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OFFICE
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RETAIL
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INDUSTRIAL
& RETAIL
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INDUSTRIAL
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LAND
PAGE 3

LAND
PAGE 2

CLICK ON THE BOX BELOW TO VIEW FEATURED PROPERTIES

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 HERE TO VIEW FEATURED PROPERTIES

JUNE 2019
**328 OAK AVENUE WEST** MENOMONIE, WI

**Property Features**
- Vacant land or build-to-suit opportunity with a prime location
- Just south of I-94 (Exit 41, STH 25)
- Area has abundant retail, restaurants, hospitality and banking

**GREG LANDWEHR** 920.560.5037  **TOM FISK** 920.560.5090

---

**I-41 & CTH S** DE PERE (TOWN OF LAWRENCE), WI

**Property Features**
- Ready for immediate development
- Parcels available on both sides of I-41
- Potential uses: industrial, office, hotel, highway retail or multi-family
- Call broker for more details

**TOM FISK** 920.560.5090

---

**N RICHMOND STREET / I-41** APPLETON, WI

**Property Features**
- MOTIVATED SELLER!
- Seller will consider any reasonable offer
- Prime development location
- Call broker for details

**ALEX KREUL** 920.560.5062  **JOHN ROBERTS** 920.560.5067  **PATRICK CONNOR, SIOR** 920.560.5074

---

**LOTS 1C & 4 COMFORT DRIVE** TOMAHAWK, WI

**Property Features**
- PRICED TO SELL!
- Lot 1C: 9.71 acres
- Lot 4: 5.5 acres
- Vacant land ideal for retail or multi-family development

**JOHN EVANS** 715.574.2801

---

**I-41 & S HWY 47 (RICHMOND ST)** APPLETON, WI

**Property Features**
- Premier retail/office opportunity
- 1.11 - 40 acres available
- High traffic counts of 62,000 vehicles per day on Interstate 41
- Neighbors: Kwik Trip, Meijer & more

**BOB ROSSI** 920.560.5065

---

**TRI-PARK WAY** GRAND CHUTE, WI

**Property Features**
- Tri-Park Business Park near I-41
- Lot 1: 4.30 acres
- Lot 2: 4.43 acres
- Possible multi-family sites
- Near Fox Valley Technical College

**MICHAEL PFEFFERLE, PRESIDENT** 920.560.5069

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## Land Listings

### Eisenhower Drive
**Town of Buchanan, WI**

**Property Features**
- Prime development site
- Located in high traffic area
- Access to and from sites on State Highway 117 and S Country Lane, which both connect to State Hwy 22

**BOB ROSSI** 920.560.5065

<table>
<thead>
<tr>
<th>Property</th>
<th>Retail/office land</th>
<th>Last of the attractive sites on the east side of the Fox River Valley</th>
<th>Easy access to Highway 441, S. Highway 10 and Interstate 41</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SALE PRICE</strong></td>
<td>$1,422,234</td>
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<td></td>
</tr>
<tr>
<td><strong>ACRES</strong></td>
<td>6.530</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ZONED</strong></td>
<td>Local Commercial</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Near Highway 22 & 117
**Cecil, WI**

**Property Features**
- Prime development site
- Located in high traffic area
- Access to and from sites on State Highway 117 and S Country Lane, which both connect to State Hwy 22

**JOHN ROBERTS** 920.216.2554

<table>
<thead>
<tr>
<th>Property</th>
<th>Prime development site</th>
<th>Located in high traffic area</th>
<th>Access to and from sites on State Highway 117 and S Country Lane, which both connect to State Hwy 22</th>
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</thead>
<tbody>
<tr>
<td><strong>SALE PRICE</strong></td>
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<td><strong>ACRES</strong></td>
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<tr>
<td><strong>PARCEL #</strong></td>
<td>201300180</td>
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</table>

### 1005 S Nicolet Road
**Appleton (Grand Chute), WI**

**Property Features**
- Great central location just 4 blocks south of Fox River Mall
- Excellent visibility
- Easy access to Interstate 41
- Close to airport, hotels & restaurants

