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 FLEX & LAND
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LAND
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OFFICE INVESTMENT
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**New Listing**

2730 W American Drive

**Property Features**
- New commercial building completed September 2019 for EnvisionInk printing business
- Unfinished space for lease on west side of building

**BOB ROSSI 920.560.5065**

<table>
<thead>
<tr>
<th>LEASE RATE</th>
<th>AVAILABLE SF</th>
<th>ZONED</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,500/ month</td>
<td>5,000</td>
<td>General Business District</td>
</tr>
</tbody>
</table>

2676 S Oakwood Road

**Property Features**
- Hard-to-find Class A industrial space
- Front office ± 5,360 SF
- Mezzanine (lower): ± 2,750 SF
- Mezzanine (upper): ± 2,750 SF
- Warehouse/production: ± 64,000 SF

**GREG LANDWEHR 920.560.5037 PATRICK CONNOR 920.560.5074**

<table>
<thead>
<tr>
<th>LEASE RATE</th>
<th>BUILDING SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4.50-5.50/SF NNN</td>
<td>± 74,000 (Room to expand to 140,000 SF)</td>
</tr>
</tbody>
</table>

3120 N Marshall Road

**Property Features**
- Office/warehouse facility
- Appleton’s NE business park
- 86,688 SF warehouse
- 18,429 SF office
- Pre-approved for 70,000 SF addition

**PATRICK CONNOR 920.560.5074 AMY OELHAFEN 920.560.5009**

<table>
<thead>
<tr>
<th>LEASE RATE</th>
<th>AVAILABLE SF</th>
<th>PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3.95-4.25/ SF NNN</td>
<td>105,117</td>
<td>104 spaces</td>
</tr>
</tbody>
</table>

5530 Neubert Road

**Property Features**
- Multi-tenant flex building
- Typical build-out office with reception and ADA bathroom, sprinklered shop, floor drain, forced air heat and mezzanine storage

**NICK SCHMIDT 920.560.5070**

<table>
<thead>
<tr>
<th>LEASE RATE</th>
<th>AVAILABLE SF</th>
<th>BUILDING SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>$10/SF Gross</td>
<td>2,000-5,000 SF</td>
<td>106-108 SF 4,500 SF 104 SF 2,250 SF 102 SF 2,250 SF 100 SF</td>
</tr>
</tbody>
</table>

1700 Industrial Drive

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

**MARK DENIS, SIOR / ARLENE DENIS 920.362.7489**

<table>
<thead>
<tr>
<th>SALE PRICE</th>
<th>BUILDING SF</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>$595,000</td>
<td>8,976</td>
<td>3</td>
</tr>
</tbody>
</table>

S Broadway (CTH PP)

**Property Features**
- Commercial land - light industrial use
- Flat parcel has over 400 linear feet of frontage on east side of County PP
- Municipal water and sewer available at street

**MARK DENIS, SIOR / ARLENE DENIS 920.362.7489**

<table>
<thead>
<tr>
<th>SALE PRICE</th>
<th>ACRES</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$420,000</td>
<td>11.665</td>
<td>L1-Light Industrial</td>
</tr>
</tbody>
</table>
761 PILGRIM WAY ASHWAUBENON - GREEN BAY, WI

Property Features
• Prime retail development site
• Steps from Bay Park Square Mall
• Nearby restaurants and businesses
• Outstanding visibility from Hwy 172
• Possible divisible into small parcels

TOM FISK 920.560.5090

SALE PRICE $3,300,000
ACRES 5.16
ZONED Commercial

1260 & 1211 KRONENWETTER DR KRONENWETTER, WI

Property Features
• Prime acreage available in Village of Kronenwetter Business Park
• Located in TIF District with easy access to I-39, Central Wisconsin Airport and Wausau metro area

