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OFFICES

Appleton
200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700

Green Bay
1192 Hansen Road, Suite 201
Green Bay, WI 54304
920.884.5000

Wausau
327 N. 17th Avenue, Suite 303
Wausau, WI 54401
715.261.2922

CLICK ON THE BOX BELOW TO VIEW FEATURED PROPERTIES

OFFICE
PAGE 2

OFFICE
PAGE 3

RETAIL
PAGE 4

INVESTMENT & INDUSTRIAL
PAGE 5

LAND
PAGE 6

LAND
PAGE 7

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600 S NICOLET ROAD APPLETON, WI

Property Features
- Good mix of private offices, open area for work stations with many windows providing natural light
- Attached 3-car, drive-thru garage with 3 doors on each side

SALE PRICE $1,400,000
LEASE RATE $14/SF NNN
BUILDING SF 11,248

BOB ROSSI 920.560.5065

3802 HUMMINGBIRD ROAD RIB MOUNTAIN, WI

Property Features
- Attractive, well-maintained, single-story building with efficient office layout
- 2.1 acres includes pond
- Signage easily visible from frontage road & high-traffic interstate system

SALE PRICE $495,000
LEASE RATE $12.50/SF NNN
BUILDING SF 3,600

GENE DAVIS 715.574.0371

970 AMERICAN DRIVE NEENAH (FOX CROSSING), WI

Property Features
- Class A office space
- Lease entire second floor or a portion
- Suite 2A & 2C can be combined
- Suite 2B is ready to be finished
- Multiple options for signage

LEASE RATE $7-10/SF

SUITE 2A SF 2,098
SUITE 2B SF 4,081
SUITE 2C SF 3,990

JOHN ROBERTS 920.216.2554

122 E COLLEGE AVENUE APPLETON, WI

Property Features
- Class A office condominium site
- Located in downtown Appleton’s central business district
- Building has 1 passenger elevator, 1 freight elevator & 2 enclosed truck docks

SALE PRICE $1,500,000
LEASE RATE $20/SF Gross
AVAILABLE SF 15,254 (divisible)

MIKE PFEFFERLE 920.560.5069 AMY OELHAFEN 920.560.5099

5707 Schofield Avenue Weston, WI

Property Features
- Professional, masonry office building
- Includes separate, detached garage/shop
- Private offices & large conference room
- Monument signage at street
- 55+ parking spaces in front & rear

SALE PRICE $2,305,000
BUILDING 1 SF 19,981
BUILDING 2 SF 3,780

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

100 & 200 Paper Place Kronenwetter, WI

Property Features
- Two office buildings totaling 32,296 SF
- Park-like setting situated on 10 acres
- Ideal for office, medical use and/or clinic
- Abundant paved parking
- Site located in TIF District

SALE PRICE $2,500,000

100 PAPER PLACE SF 18,268
200 PAPER PLACE SF 14,028

JOHN EVANS 715.574.2801
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**4330 W SPENCER STREET  APPLETON, WI**

**Property Features**
- Multi-tenant office space
- Amenities include: monument signage, partitioned offices, conferencing facility, reception area, storage space, kitchen and more

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<tbody>
<tr>
<td><strong>SALE PRICE</strong></td>
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<td><strong>LEASE RATE</strong></td>
<td><strong>$12/SF</strong></td>
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<tr>
<td><strong>BUILDING SF</strong></td>
<td><strong>5,738</strong></td>
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**BOB ROSSI 920.560.5065**

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**510 DOCTORS COURT  OSHKOSH, WI**

**Property Features**
- Class B, one-story brick medical office building
- 8 exam rooms (with plumbing)
- 2 offices
- Full basement that is partially finished

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<td><strong>SALE PRICE</strong></td>
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<td><strong>BUILDING SF</strong></td>
<td><strong>3,868</strong></td>
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<tr>
<td><strong>ACRES</strong></td>
<td><strong>0.716</strong></td>
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**JOHN ROBERTS 920.560.5067**

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**3910 STEWART AVENUE  WAUSAU, WI**

**Property Features**
- Class A office suite - lower level
- Mutual of Wausau building
- Includes 6 offices and conference room with large open area
- Electronic key cards provide 24/7 access

