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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

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INDUSTRIAL PAGE 2
INVESTMENT PAGE 3
OFFICE PAGE 4
RETAIL PAGE 5
OFFICE & RETAIL PAGE 6
LAND PAGE 7

FEATURED LISTING REPORT OCTOBER 2019

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877 N STANTON STREET  
RIPON, WI

Property Features
- Hard-to-find manufacturing/warehouse building near Highways 23 & 44
- 3,000 SF office
- 57,000 SF warehouse
- Rail-served; room for expansion

SALE PRICE $2,200,000
BUILDING SF 60,000
ACRES 10.72

NICK SCHMIDT 920.560.5070

2920 N PROGRESS DRIVE  
APPLETON, WI

Property Features
- Industrial/warehouse space
- Located in successful Appleton Northeast Business Park
- Building 1 SF - 5,000: $5.50/SF NNN
- Building 2 SF - 4,600: $4/SF NNN

LEASE RATE $4/SF NNN
BUILDING SF TOTAL 9,600
ACRES 1.38

JOHN ROBERTS 920.216.2554

3100 E CAPITOL DRIVE  
APPLETON, WI

Property Features
- Industrial space in successful Northeast Business Park
- Planned addition of 7,750 SF can be combined with existing vacant space or leased separately

LEASE RATE OFFICE $13.50/SF NNN
LEASE RATE WAREHOUSE $5.50/SF NNN
AVAILABLE SF 4,200-11,950

PATRICK CONNOR 920.560.5074

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
- Custom sizes will be considered

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

BOB ROSSI 920.560.5065

1066-1068 AMERICAN DRIVE  
NEENAH, WI

Property Features
- Light industrial building in Fox Crossing
- Owner occupied or leaseback of ±15,000 SF (Keyes Plumbing)
- Easy access & visibility to I-41
- Secured outside storage

SALE PRICE $950,000
BUILDING SF 21,255
ACRES 2.47

BOB ROSSI 920.560.5065

5605 MESKER STREET  
WESTON, WI

Property Features
- Large service shop with 3 service bays and separate wash bay
- Ideal for truck depot or equipment service center
- 1.72 acres

SALE PRICE $495,000
LEASE RATE $5.50/SF NNN
BUILDING SF 8,838

ARK RHOWMINE 715.297.1953

PRICE REDUCED

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**HWY 23 (E OF COMMERCE ST) MINERAL POINT, WI**

**Property Features**
- Dollar General investment opportunity
- 6.75% CAP rate
- September 2020 lease commencement
- 15 years initial lease term
- $96,936 yearly rent

**SALE PRICE** $1,436,089
**BUILDING SF** 9,100
**ACRES** 1.57

**MICHAEL PFEFFERLE, PRESIDENT 920.560.5069**

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**MAIN STREET MISHICOT, WI**

**Property Features**
- Dollar General investment opportunity
- 6.75% CAP rate
- January 2020 lease commencement
- 15 years initial lease term
- $82,816 yearly rent

**SALE PRICE** $1,226,903
**BUILDING SF** 9,100
**ACRES** 0.95

**MICHAEL PFEFFERLE, PRESIDENT 920.560.5069**

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**1800 HAMILTON COURT LITTLE CHUTE, WI**

**Property Features**
- Investment opportunity with owner occupied possibilities
- Building 1 (leased) - ± 4,896 SF
- Building 2 (vacant) - ± 2,938 SF
- 0.90 acres; excellent flex space

**SALE PRICE** $390,000
**LEASE RATE** $5.47/SF NNN
**BUILDING 1 & 2 SF** 7,834

**JOHN ROBERTS 920.216.2554 PATRICK CONNOR 920.419.3113**

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**14 TRI-PARK WAY APPLETON, WI**

**Property Features**
- Investment opportunity
- Multi-tenant Class A office space
- 8% CAP rate
- 128 parking spaces
- Area for drive-in parking/storage

**SALE PRICE** $1,165,000
**BUILDING SF** 10,800
**ACRES** 2.01

**TOM SCHEUERMANN 920.560.5068**

---

**826 VANDERBRAAK STREET GREEN BAY, WI**

**Property Features**
- Industrial investment opportunity
- 9.6% CAP rate
- Long term tenant Badger Roll & Machine (7 1/2 yrs remaining on lease)
- NOI: $250,342.92

**SALE PRICE** $2,599,000
**BUILDING SF** 85,241
**ACRES** 3.165

**MARK DENIS, SIOR OR ARLENE DENIS 920.560.5092**

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**300 E 2ND STREET MERRILL, WI**

**Property Features**
- Possible multi-tenant investment opportunity
- Single story, professional, Class B office building with 25 offices, large reception area and multiple storage rooms

**SALE PRICE** $395,000
**LEASE RATE** $8.50/SF NNN
**BUILDING SF** 12,150

**ARK RHOWMINE 715.297.1953**

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100 W LAWRENCE STREET APPLETON, WI

