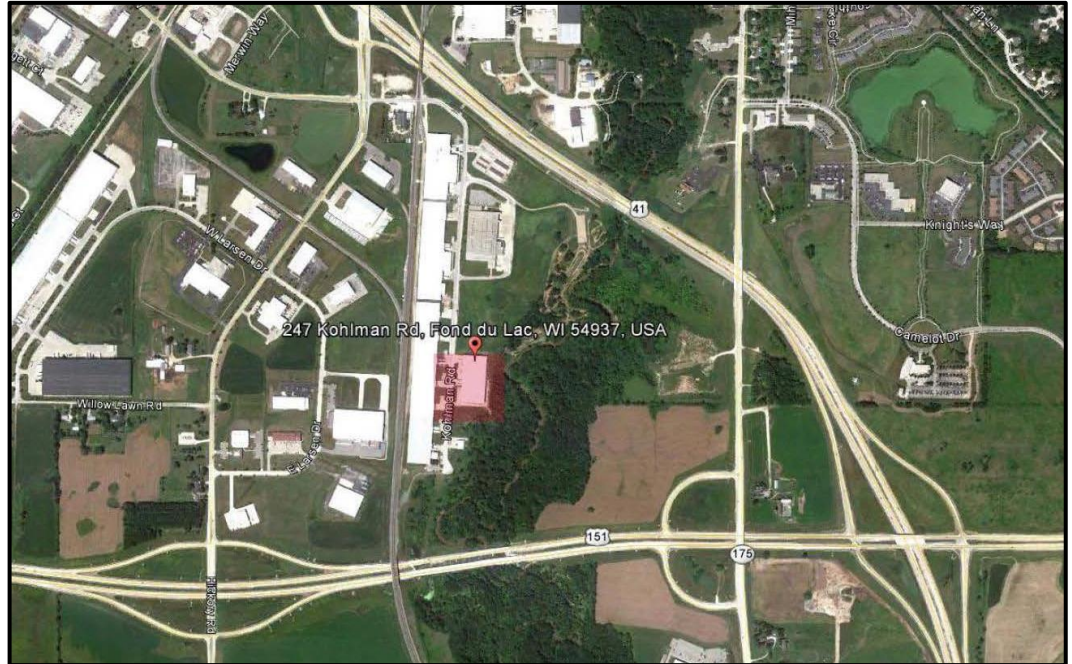
Truck docks:

- Eight (8) 10'x9'
  - One (1) 12'x12'
  - One (1) 12'x14'
- with overhead drive-up  
Eve Height: 35' to 26'-8"

**To learn more contact:**

Office: 608-255-5060  
Or email  
info@fioreco.com

Visit our website at  
www.fiorecompanies.com



**Located at Highway 41/151 interchange in Fond du Lac, WI with easy access to Madison, Milwaukee, and Green Bay.**

### Property Profile

Constructed in 1999

Site: 3.55 Acres

Zoning: M2 (office and manufacturing)

Construction: Type 6 metal frame const.

- Insulated metal panels
  - Ceiling – 6" fiberglass insulation rated at 12.23
  - Walls – 4" fiberglass insulation rated at 8.45

Sprinkler: Fully sprinkled

Electric: 400A / 480V

Mechanicals

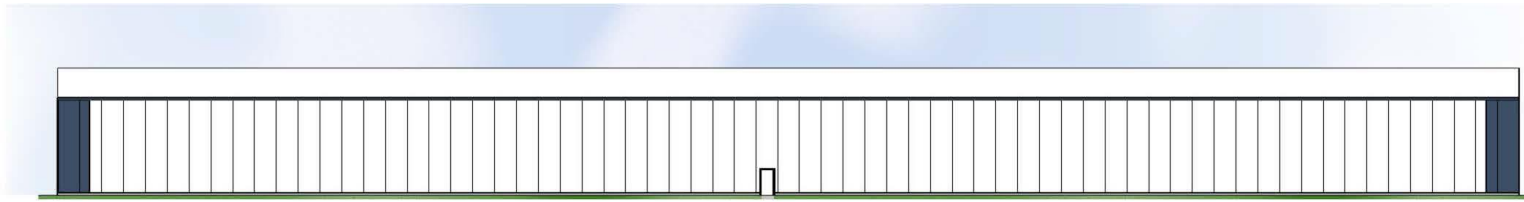
- Warehouse – gas fired suspended space heaters
- Office – packaged gas fired unit