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<td><strong>LEASE RATE</strong></td>
<td><strong>$12/SF</strong></td>
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<tr>
<td><strong>AVAILABLE SF</strong></td>
<td><strong>4,600</strong></td>
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<tr>
<td><strong>PARKING</strong></td>
<td><strong>16+ spaces</strong></td>
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**JOHN EVANS 715.574.2801**

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**W2721 BROOKHAVEN DRIVE  APPLETON, WI**

**Property Features**
- 2,000 SF available in original first building (Total 4,834 SF)
- 2nd Bldg (5,800 SF): Thrivent Financial & Hometown Pharmacy
- 3rd Bldg (8,800 SF): Fox Valley Storage

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<tr>
<td><strong>LEASE RATE</strong></td>
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<tr>
<td><strong>AVAILABLE SF</strong></td>
<td><strong>2,000</strong></td>
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<tr>
<td><strong>PARKING</strong></td>
<td><strong>22 spaces</strong></td>
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**TOM FISK 920.560.5090  ELIZABETH RINGGOLD 920.560.5061**

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**225-231 S WALTER AVENUE  APPLETON, WI**

**Property Features**
- Perfect location for retail/office, church, call center or redevelopment
- Space can be divided: 12,500 & 5,255 SF
- Pylon sign near Walter Ave. & signage available on building

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<tr>
<td><strong>SALE PRICE</strong></td>
<td><strong>$799,000</strong></td>
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<td><strong>BUILDING SF</strong></td>
<td><strong>17,755</strong></td>
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<tr>
<td><strong>PARKING</strong></td>
<td><strong>157 spaces</strong></td>
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**BOB ROSSI 920.560.5065**

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**10 E COLLEGE AVENUE, SUITE 112B  APPLETON, WI**

**Property Features**
- Wide open retail/office suite
- Only suite left with frontage on College
- 1,882 SF on first floor with additional 2,000 SF on lower level for offices and storage

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<tr>
<td><strong>LEASE RATE</strong></td>
<td><strong>$2,200/mo. Gross</strong></td>
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<tr>
<td><strong>SUITE 112B SF</strong></td>
<td><strong>3,682</strong></td>
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<tr>
<td><strong>BUILDING SF</strong></td>
<td><strong>3-story 190,000</strong></td>
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**AMY OELHAFEN 920.560.5009  MIKE PFEFFERLE 920.560.5069**

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**Please visit our website at:**

[naipfefferle.com](http://naipfefferle.com)
5703 CAMP PHILLIPS ROAD  WESTON, WI

Property Features
• Premier location with retail distribution site
• Retail/office area has 3 offices, retail counter & open 1,800 SF mezzanine
• Warehouse/service area has 3 service doors with 17’ high ceilings

SALE PRICE  $497,000
BUILDING SF  5,700
ACRES  0.411

ARK RHOWMINE  715.297.1953

1216 E WISCONSIN AVENUE  APPLETON, WI

Property Features
• Turn-key craft beer sports bar - formerly Moose Lodge restaurant
• Ample parking
• Fully furnished with kitchen/bar/ dining equipment included

SALE PRICE  $506,000  $450,000
BUILDING SF  3,900
ACRES  0.59

BOB ROSSI  920.560.5065

241 N CASALOMA DRIVE  APPLETON (GRAND CHUTE), WI

Property Features
• Multi-tenant space located in Casaloma Plaza with 374’ frontage
• Tenants include: Half Price books, USPS & Johnson Fitness
• Building signage and large pylon at street

LEASE RATE  $14/SF NNN
AVAILABLE SF  1,200
PARKING  60 Spaces

ELIZABETH RINGGOLD  920.560.5061  ADAM FIGURIN  920.560.5076

2215-2221 GRAND AVENUE  WAUSAU, WI

Property Features
• 2215: 11,340 SF open retail/office suite includes service door & loading ramp
• 2221: 3,064 SF retail/office end cap suite includes 6 offices, 2 conference rooms and kitchen