**BOB ROSSI** 920.560.5065

<table>
<thead>
<tr>
<th>Property</th>
<th>Great central location just 4 blocks south of Fox River Mall</th>
<th>Excellent visibility</th>
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<th>Close to airport, hotels &amp; restaurants</th>
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<tbody>
<tr>
<td><strong>SALE PRICE</strong></td>
<td>$69,000</td>
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<td><strong>ACRES</strong></td>
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<tr>
<td><strong>ZONED</strong></td>
<td>Commercial</td>
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</tbody>
</table>

### 304 & 3311 Eagle Avenue
**Rib Mountain, WI**

**Property Features**
- Acreage with high visibility exposure
- Easy access to I-39 interchange
- Good development potential: uses could include office or senior housing
- Adjacent to major retail stores

**GENE DAVIS** 715.574.0371

<table>
<thead>
<tr>
<th>Property</th>
<th>Acreage with high visibility exposure</th>
<th>Easy access to I-39 interchange</th>
<th>Good development potential: uses could include office or senior housing</th>
<th>Adjacent to major retail stores</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SALE PRICE</strong></td>
<td>$599,520</td>
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<tr>
<td><strong>ACRES</strong></td>
<td>12.49</td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING SF</strong></td>
<td>11,200</td>
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</table>

### 3404 & 3311 Eagle Avenue
**Greenville, WI**

**Property Features**
- Excellent location near airport
- Great visibility
- Could be combined for total of 4.46 acres
- Possible uses: manufacturing, warehousing, office, financial

**AMY OELHAFEN** 920.560.5009

<table>
<thead>
<tr>
<th>Property</th>
<th>Excellent location near airport</th>
<th>Great visibility</th>
<th>Could be combined for total of 4.46 acres</th>
<th>Possible uses: manufacturing, warehousing, office, financial</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SALE PRICE</strong></td>
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<tr>
<td><strong>ACRES</strong></td>
<td>2.19</td>
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<tr>
<td><strong>NEIGHBORING PARCEL AC &amp; $</strong></td>
<td>2.26 Acres $394,000</td>
<td></td>
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</tbody>
</table>

### W American Drive & CB
**Menasha, WI**

**Property Features**
- Prime highway frontage just west of new I-41/Hwy 10 interchange
- Conceptual plans approved by Village of Fox Crossing
- Plenty of on-site parking available

**MICHAEL PFEFFERLE, PRESIDENT** 920.560.5069

<table>
<thead>
<tr>
<th>Property</th>
<th>Prime highway frontage just west of new I-41/Hwy 10 interchange</th>
<th>Conceptual plans approved by Village of Fox Crossing</th>
<th>Plenty of on-site parking available</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOT 1 PRICE</strong></td>
<td>$745,800</td>
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<td><strong>LOT 2 PRICE</strong></td>
<td>$560,800</td>
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<tr>
<td><strong>LOT 3 PRICE</strong></td>
<td>$566,000</td>
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</table>
3101 APOSTOLIC ROAD  LITTLE CHUTE, WI

Property Features
• Industrial/warehouse space
• High ceilings, docks and grade-level doors, floor drains and appropriate ratio of office to shop space
• Lighting recently upgraded

LEASE RATE $3,995/Month
SHOP SF 6,300
OFFICE SF 1,300

GREG LANDWEHR, SIOR 920.560.5037

3120 N MARSHALL ROAD  APPLETON, WI

Property Features
• Office/warehouse facility located in Appleton Northeast Business Park
• Pre-approved for 70,000 SF addition
• Situated at juncture of I-41 & Hwy 441
• 104 paved parking stalls

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

AMY OELHAFEN 920.560.5009  PATRICK CONNOR 920.560.5074

925 N BLUEMOUND DRIVE  GRAND CHUTE, WI

Property Features
• Industrial/manufacturing/warehouse
• Room for expansion
• Build-to-suit possibilities
• Municipal sewer & water available
• Extensive renovation in 2016

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

NICK SCHMIDT 920.560.5070

1164 VALLEY ROAD  MENASHA, WI

Property Features
• Warehouse located in Village of Fox Crossing; easy access to Hwy 10/441
• 20’ clearance to eave
• 12’x14’ grade level door with electric opener

LEASE RATE $3.75/SF
BUILDING SF 7,500 (+3,000 SF mezzanine)

