OGDEN DEVELOPMENT

FOR SALE

Industrial land · Fox Cities

VILLAGE OF GREENVILLE · OUTAGAMIE COUNTY, WISCONSIN

11.3-Acre Neubert Road Industrial Site

Approved Three-Building Light Industrial Plan

W6250 Neubert Road, Greenville, WI 54942

$2,486,000

Approx. $220,000 per acre

PROJECT READY SITE



Lots 1–3 of CSM 7970 (outlined) · Amazon facility directly to the north · Not a survey

HIGHLIGHTS

- Project Ready Site.
- 11.3 acres with an approved 3-building plan totaling 160,063 SF.
- Fully improved: industrial zoning, utilities to site, existing detention pond.
- Next to Amazon.
- Minutes to I-41 and Appleton Int'l Airport.

ADJACENT PROPERTY

Directly north: Amazon's new ~250,000 SF facility, now under construction.

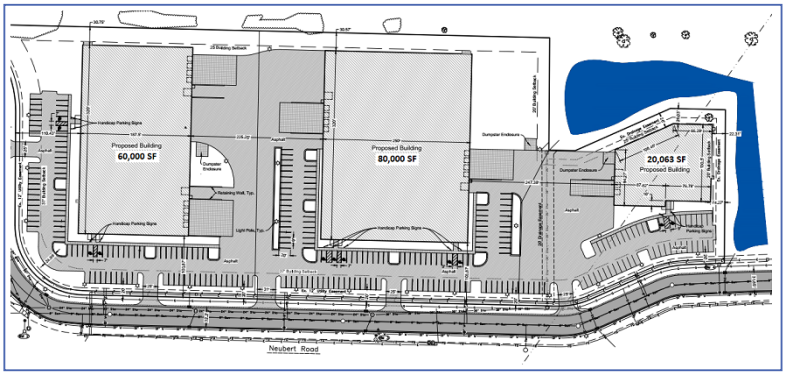


Site view: Amazon under construction to the north (Nov 2026)

SITE FACTS

Acreage	11.3 acres
Planned buildings	3 · 160,063 SF total
Building 1	60,000 SF (320' × 187.5')
Building 2	80,000 SF
Building 3	20,063 SF (approx. 164' × 130.5')
Asking price	$2,486,000 · approx. $220,000/ac
Zoning	Industrial
Utilities	Fully improved – utilities to site
Detention pond	Existing
Tax increment district	Greenville TID No. 1
Access	Neubert Rd, north of STH 15 · east of CTH CB
I-41 / US 41	Approx. 2 miles east via STH 15
Appleton Int'l (ATW)	Approx. 2.4 miles south (straight-line)

APPROVED SITE PLAN



CONTACT

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