



FOR LEASE OR SALE | **61,071 SF**
1451 MCMAHON DR | **CLASS A OFFICE**
NEENAH, WI

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PHOENIX
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PROPERTY HIGHLIGHTS



**EXCELLENT FOX CITIES LOCATION
W/ ACCESS TO APPLETON, GREEN
BAY, MADISON, AND MILWAUKEE**



**PROPERTY WITH FRONTAGE
TO I-41/US-10 WITH MORE
THAN 110,200 VPD**



**LOCATED IN CLASS A
MCMAHON BUSINESS PARK**



PYLON SIGNAGE



**OPEN OFFICE FLOOR PLAN
WITH CONFERENCE, TRAINING,
AND BREAK ROOMS**



**BOARDROOM, EXECUTIVE
OFFICES, AND LUNCH AREA**

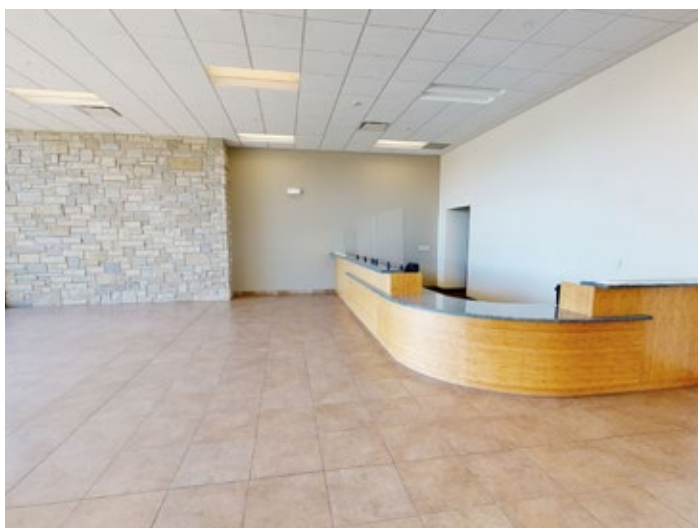
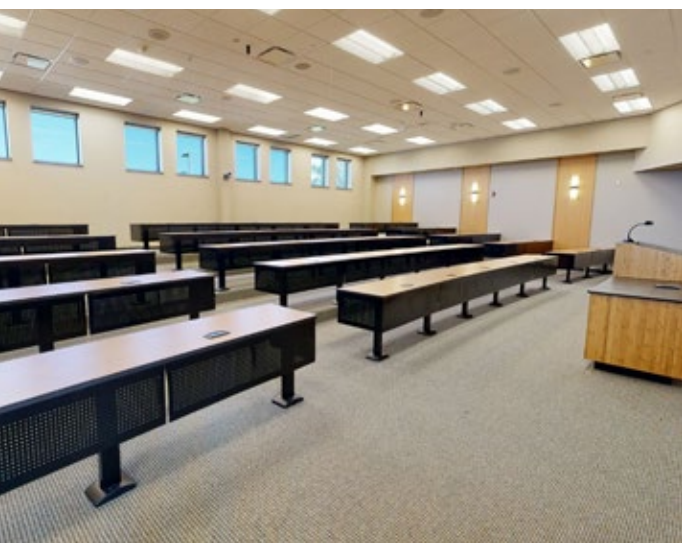


PROPERTY DETAILS

1451 MCMAHON DR | NEENAH, WI
CLASS A OFFICE

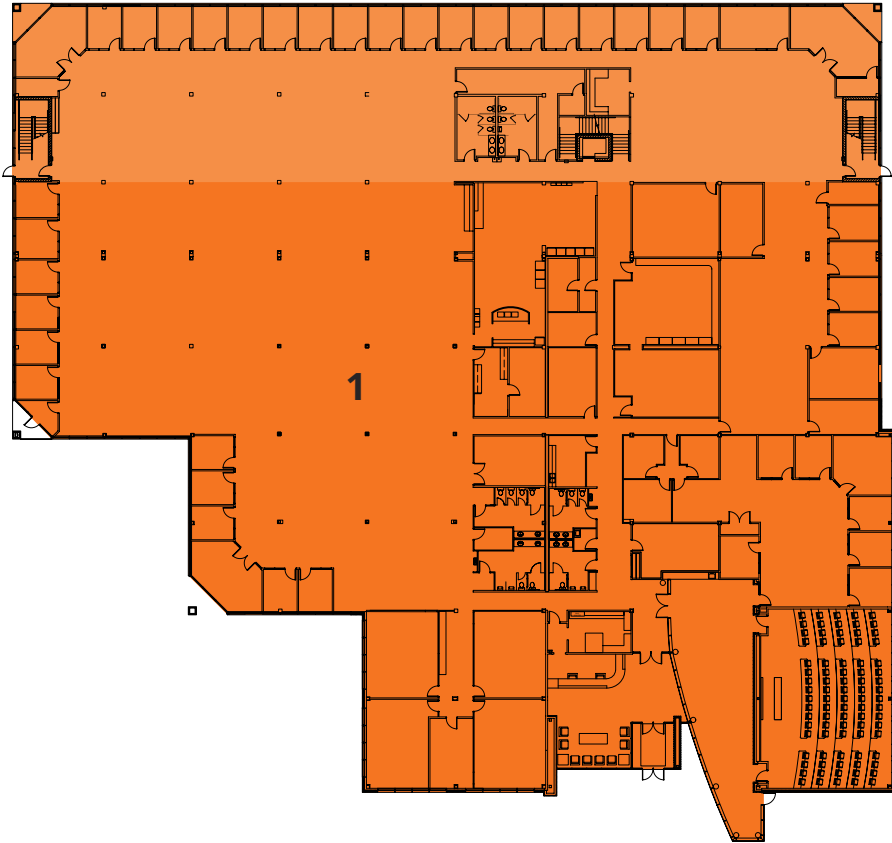
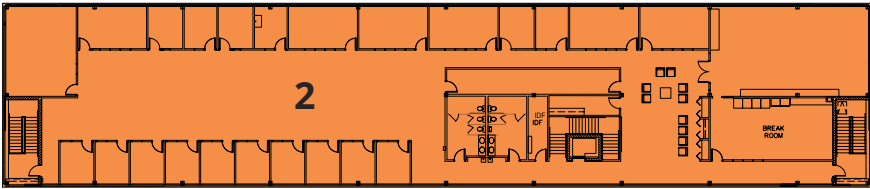
AVAILABLE SPACE	61,071 SF
FLOORS	2
ELEVATORS	Yes
WINDOWS	Fixed Glass
ROOF	TPO
WALLS	Exterior
RESTROOMS	Three Banks
LOBBY	Stone & Glass
YEAR BUILT	1997
YEAR RENOVATED	Expanded & Renovated in 2011
FIRE SUPPRESSION	Wet Sprinklers
POWER	1600 Amps
PARKING	230 Surface Spaces
LAND AREA	4.982 Acres
ZONING	B-5 Commercial
PARCEL ID	121-5221
OPEX ESTIMATE	\$1.95/SF





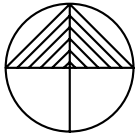
FLOOR PLAN

1451 MCMAHON DR | NEENAH, WI



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	35,545 SF
2	AVAILABLE	25,526
TOTAL		61,071 SF

VIEW A MATTERPORT WALK-THROUGH



LOCATION MAP

1451 MCMAHON DR | NEENAH, WI

APPLETON AIRPORT 4 MILES

GREEN BAY 37 MILES

MADISON 101 MILES

MILWAUKEE 102 MILES

CHICAGO 190 MILES

