

249 N Lake Street Neenah, WI
249 N Lake St | Neenah, WI | US | Winnebago County
Available SF: 1,124,241



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Last Updated: Oct 22, 2025

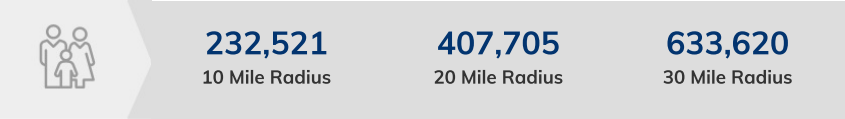
Realtor/Owner Contact

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Property and Area Description

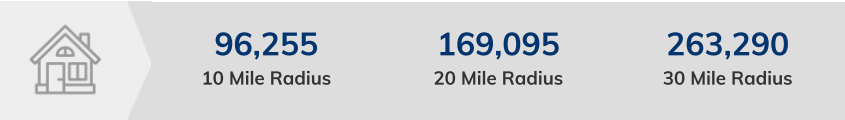
The former Clearwater Paper Mill is now a modern, multi-use logistics and manufacturing campus with significant cold storage capabilities. Situated on 23.90 acres along Little Lake Butte Des Morts, the property totals over 1.12 million SF, including 260,000 SF of state-of-the-art cold storage engineered for cheese aging and other temperature-sensitive products. Additional 560,000+ SF of heated warehouse space is ready for occupancy, with expansion potential for an additional 350,000 SF of cold storage. Heavy power, varied clear heights, multiple dock configurations, and Canadian National rail access make this a rare large-scale industrial and refrigerated distribution opportunity. On-site 3PL services by KK Integrated Logistics include inventory management, customer service, and refrigerated transportation. 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 260,000 SF of state-of-the-art cold storage designed for cheese aging and other temperature-sensitive products, 15,000 pallet positions with potential expansion to an additional 350,000 SF / 23,000 pallet positions, Temperature-controlled docks and loading areas, Engineered for consistent temperature and humidity control, Ready for immediate occupancy

Population



Source: ESRI®, 2025

Households



Source: ESRI®, 2025

Transportation

Property Images