LEASE RATE  $8/SF NNN +CAM
AVAILABLE SF  14,404
BUILDING SF  35,000

ARK RHOWMINE  715.297.1953

880 S ONEIDA STREET  MENASHA, WI

Property Features
• Last space remaining in The Shoppes at Waverly
• Build-out dollars available
• Oversized pylon sign
• Wide open space available

LEASE RATE  $12/SF NNN
AVAILABLE SF  1,000
PARKING  Ample

NICK SCHMIDT  920.560.5070

W3165 VAN ROY ROAD  APPLETON, WI

Property Features
• Excellent location, situated in midst of bustling shopping mall
• Join Lowes, Festival Foods, UNO Pizza, Tires Plus, GNC, Rogans Shoes, Burger King & many more

SUITE 14  4,200 SF  $13/SF NNN
SUITE 8  18,607 SF  $9/SF NNN
ACRES  9.49

ELIZABETH RINGGOLD  920.560.5061

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3802-3808 STEWART AVENUE  WAUSAU, WI

Property Features
- Three parcels of investment property
- Acres #1: 0.77; #2: 1.06; #3: 1.81
- 2,982 SF office/storage bldg; 6,800 SF shop; 6,980 warehouse; 1,047 SF 2-BR house with full unfinished basement

SALE PRICE $1,185,000
TOTAL ACRES 3.65
BUILDINGS 4

GENE DAVIS 715.574.0371

2040 E MAIN STREET  LITTLE CHUTE, WI

Property Features
- Excellent investment opportunity
- Retail/flex building located on highly traveled Highway 96 & E Main Street
- Retail/office in front; shop space with overhead doors in rear

SALE PRICE $825,000
BUILDING SF 15,000
VACANT SF 3,100-6,400

JOHN ROBERTS 920.216.2554

BLACKTOP WAY - HIGHWAY 76  NEENAH, WI

Property Features
- “Man-cave” condo storage units
- Base units will be 40’x40’ insulated metal building including bathroom walls & plumbing stubbed to each unit
- Custom sizes will be considered

SALE PRICE $89,900
MUNICIPALITY Town of Clayton
AVAILABLE Fall 2019 Spring 2020

BOB ROSSI 920.560.5065

1700 INDUSTRIAL DRIVE  BELLEVUE, WI

Property Features
- Nice office building with attached warehouse
- 7,576 SF office space
- 1,400 SF warehouse/shop/garage at rear

SALE PRICE $595,000
BUILDING SF 8,976
ACRES 3

MARK DENIS, SIOR / ARLENE DENIS 920.362.7489

3925 N BLUERMOUND DRIVE  GRAND CHUTE, WI

Property Features
- Industrial/manufacturing/warehouse
- Easy access to Interstate 41
- Room for expansion
- Build-to-suit possibilities
- 20+ parking stalls

LEASE RATE $3-4/SF Gross
UNIT 4 AVAILABLE SF 3,000 (upper) 2,500 (lower)
BUILDING SF 25,000

NICK SCHMIDT 920.560.5070

3120 N MARSHALL ROAD  APPLETON, WI

Property Features
- Office/warehouse facility
- Appleton’s NE Business Park
- Highly functional and pre-approved for 70,000 SF addition
- Could be adapted to manufacturing use

LEASE RATE $3.95-4.25/SF NNN
WAREHOUSE SF 86,688
OFFICE SF 18,429

AMY OELHAFEN 920.560.5009  PATRICK CONNOR 920.560.5074
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1501 MCINTOSH STREET  WAUSAU, WI

**Property Features**
- Residential development land
- Lot 1: 5.73 acres
- Lot 2: 11.66 acres
- Lot 3: 0.71 acres
- Utilities and city/water at street

**SALE PRICE:** $521,000

**ACRES:** 18

**ZONED:** Residential

JOHN EVANS  715.574.2801

1290 W WINNECONNE AVENUE  NEENAH, WI

**Property Features**
- Excellent redevelopment site
- Near Walmart & Kohls
- Neighboring luxury apartment complex under construction
- Future land use zoned commercial

**SALE PRICE:** $374,900

**ACRES:** 1.6

**CURRENTLY ZONED:** Residential

GREG LANDWEHR, SIOR  920.560.5037

401 N ONEIDA STREET  APPLETON, WI

**Property Features**
- Redevelopment opportunity
- Great downtown location in central business district
- Remainder of block could be assembled
- Potential residential development site

