

Industrial Investment Opportunity | 611,564 SF
122 Kohlman Rd | Fond du Lac, WI | US | Fond du Lac County
Available SF: 611,564



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Last Updated: Oct 22, 2025

Economic Development Contact

Wayne Rollin
Community Development Director
Fond du Lac, WI
(920) 929-3310 | wrollin@ci.fond-du-lac.wi.us

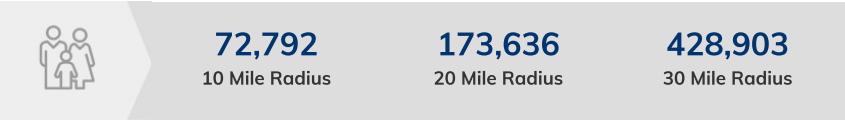
Realtor/Owner Contact

Colliers
Justin Felix
+1 952 837 3009 | justin.felix@colliers.com

Property and Area Description

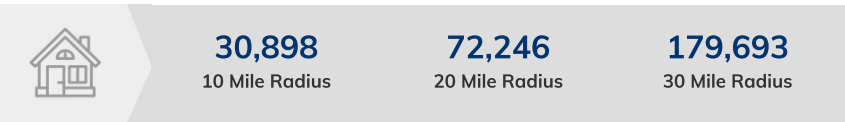
Colliers is pleased to present the industrial offering of a 611,564 SF mission-critical distribution facility located at 122-342 Kohlman Road, Fond du Lac, WI. Occupied by Geodis Logistics (formerly Ozburn-Hessey Logistics) for over 20 years, this property serves as a vital hub supporting major contracts with regional and international customers, including Mercury Marine and Sysco. Strategically positioned within the Fond du Lac market, the facility offers exceptional highway access, rail capabilities, and proximity to Mercury Marine’s main manufacturing plant and Sysco’s Jackson warehouse, ensuring Geodis’s continued reliance on this location. Built on 23.80 acres, the facility features modern infrastructure, including 45 dock doors, 19 rail loading docks, 23’-32’ clear heights, LED lighting, and a fully sprinklered interior. Designed for efficiency and scalability, the property benefits from a landlord-friendly NNN lease structure with an seven-year term (expiring 12/31/31) at a competitive \$5.03/SF. Located between Milwaukee, Madison, Green Bay, and Minneapolis, the Fond du Lac facility is an exceptional opportunity to acquire a stabilized asset with significant growth potential. Pricing is negotiable, and financial details are available upon request. Geodis has a long operating history out of this building (20+ years), Mission critical facility, servicing major contracts including Mercury Marine, Sysco etc. who have respective regional distribution centers and international headquarters within the market and served by the subject property. Direct access to I-41 and visibility with rail, FDL is strategically located between Milwaukee, MSP, Green Bay & Madison. The property is in excellent condition. Roof partially replaced and will be fully replaced by 2026, ±45,000 square feet of refrigerated distribution space

Population



Source: ESRI®, 2025

Households



Source: ESRI®, 2025

Transportation

Property Images