GREG LANDWEHR 920.560.5037

941-951 ASHAUENSTON STREET & 3194 MARKET STREET  GREEN BAY, WI

Property Features
• Light industrial/flex/wholesale/distribution in Ashwaubenon Industrial Business Park
• Suite sizes can be combined

LEASE RATE $3.95/SF
AVAILABLE SF 2,500-9,000

ADAM MEYERS 920.560.5091

5905 MESKER STREET  WESTON, WI

Property Features
• Energy efficient industrial building
• 33,396 SF industrial space
• 3,456 SF garage
• 7 overhead doors & 1 truck door
• 9’-21’ ceiling clearance

SALE PRICE $1,100,000
LEASE RATE $4.50/SF
BUILDING SF 37,452

GENE DAVIS 715.574.0371

CLICK HERE TO VIEW ALL OUR LISTINGS AT: naipfefferle.com
2920 N PROGRESS DRIVE  APPLETON, WI
Property Features
- Industrial/warehouse space
- Appleton Northeast Business Park
- Private offices, open office area, shop office, mezzanine, storage & warehouse areas

LEASE RATE $5/SF NNN
MAIN BLDG SF 5,000
2ND BLDG SF ± 4,600

JOHN ROBERTS 920.216.2554

8516 HIGHWAY 51 NORTH  MINOCQUA, WI
Property Features
- Prime retail space
- 9,000 SF occupied by Dollar Tree
- 6,000 SF available to lease
- Signage available on road
- 238+ shared, paved parking spaces

SALE PRICE $1,495,000
$1,275,000
LEASE RATE $12/SF NNN
$10/SF NNN
BUILDING SF 15,000

JOHN EVANS 715.574.2801

4803 ROSS AVENUE  WESTON, WI
Property Features
- Convenient, easily accessible manufacturing warehouse facility
- Near major highways
- Outdoor, secured self-storage units
- 4 covered truck docks with levelers

LEASE RATE $1,850-$2,600/Mo.
AVAILABLE SF 4,700
BUILDING SF 11,400

GENE DAVIS 715.574.0371

506-508 HENRIETTE AVENUE  CRIVITZ, WI
Property Features
- Restaurant/retail building in front (508) contains family restaurant & gift shop
- Original, old-fashioned soda fountain
- Building at rear (508) can be sold separately or rented out: $60,000

SALE PRICE (ALL) $449,500
BUILDING SF (506) 3,000
BUILDING SF (508) 1,800

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

508 GRAND AVENUE  SCHOFIELD, WI
Property Features
- Family restaurant - turnkey operation
- All equipment, fixtures and furniture included
- Accommodates 158 guests
- 76 private, paved parking spaces

SALE PRICE $485,000
LEASE RATE $4,000/Mo. NNN
BUILDING SF 5,290

ARK RHOWMINE 715.297.1953

7381 STATE HWY 42  EGG HARBOR, WI
Property Features
- Olde Orchard Antique Mall in Door County - fully leased!
- 0% vacancy rate since 2007
- Seasonal antique business that runs from May 1st to October 31st

SALE PRICE $670,000
BUILDING SF 19,500
ACRES 7.814

ADAM MEYERS 920.560.5091  TOM FISK 920.560.5090

506-508 HENRIETTE AVENUE  CRIVITZ, WI
Property Features
- Restaurant/retail building in front (508) contains family restaurant & gift shop
- Original, old-fashioned soda fountain
- Building at rear (508) can be sold separately or rented out: $60,000

SALE PRICE (ALL) $449,500
BUILDING SF (506) 3,000
BUILDING SF (508) 1,800

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

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**825 W FULTON STREET**  WAUPACA, WI

**Property Features**
- Former Shopko Hometown
- Remodeled in summer of 2012
- Located off Interstate 10 and Hwy 54
- Pylon and building signage available
- Ample paved and lighted parking

**SALE PRICE** $1,600,000

**LEASE RATE** $6/SF NNN

**BUILDING SF** 42,620

**NICK SCHMIDT** 920.560.5070  **ELIZABETH RINGGOLD** 920.560.5061

---

**3705 MONROE ROAD**  DE PERE (LEDGEVIEW), WI

**Property Features**
- Retail building - former Shopko
- Excellent visibility on Monroe Road
- Convenient access to Highway 172
- Drive-thru window with monument and building signage available