**LOT 1 - 0.36 AC**  $250,000

**LOT 2 - 0.31 AC**

**LOT 3 - 0.08 AC**  $350,000

**LOT 4 - 0.05 AC**

**LOT 5 - 0.14 AC**

**LOT 6 - 0.34 AC**  $400,000

MICHAEL PFEFFERLE, PRESIDENT  920.560.5069

LEONARD POINT ROAD  OSHKOSH (TOWN OF ALGOMA), WI

**Property Features**
- Large residential development site
- Easy access to Highway 21
- Within minutes of I-41, shopping, dining and lodging
- Oshkosh Area School District

**SALE PRICE:** $2,000,000

**ACRES:** 60.63

**ZONED:** General Agriculture District

GREG LANDWEHR  920.560.5037  TOM FISK  920.560.5090

1711 STEWART AVENUE  WAUSAU, WI

**Property Features**
- Rare opportunity to purchase 2.53 acres of land for commercial redevelopment in busy retail corridor
- Existing on-site building to be demolished by current owner

**SALE PRICE:** $795,000

**ACRES:** 2.53

**ZONED:** Commercial

ARK RHOWMINE  715.297.1953

AMY AVENUE  HARRISON, WI

**Property Features**
- Fast growing area off Calumet Street (KK) and Amy Avenue
- Retention pond on adjacent land which services both parcels
- Many potential uses

**SALE PRICE:** $254,000

**ACRES:** 2.54

**ZONED:** Commercial

GREG LANDWEHR, SIOR  920.560.5037

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200 E Washington Street, Suite 2A  1192 Hansen Road, Suite 201  327 N. 17th Avenue, Suite 303
Appleton, WI 54911  Green Bay, WI 54304  Wausau, WI 54401
611 N MAIN STREET  BLACK CREEK, WI

Property Features
- Ideal retail location on Highway 47 along with possibilities for multi-family on western portion of property
- Black Creek characterized by quaint shops, eateries and businesses

SALE PRICE $400,000
ACRES ± 7.5
VEHICLES/DAY HIGHWAY 47 Over 5,800

ELIZABETH RINGGOLD 920.560.5061 JOHN ROBERTS 920.560.5067

1600 HOFFMAN ROAD  GREEN BAY (BELLEVUE), WI

Property Features
- Approximately 24 buildable acres
- Includes partial sewer and water
- Existing clubhouse and 4-unit residential rental
- Large detention ponds

SALE PRICE $1,600,000
ACRES 43.71 (divisible)
ZONING Commercial

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

201 W PINE STREET  EAGLE RIVER, WI

Property Features
- Half acre prime commercial lot
- In heart of Eagle River’s downtown business district
- Property owner ready to develop site for right tenant

LEASE RATE To be determined
ACRES 0.489
SQUARE FEET 21,300

GENE DAVIS 715.574.0371

CTY BB & N CLAYTON AVE  VILLAGE OF FOX CROSSING, WI

Property Features
- Ideal location for a corporate campus including office, manufacturing and warehouse/distribution
- Village of Fox Crossing will provide tax increment financing for any significant development

SALE PRICE $55,000/Acre
ACRES 41.54 (divisible to 10 Acres)
PERMITTED USES Light & Heavy Industrial

PATRICK CONNOR, SIOR 920.560.5074

COUNTY ROAD U  WRIGHTSTOWN, WI

Property Features
- Located on west side of Wrightstown
- Close proximity to Interstate 41
- Neighbors include Royal St. Patrick’s Golf Links, Bellin Health Pharmacy, Coca-Cola Bottling & Drexel Building Supply

SALE PRICE $700,000
ACRES 20.478
ZONED Industrial

TOM FISK 920.560.5090 PATRICK CONNOR 920.560.5074

2350 DICKINSON ROAD  DE PERE, WI

Property Features
- Commercial/retail land ready for development
- Sewer and water have been installed
- Easy access to Highway 172/I-43 & 41 via Monroe Road (GV)

SALE PRICE $850,000
ACRES 2.03
ZONED B-2 General Bus. Dist.

TOM FISK 920.560.5090

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