

# FOR LEASE



**2985 S. Ridge Road | Ashwaubenon Industrial Park**



**51,722 Sq. Ft. available • 6.88 Acres • Ashwaubenon, WI • \$14.00 NNN**

Besaw Properties Ltd is pleased to offer FOR LEASE this Class B Office Building at 2985 S. Ridge Rd in Ashwaubenon, WI. Many options for this office building, ideal use is office space for companies or individuals seeking an ideal location. Offering 5,000 sq. ft to the entire building. Possible Build to Suit. Floor plans are attached.

- Almost a full block, park-like setting.
- Easy access to I-41 and WI-172.
- Near Austin Straubel International Airport and Bay Park Square Mall
- Central Elevator and common bathrooms
- Flex spaces available - 2,000 sq. ft. heated detached garage and secured fenced parking for 20 vehicles
- Exterior to be redone late 2025.

**BESAW**  
**PROPERTIES LTD**

**Commercial Property Services**

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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.





## Prime Commercial Office FOR Lease

**Ideal use is office space for companies or individuals at an ideal location in Ashwaubenon/Green Bay.**

Besaw Properties Ltd is pleased to offer FOR LEASE this Class B Office Building at 2985 S. Ridge Rd in Ashwaubenon, WI. Almost a full block with park-like setting. Offering 5,000 sq. ft. to entire building. Multiple entrances to easily divide for individual suites with Fab entry. Central elevator and common bathrooms. Also has a loading dock and overhead entry door. Ideally set up for multiple tenants. Most spaces updated to open space with perimeter offices and reception area, break rooms and IT rooms. Broker owned and willing to modify to fit your needs for qualifying tenants. Exterior to be redone late 2025. Flex spaces available, 2,000 sq.

ft. detached heated garage and secured fenced parking for 20 vehicles. Located near Austin Straubel International Airport, Bay Park Square Mall and Laumbeau Field. Easy access to I-41 and WI-172.