JOHN EVANS 715.574.2801

LOT 1 (1260) SALE PRICE $529,000
ACRES 13.24
LOT 2 (1211) SALE PRICE $182,600
ACRES 4.15

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JOHN EVANS 715.574.2801

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ACRES 13.24
LOT 2 (1211) SALE PRICE $182,600
ACRES 4.15

HIGHLAND 114 & HIGHWAY 10 HARRISON, WI

Property Features
• Outstanding visibility and access from Highways 10/114
• Ideal for office, daycare, car wash or convenience store
• Adjacent to North Shore Golf Club

GREG LANDWEHR, SIOR 920.560.5037

SALE PRICE $225,000
ACRES 4.23
ZONED Neighborhood Commercial

LIBAL STREET ALLOUEZ - GREEN BAY, WI

Property Features
• Condominium development site
• Referred to as “Haven Way Condominiums”; 2 bldgs exist on site
• Site platted out for future buildings which can be single or two-story

TOM FISK 920.560.5090 PATRICK CONNOR, SIOR 920.560.5074

SALE PRICE $695,000
ACRES 7.97
PARCEL # AL-2092 to AL-2123

LOTS 1C & 4 COMFORT DRIVE TOMAHAWK, WI

Property Features
• Vacant land ideal for retail or multi-housing development
• Located at a major intersection of four-lane Hwy 51 & Hwy 86 leading into Tomahawk

JOHN EVANS 715.574.2801

LOT 1C SALE PRICE $359,000
ACRES 9.71
LOT 4 SALE PRICE $249,000
ACRES 9.71

MARK DENIS, SIOR OR ARLENE DENIS 920.560.5092

SALE PRICE $5,600,000
ACRES ± 8
ZONED Commercial Business

HIGHWAY 172 & “GV” BELLEVUE - GREEN BAY, WI

Property Features
• Office or retail development land
• Rapidly growing suburb
• City sewer and water
• Great visibility
• Minimum divisible negotiable

MARK DENIS, SIOR OR ARLENE DENIS 920.560.5092

SALE PRICE $6,800,000
ACRES ± 8
ZONED Commercial Business

PRICE REDUCED

DRASTIC PRICE REDUCTION
I-41 & S HWY 47 (RICHMOND ST) APPLETON, WI

Property Features
• Premier retail/office opportunity
• High traffic counts of 62,000 vehicles per day on Interstate 41
• Neighbors: Navitus, Kwik Trip, Meijer, Union Credit Union & Culver’s (2019/2020)

SALE PRICE $4-$10/SF
ACRES 62
ZONED Commercial & Agriculture

BOB ROSSI 920.560.5065

EAGLES NEST BOULEVARD ROTHCHILD, WI

Property Features
• Potential multi-family sites
• Active, developed area consisting of retail, office, lodging, food service, recreation, distribution, manufacturing and service industries

SALE PRICE FOR 74 ACRES (MAY BE PURCHASED SEPARATELY) $1,771,570
TOTAL ACRES 74

GENE DAVIS 715.574.0371

N BLUEMOUND DRIVE APPLETON, WI

Property Features
• Great opportunity located in busy retail corridor
• Building site up to 30,000 SF with storm water
• Equipped with parking lot and lights

SALE PRICE $850,000
LEASE RATE TBD
ACRES 3.29

ADAM FIGURIN 920.560.5076

15-59 PARK PLACE APPLETON, WI

SALE PRICE $4-$10/SF
ACRES 62
ZONED Commercial & Agriculture

LEASE RATE $13-16/SF Gross
AVAILABLE SF 550-25,000
PARKING Ample, well-lit

ELIZABETH RINGGOLD 920.560.5061 TOM FISK 920.560.5090

505 W MURDOCK AVENUE OSHKOSH, WI

Property Features
• Versatile building suited for many uses
• 0.50 acres; 29 parking spaces
• Owner willing to build-to-suit
• Building includes exhaust hood and walk-in cooler

