

13+ year lease term | +/- 125,000 SF | Single-Tenant Net
Leased Industrial Offering

2221 Calumet Dr | New Holstein, WI | US | Calumet County
Available SF: 122,500 | Sale Price: \$4,975,000



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Sale Price:	\$4,975,000
Last Updated:	Oct 22, 2025

Economic Development Contact

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Property and Area Description

Colliers is pleased to present the opportunity to acquire this single-tenant net leased industrial investment located in New Holstein, Wisconsin. Strategically located in close proximity to the tenant’s manufacturing plant, this distribution center is mission critical to the tenant’s long-term strategy. Proving vital to the tenant’s regional operations, the tenant engaged the landlord and requested a 15-year lease to secure the asset for their continued growth and operations. Highlights: 13 Years of remaining lease term Tenant proactively engaged landlord requesting a 15-year lease in 2023 Tenant has occupied the property for over 15 years Below market rents, providing an attractive basis Located 1.5 miles from the tenant’s manufacturing plant Building SF: 122,500 SF (Warehouse), +/- 2,500 SF (Detached Office), Loading: 10 dock doors, 5 drive-in doors, Ceiling Height: 20’ clear (peak), Floor: 6” reinforced concrete, Heat: Gas-Forced units, A/C: In the office only, Roof: Standing seam metal, Construction: Metal

Population

	23,376 10 Mile Radius	97,672 20 Mile Radius	636,745 30 Mile Radius
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Source: ESRI®, 2025

Households

	10,175 10 Mile Radius	39,966 20 Mile Radius	268,677 30 Mile Radius
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Source: ESRI®, 2025

Transportation

Property Images





