



Fond du Lac  
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Oshkosh  
920-235-0095

Fox Valley  
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Green Lake  
920-294-0121



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**1285 MORRIS ST FOND DU LAC WI 54935**

**\$572,500    MLS# 50237491**

**Listed by: Adashun Jones, Inc.**

**Est. Monthly Payment**  
(Based on 10% down payment)  
15 yr. mortgage: \$3,941.63  
20 yr. mortgage: \$3,259.73  
30 yr. mortgage: \$2,610.70

Is your business growing? Whether it's upsizing, downsizing, or rightsizing this approximately 15,738 sq ft industrial/office space on 2.15 Acres is zoned M-1 on the south side of Fond du Lac in a very nice distribution location just off of Hwy 41/Hickory/Military Exits in an industrial park. Two approx 12x10 overhead doors lead into approx 12,000 sq ft of warehouse space, 2000+ sq ft of finished office area with additional 1700+ sq ft storage room. Built in 1984, currently used as a cash flow commercial rental, ample electrical service, approx \$50,400 in gross rents collected annually. Tenant in their 4th year of a 5 year lease. Lot is 139x500 deep with room for expansion, the lot widens out towards the back half. Dynamic commercial opportunity - don't miss out!

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>City of Fond du Lac</b>
Acreage	<b>2.14</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Zoning	<b>M-1</b>
Taxes (2020)	<b>11,341</b>
Total Sq. Ft.	<b>15,738</b>
Age/Year Built	<b>1984</b>
Exterior Finish	<b>Metal, Steel Frame, Wood/Wood Shake/Cedar</b>
School Dist.	<b>Fond du Lac</b>
Business Type:	<b>Industrial, Office, Warehouse</b>
Foundation:	<b>Slab</b>
Easements:	<b>No</b>
On Street Parking:	<b>Onsite Parking, Paved</b>

**AMENITIES**

Type	<b>Commercial/Industrial</b>
Heating/Cooling	<b>Central A/C, Forced Air</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Municipal Public Water</b>
Misc. Exterior	<b>Onsite Parking, Paved</b>

**INCLUSIONS / EXCLUSIONS**

Seller to Provide List

**DIRECTIONS**

US-41 S to Hickory St/Cty Hwy-VVV EXIT 97. Lon S Hickory St, Right on W Pioneer Rd, at roundabout take the 1st exit onto Morris St to address.



This information, provided by seller, listing broker, and other parties, may not have been verified  
In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