SALE PRICE $400,000
LEASE RATE $20.83/SF NNN
BUILDING SF 1,920

ADAM FIGURIN 920.560.5076

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 $2,095,000
BUILDING 1 SF 19,981
BUILDING 2 SF 3,780

PRICE REDUCED

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

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500 3RD STREET, SUITE 202 WAUSAU, WI

Property Features
- Prime, main floor office for sub-lease
- 28 months remaining on sub-lease for 2,350 SF with option to extend
- Additional 600 SF adjoining space also available

LEASE RATE $14/SF
AVAILABLE SF 2,350 or 2,950
ZONING Commercial

GREG LANDWEHR, SIOR 920.560.5037

200 E WASHINGTON ST (4TH FLOOR) APPLETON, WI

Property Features
- Class A office space
- Ideally located in downtown Appleton
- Close to parking, shopping & dining
- Great signage
- Conferencing facility

LEASE RATE $14/SF
AVAILABLE SF ≥ 14,000
BUILDING SF 70,000

GREG LANDWEHR, SIOR 920.560.5037

122 E COLLEGE AVENUE APPLETON, WI

Property Features
- Beautiful downtown, Class A office space (lower level)
- Building has 1 passenger elevator, 1 freight elevator and 2 enclosed truck doors

LEASE RATE $12/SF
AVAILABLE SF 24,640 (divisible)
YEAR BUILT 1970

AMY OELHAFEN 920.560.5009 MIKE PFEFFERLE 920.560.5069

1219 APPLETON ROAD MENASHA, WI

Property Features
- Office space located just south of Highway 441 (under 1 mile) with easy access to Interstate 41/Highway10
- Furnished conference room
- Private offices, storage rooms & more

LEASE RATE $12/SF
AVAILABLE SF 8,300 (2nd Floor)
BUILDING SF 18,433

BOB ROSSI 920.560.5065

4351 W COLLEGE AVENUE APPLETON, WI

Property Features
- Class A office building
- 2,884 SF first floor
- 11,280 SF second floor
- 14 offices, 2 team rooms, 1 large board room, 1 conference room, 1 large breakroom

LEASE RATE $15/SF
BUILDING SF 100,000
YEAR BUILT 1980/2014 Renovated

ADAM FIGURIN 920.560.5076 ELIZABETH RINGGOLD 920.560.5061

222 W COLLEGE AVENUE, 1ST FLOOR APPLETON, WI

Property Features
- Class A office building
- Downtown Appleton 222 building
- Extremely flexible floor plan
- Elegant, full-service board room-free of charge for tenants

LEASE RATE $21/SF
SUITE 218 AVAILABLE SF 5,038
BUILDING SF 10 floors - 22,000 each floor

AMY OELHAFEN 920.560.5009 MIKE PFEFFERLE 920.560.5069
**645 W RIDGEVIEW DRIVE APPLETON, WI**

**Property Features**
- Multi-tenant office building located in high traffic area near shopping, restaurants and lodging
- Landlord will provide white box for build-out

**JOHN ROBERTS 920.216.2554**

<table>
<thead>
<tr>
<th>LEASE RATE</th>
<th>AVAILABLE SF</th>
<th>BUILDING SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>$13-14.50/ SF</td>
<td>1,200-6,489</td>
<td>13,478</td>
</tr>
</tbody>
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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

**BOB ROSSI 920.560.5065**

<table>
<thead>
<tr>
<th>SALE PRICE</th>
<th>LEASE RATE</th>
<th>BUILDING SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,105,778</td>
<td>$12/SF NNN</td>
<td>5,738</td>
</tr>
</tbody>
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**2040 E MAIN STREET LITTLE CHUTE, WI**

**Property Features**
- Excellent investment opportunity
- Retail/flex building
- Currently one vacant suite
- Retail/office in front; shop space with overhead doors in rear