**LEASE RATE** $15-$17/SF NNN

**AVAILABLE SF** 15,060

**ACRES** 2.38

**TOM FISK** 920.560.5090  **ADAM MEYERS** 920.560.5091

---

**230 N WISCONSIN STREET**  DE PERE, WI

**Property Features**
- Retail building - former Shopko
- Excellent visibility on N. Broadway
- Convenient access to Interstate 41
- Pylon & building signage available
- Ample paved and lighted parking

**SALE PRICE** $6,000,000

**LEASE RATE** $7-$8.50/SF NNN

**BUILDING SF** 65,459

**TOM FISK** 920.560.5090  **ADAM MEYERS** 920.560.5091

---

**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 Gross

**AVAILABLE SUITES** 3

**AVAILABLE SF** ±1,700 each suite

**ALEX KREUL** 920.560.5062  **ADAM MEYERS** 920.560.5091

---

**4321-4323 8TH STREET S**  WISCONSIN RAPIDS, WI

**Property Features**
- Multi-tenant retail space
- Located in front of Walmart Supercenter
- Strong collection of national tenants: Walmart, Mattress Firm, Maurices, Great Clips, U.S. Cellular and more

**LEASE RATE** $13/SF NNN

**AVAILABLE SF** 1,400-4,705

**VEHICLES PER DAY ON 8TH ST** 33,000

**ELIZABETH RINGGOLD** 920.560.5061  **JOHN ROBERTS** 920.560.5067

---

**1841-1847 8TH STREET S**  WISCONSIN RAPIDS, WI

**Property Features**
- Multi-tenant retail
- 4,125 SF available for lease
- Pylon & building signage available
- Join current tenant: Rocky Rococo, Check into Cash & Cellcom

**SALE PRICE** $1,350,000

**LEASE RATE** $12-$14/SF NNN

**BUILDING SF** 10,975

**ELIZABETH RINGGOLD** 920.560.5061

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2237 S ONEIDA STREET  GREEN BAY, WI

Property Features
- Prime retail or office building
- Located in busiest shopping district
- Can easily be redeveloped for office use
- Fully equipped kitchen and dining area with enclosed patio for outdoor seating

SALE PRICE $740,000
$535,000

BUILDING SF 2,936

ACRES 0.39

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

3910 STEWART AVENUE  WAUSAU, WI

Property Features
- Class A office space
- Includes 6 offices and conference room with large open main area
- Separate entrance off of Stewart Avenue with great visibility

LEASE RATE $12/SF
Gross

AVAILABLE SF 4,600
(lower level)

PARKING 16+ spaces

JOHN EVANS 715.574.2801

920 WESTHILL BOULEVARD  APPLETON, WI

Property Features
- Multi-tenant office/retail space
- High traffic location
- Ample parking
- Highly visible pylon signage
- 242’ frontage

LEASE RATE $11/SF
NNN

AVAILABLE SF 1,000-
2,900

BUILDING SF 18,000

JOHN ROBERTS 920.560.5067

2009 S MEMORIAL DRIVE  APPLETON, WI

Property Features
- Ideal for medical office, but great fit for general office as well
- Close to banks, hotels, restaurants, shopping centers and other small retail centers

SALE PRICE $600,000

BUILDING SF 9,582

ACRES 0.61

AMY OELHAFEN 920.560.5009

3027 & 3050 VILLAGE PARK DRIVE & 1544 PARK AVENUE  PLOVER, WI

Property Features
- Retail/office space at Village Park
- Located at exact center of state, this is strategically a tourist stop
- Ample parking

LEASE RATE $9.95-
$12.95/SF
NNN

AVAILABLE SF 990-1,787

ELIZABETH RINGGOLD 920.560.5061

W6214 AEROTECH DRIVE  GREENVILLE, WI

Property Features
- 2-story office building with open floor plans, fiber optics, large conference rooms and break room
- 15,612 SF available for lease (2nd floor)
- 2.15 acres; ample parking

LEASE RATE $11/SF
NNN

BUILDING SF 31,225

SALE PRICE $3,750,000

MIKE PFEFFERLE 920.560.5069  TOM SCHEUERMAN 920.560.5068

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