Property Features
• 2 suites remaining
• Class A office space
• Located in heart of downtown
• Remodeled lobby area & common conference room on first floor

AMY OELHAFEN 920.560.5009

1ST FL - 1,625 SF $20/SF
1ST FL - 1,055 SF $20/SF

3008 WALKER DRIVE GREEN BAY, WI

Property Features
• Multi-tenant professional Class B office building
• Located in Willow Creek Office Park
• High visible pylon sign at street
• Near other professional buildings

ADAM MEYERS 920.560.5091

LEASE RATE
AVAILABLE SF
BUILDING SF
$13/SF
2,781
5,564

2711 N MASON STREET, SUITE C APPLETON, WI

Property Features
• Excellent office space with large reception area, kitchenette and lots of storage
• Signage available on monument sign
• Abundant parking

GREG LANDWEHR, SIOR 920.560.5037

LEASE RATE $795/Mo Gross
AVAILABLE SF 795
OFFICES 1

645 W RIDGEVIEW DRIVE APPLETON, WI

Property Features
• Multi-tenant office building
• Located in high traffic area
• Near shopping, restaurants & lodging
• Landlord will provide white box for build out

JOHN ROBERTS 920.216.2554

SALE PRICE $13-14.50/SF
AVAILABLE SF 1,200-
6,489
BUILDING SF 13,478

3802 HUMMINGBIRD ROAD RIB MOUNTAIN, WI

Property Features
• Attractive, well-maintained single-story building with efficient office layout
• 2.1 acres of land includes a pond & beautiful view of Rib Mountain
• On-site, paved parking lot

GENE DAVIS 715.574.0371

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

PRICE REDUCED

ALEX KREUL 920.560.5062

SALE PRICE $1,200,000
LEASE RATE $14/SF
BUILDING SF 15,000

4 SYSTEMS DRIVE GRAND CHUTE, WI

Property Features
• Tri-Park Business Campus
• Close to Fox Valley Technical College
• Class A office space
• Suite A - 2,400 SF; Suite C - 5,000 SF;
• Suite D - 2,600 SF; Suite E - 2,940 SF

SALE PRICE $13-14.50/SF
AVAILABLE SF
BUILDING SF
$900,000
15,000

GREG LANDWEHR, SIOR 920.560.5037

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RETURN TO COVER PAGE
5207 RIB MOUNTAIN DRIVE  RIB MOUNTAIN, WI

Property Features
- Office space at highway interchange
- 5 offices, 1 conference room, 1 break room & large open area work space
- Tenant to share common areas of building with owner

LEASE RATE  $14.50/SF
AVAILABLE SF  10,000
BUILDING SF  20,918

GENE DAVIS  715.574.0371

222 W COLLEGE AVENUE, 10TH FLOOR  APPLETON, WI

Property Features
- Class A office building
- High ceilings, open office space
- 5 elevators
- Elegant, full-service board room - free of charge for tenants

LEASE RATE  $22/SF
AVAILABLE SF  22,000 SF
BUILDING SIZE  10 floors - 22,000 SF/floor

AMY OELHAFEN  920.560.5009  MICHAEL PFEFFERLE  920.560.5069

3426 E MARIA DRIVE  STEVENS POINT, WI

Property Features
- Excellent office setting in park-like location with abundant parking
- Ideal for medical use, law firm, insurance agency, etc.
- 596 SF finished basement space

SALE PRICE  $297,000
AVAILABLE SF  3,217
ACRES  0.466

JOHN EVANS  715.574.2801

5707 SCHOFIELD AVENUE  WESTON, WI

Property Features
- Professional, masonry office building
- Separate, detached garage/shop
- Monument signage at street
- 55+ parking spaces
- Currently home to MI-TECH

SALE PRICE  $2,395,000
BUILDING 1 SF  19,981
BUILDING 2 SF  3,780

MARK DENIS, SIOR OR ARLENE DENIS  920.560.5092

1740-1742 E MASON STREET  GREEN BAY, WI

Property Features
- Retail strip center, two buildings, each with available space for lease
- Ample parking
- Great location close to major retail development

LEASE RATE  $10.05/SF
AVAILABLE SF  ± 1,700 each suite
AVAILABLE SUITES  3

ALEX KREUL  920.560.5062  ADAM MEYERS  920.560.5091

920 WESTHILL BLVD  APPLETON, WI

Property Features
- Multi-tenant office/retail space
- High traffic location
- Ample parking
- Tenants: NuMotion, QPS Staffing and Mood a Salon

LEASE RATE  $11/SF
AVAILABLE SF  1,000-2,900
BUILDING SF  18,000

JOHN ROBERTS  920.560.5067
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2705 S LAKE PARK ROAD  APPLETON, WI