**JOHN ROBERTS 920.216.2554**

<table>
<thead>
<tr>
<th>SALE PRICE</th>
<th>BUILDING SF</th>
<th>VACANT SF</th>
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</thead>
<tbody>
<tr>
<td>$825,000</td>
<td>15,000</td>
<td>3,100-6,400</td>
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**609 S MAIN STREET BLACK CREEK, WI**

**Property Features**
- Dollar General investment opportunity
- 6.75% CAP rate
- June 2019 lease commencement
- 15 years initial lease term
- $87,212 yearly rent

**MICHAEL PFEFFERLE, PRESIDENT 920.560.5069**

<table>
<thead>
<tr>
<th>SALE PRICE</th>
<th>BUILDING SF</th>
<th>ACRES</th>
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</thead>
<tbody>
<tr>
<td>$1,292,030</td>
<td>7,500</td>
<td>1.11</td>
</tr>
</tbody>
</table>

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**504 S HAMMOND STREET MERRILLAN, WI**

**Property Features**
- Dollar General investment opportunity
- 6.75% CAP rate
- August 2018 lease commencement
- 15 years initial lease term
- $74,640 yearly rent

**MICHAEL PFEFFERLE, PRESIDENT 920.560.5069**

<table>
<thead>
<tr>
<th>SALE PRICE</th>
<th>BUILDING SF</th>
<th>ACRES</th>
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</thead>
<tbody>
<tr>
<td>$1,105,778</td>
<td>7,500</td>
<td>1.20</td>
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</tbody>
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**215 E STATE ROAD 70 GRANTSBURG, WI**

**Property Features**
- Dollar General investment opportunity
- 7.05% CAP rate
- July 2017 lease commencement
- 15 years initial lease term
- $81,000 yearly rent

**MICHAEL PFEFFERLE, PRESIDENT 920.560.5069**

<table>
<thead>
<tr>
<th>SALE PRICE</th>
<th>BUILDING SF</th>
<th>ACRES</th>
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<tbody>
<tr>
<td>$1,148,936</td>
<td>9,100</td>
<td>1.14</td>
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**ADDITIONAL DOLLAR GENERAL STORES FOR SALE - CONTACT BROKER FOR DETAILS**

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2531 S MEMORIAL DRIVE APPLETON, WI

Property Features
- Excellent retail/restaurant/office building
- Open concept provides retail showroom opportunities with smaller office and storage/work room at rear
- Large pylon, awning & billboard signage

SALE PRICE $499,000
LEASE RATE $3,250/SF NNN
BUILDING SF 6,500

BOB ROSSI 920.560.5065

108 W 9TH STREET MARSHFIELD, WI

Property Features
- Fantastic opportunity: annual revenue: $1,500,000
- Property includes brew pub, fine dining and banquet facilities
- Building & business with equipment

SALE PRICE $1,395,000
BUILDING SF 13,747
FLOORS 2

JOHN EVANS 715.574.2801

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

399-407 RIVER DRIVE WAUSAU, WI

Property Features
- Business center/multi-use facility
- 4,000 SF office
- 3,600 SF warehouse
- 9,020 SF other
- Easy access to downtown Wausau

SALE PRICE $1,295,000
LEASE RATE $9/SF NNN
BUILDING SF 16,620

GARY DAVIS 715.574.0371

1554 S COMMERCIAL STREET NEENAH, WI

Property Features
- Retail/office space
- One mile east of I-41 & next to The Highlands at Mahler Park (100-unit complex for active seniors 55+)
- Abundant shared parking

LEASE RATE $10/SF NNN
AVAILABLE SF 6,200
BUILDING SF 14,000

ELIZABETH RINGGOLD 920.560.5061

1350 W COLLEGE AVENUE APPLETON, WI

Property Features
- Retail/office space
- Large parking lot
- Pylon signage
- Excellent visibility
- 185’ street frontage on College Ave.

LEASE RATE $8.75/SF NNN
AVAILABLE SF 4,015
BUILDING SF 15,957

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076

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