### PROPERTY INFORMATION

#### Property Address:

2985 S. Ridge Rd.  
Green Bay, WI 54304  
Brown County

#### Total Square Footage

**Available for Lease:**  
5,000 to 51,722 Square Feet

Lot Size..... **6.88 Acres**

Lease Price ..... **\$14.00 NNN**

Municipality..... **Village of Ashwaubenon**

Zoning ..... **Commercial**

Parcels and 2024 Taxes ..... **VA-228-14-K-71/\$41,496**



## BUILDING INFORMATION

**Building Type:**

Office/build to suit

**Year Built:**

1979/remodeled in 2002/2019

Exterior Construction..... **Stucco/Steel**

Parking Spots ..... **468/on-site**

Sprinkler System..... **Fully**

Heat..... **Natural Gas**

Hot Water ..... **Yes**

Air Conditioning..... **Yes/Multi**

Security System ..... **Key Fob**

Elevators..... **1**

Visibility ..... **Business Park**

Current Tenants..... **Vacant**





# 2985 S. Ridge Road | Property Photos



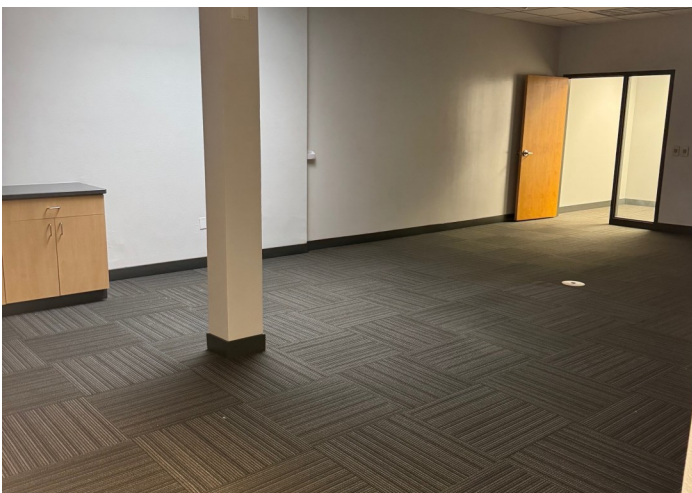


# 2985 S. Ridge Road | Property Photos





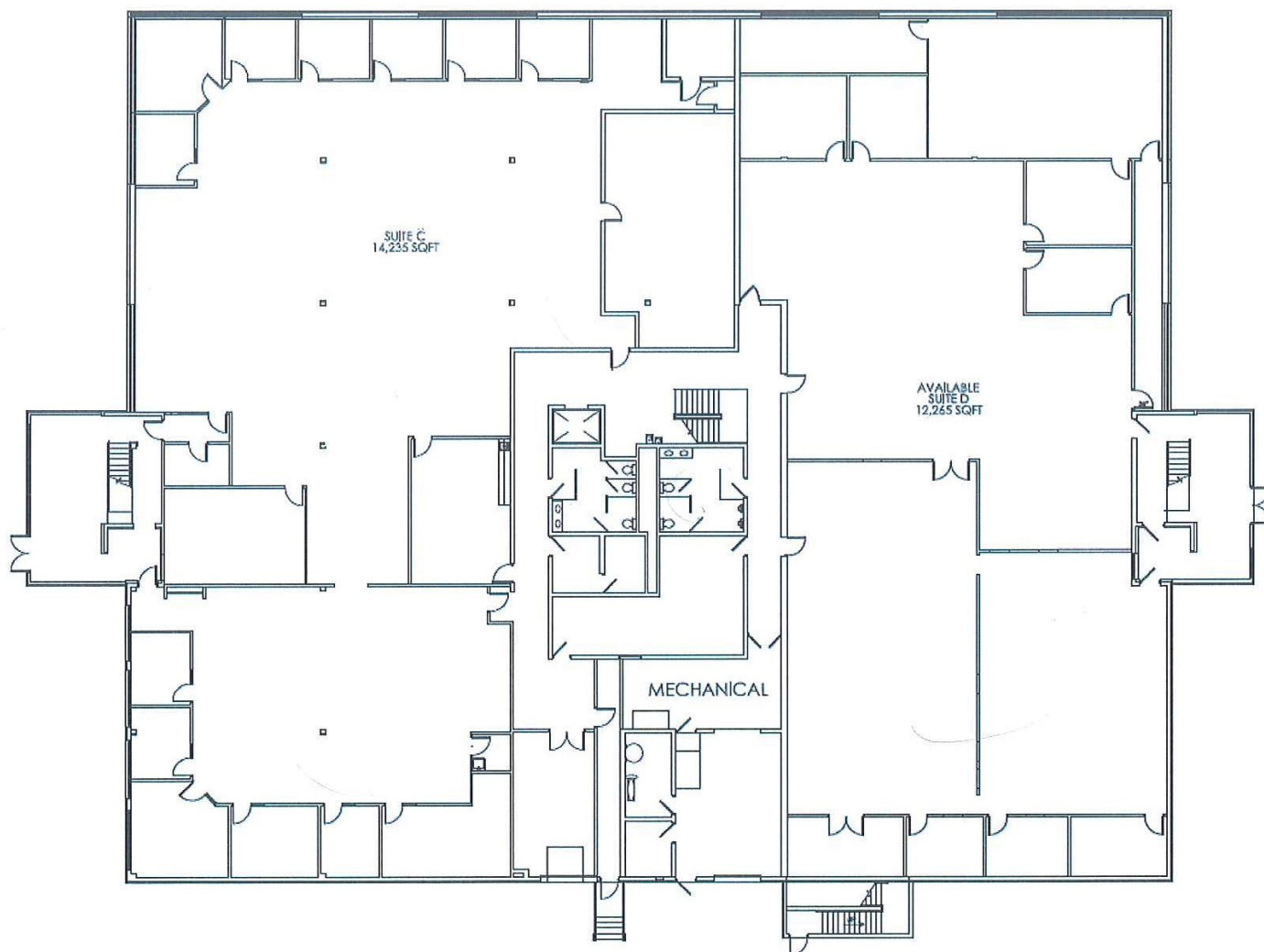
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## Lower Level 26,500 sq.ft.







## 2nd Floor 24,340 sq.ft.