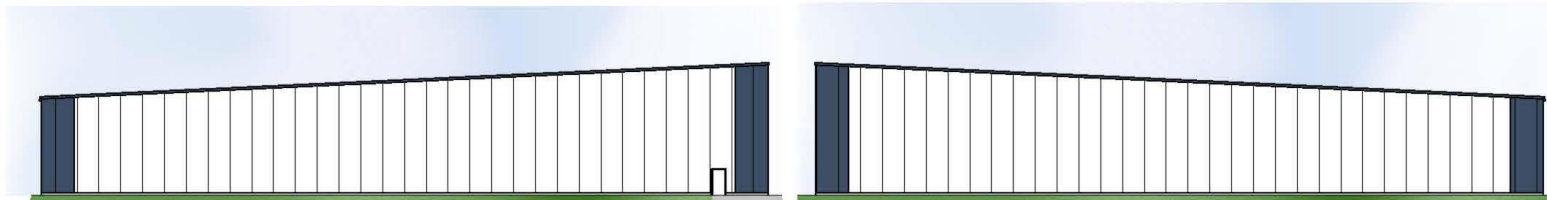
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EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

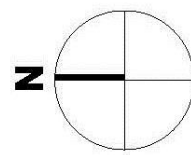
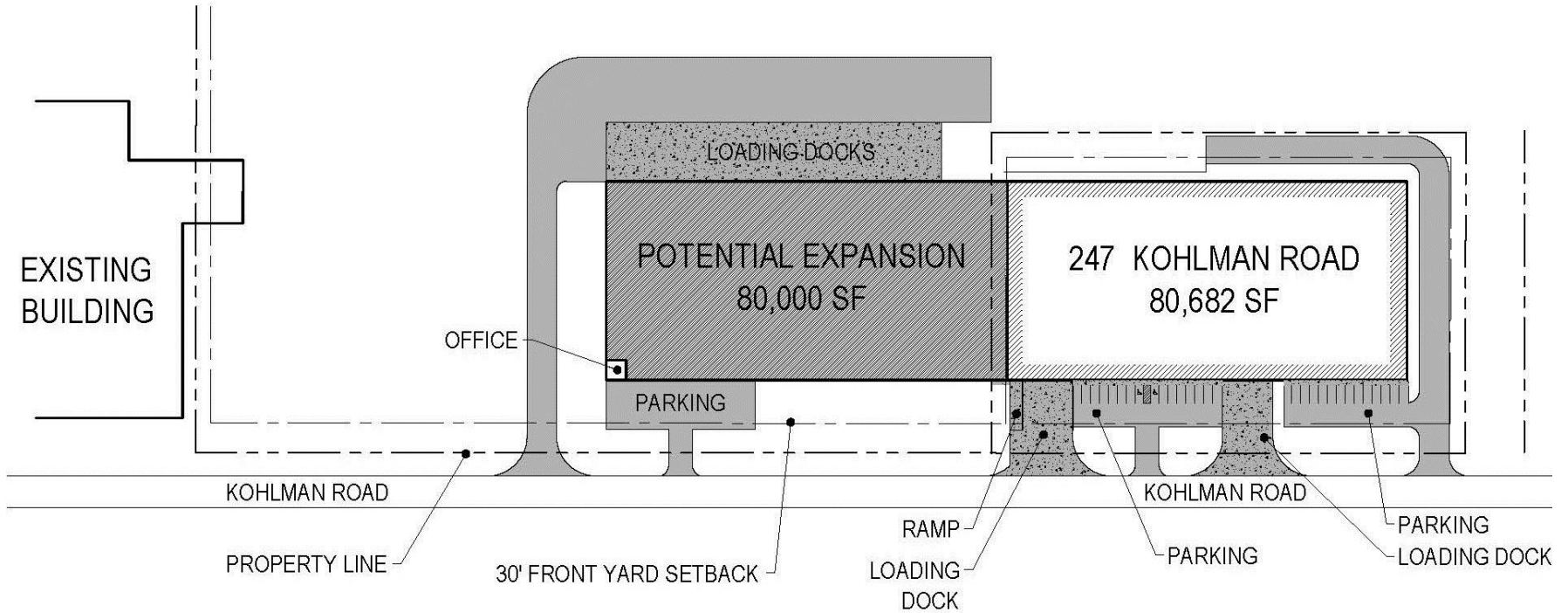


WEST ELEVATION (KOHLMAN ROAD)

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**SITE PLAN**  
**NOT TO SCALE**