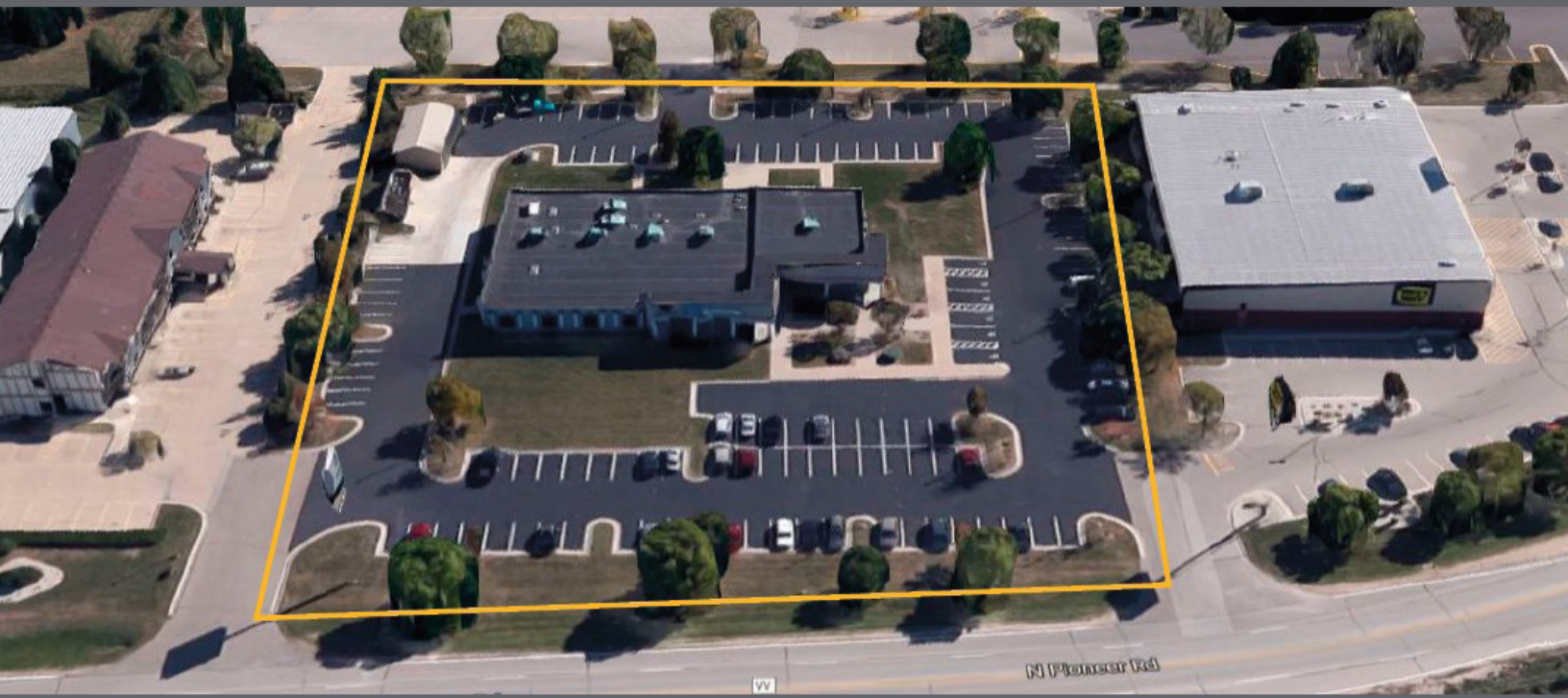




**SOLD! INVESTMENT OPPORTUNITY**  
**12,769 SF CLASS A OFFICE BUILDING**

373 N. Pioneer Road, Fond du Lac, WI.

Sale Price: \$1,650,000



This one-story, 12,769 SF, office building was built in 1994 and is located in a high visibility area from Interstate 41 in Fond du Lac. High traffic counts - great demographics.

Neighbors include a mixture of office and retail businesses such as Best Buy, Walmart, Kohl's, Staples, Bath & Body Works, Super 8, Masterson Staffing Solutions, Biolife Plasma and many more!

Amenities include:

- Fully sprinklered
- Asphalt paved parking lot
- Pylon and building signage
- City water and sewer
- Utility shed (built in 2001)

**Brokered by NAI Pfefferle**

**Tom Scheuerman**

[toms@naipfefferle.com](mailto:toms@naipfefferle.com) / 920.560.5068

**Office Locations:**

**Appleton** - 200 E. Washington Street, Suite 2A, Appleton, WI 54911 / 920.968.4700 / 920.968.4300 (f)

**Green Bay** - 1192 Hansen Road, Suite 201, Green Bay, WI 54304 / 920.884.5000 / 920.884.6943 (f)

**Wausau** - 327 N. 17th Avenue, Suite 303, Wausau, WI 54401 / 715.261.2922 / 715.261.2922 / 715.261.0454 (f)