Property Features
- Multi-tenant office/retail/flex space
- Adjacent to Best Buy, Office Max, Buffalo Wild Wings, Target & Walmart
- Great visibility
- 46 parking spaces

SALE PRICE $840,000
BUILDING SF 13,818
ACRES 2

ADAM MEYERS 920.560.5091  TOM FISK 920.560.5090

236-240 BROADWAY STREET  BERLIN, WI

Property Features
- Multi-tenant office/retail building
- 1,400 - 3,270 SF available for lease
- Former end cap space available with bank vault, teller stations and drive-thru lanes - can be subdivided

SALE PRICE $399,000
LEASE RATE $12-15/SF Gross
BUILDING SF 7,000

TOM FISK 920.560.5090  ELIZABETH RINGGOLD 920.560.5061

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

700 E MAES AVENUE  KIMBERLY, WI

Property Features
- Building with drive-thru
- Turn-key Asian restaurant
- Excellent visibility
- All interior equipment, furnishings and fixtures included in sale

SALE PRICE $429,000
BUILDING SF 4,120
ACRES 0.62

ELIZABETH RINGGOLD 920.560.5061

1092-1098 FOND DU LAC STREET  RIPON, WI

Property Features
- Multi-tenant retail building space
- 900 - 3,000 SF available for lease
- Former end cap space available with bank vault, teller stations and drive-thru lanes - can be subdivided

SALE PRICE $499,000
LEASE RATE $12-15/SF Gross
BUILDING SF 7,000

ELIZABETH RINGGOLD 920.560.5061  TOM FISK 920.560.5090

N2335 HIGHWAY 22 SOUTH  WAUPACA, WI

Property Features
- Turn-key auto repair business and real estate, built in 1986
- Neighbors include: Dayton Town Hall, Subway, Silver Mist Greenhouse, Highway 22 Storage and Uptown

SALE PRICE $529,000
BUILDING SF 6,724
ACRES 4.38

ELIZABETH RINGGOLD 920.560.5061

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LIND LANE TOWN OF CLAYTON, WI

Property Features
- Vacant land in rapidly developing corridor
- Currently zoned A-2 General Agricultural District; future land use: Business Planned Unit Development

SALE PRICE $29,500/AC
ACRES 22.162

NICK SCHMIDT 920.560.5067 GREG LANDWEHR 920.560.5037
TOM FISK 920.560.5090

WINNCREST ROAD NEENAH, WI

Property Features
- Each access to Hwy 76, Hwy 20 and within miles of Interstate 41
- Nearby businesses include USF Holland, Johnson Trucking, Matrix Machining, and Kimberly Clark

SALE PRICE $90,000
ACRES 3.0
ZONED I-2 Heavy Industrial

GREG LANDWEHR, SIOR 920.560.5037

4410 N RICHMOND STREET APPLETON, WI

Property Features
- Up and coming commercial area in North Appleton near I-41 interchange
- Meijer less than half mile away
- Prime location for medical, office or retail

SALE PRICE $5/SF
ACRES 4.61
STREET FRONTAGE 430 feet

ALEX KREUL 920.560.5062 PATRICK CONNOR 920.560.5074

STATE PARK RD, SCHMIDT RD & HIGHLAND RD HARRISON WI

Property Features
- Ten parcels totaling ± 251 acres
- Future land use is residential
- Property is located in the Darboy Joint Sanitary District
- ± 2.75 AC deep water pond in Section R

W - 98.0 AC $2,450,000
S - 38.26 AC $860,850
L - 35.84 AC $896,000
R - 78.84 AC $1,971,000

GREG LANDWEHR 920.560.5037 PATRICK CONNOR 920.560.5074

HWY CB & W COLLEGE AVE GREENVILLE, WI

Property Features
- Aerotech Corporate Campus
- Minutes from downtown Appleton & all major highway interchanges
- Protective covenants recorded
- Call broker for more information

LOT 5 - 1.16 AC $101,000
LOT 6 - 2.13 AC $185,000
LOT 7 - 2.38 AC $312,000
LOT 8 - 3.85 AC $316,000

MICHAELE PFEFFERLE, PRESIDENT 920.560.5069

1290 BROADWAY STREET WRIGHTSTOWN, WI

Property Features
- Commercial land development
- Potential uses: general commercial, light industrial or manufacturing
- Potential rail available
- Property located in TIF District

SALE PRICE $800,000
ACRES 21.463
PARCEL # VW-W180

ADAM MEYERS 920.560.5091 TOM FISK 920.560.5090

4410 N RICHMOND STREET APPLETON, WI

Property Features
- Up and coming commercial area in North Appleton near I-41 interchange
- Meijer less than half mile away
- Prime location for medical, office or retail

SALE PRICE $5/SF
ACRES 4.61
STREET FRONTAGE 430 feet

ALEX KREUL 920.560.5062 PATRICK CONNOR 920.560.5074