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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LAND, FLEX, RETAIL, OFFICE
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1066-1068 AMERICAN DRIVE  NEENAH, WI

Property Features
• Detached, single-story, multi-tenant, light industrial building
• Onsite parking
• Secured outside storage
• Easy access and visibility to I-41

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

BOB ROSSI 920.560.5065

410 S BELLIS STREET  WAUSAU, WI

Property Features
• Centrally located industrial building
• Possible uses include warehouse, industrial, manufacturing, truck terminal or mini self-storage
• Two parking lots across the street

SALE PRICE $879,000
BUILDING SF 86,848
ACRES 3.59

JOHN EVANS 715.574.2801

4403 STEWART AVENUE  WAUSAU, WI

Property Features
• Office/warehouse space
• Seller financing available to qualified buyers
• Tenant occupies 3,600 SF
• 2,400 SF vacant office/warehouse space

SALE PRICE $429,000
BUILDING SF 6,000
ACRES 0.8

JOHN EVANS 715.574.2801

850 DECLARATION DRIVE  NEENAH, WI

Property Features
• Versatile manufacturing/flex building
• Conveniently located in Village of Fox Crossing
• Easy access to I-41 and Hwy 10
• 1 dock door with leveler

SALE PRICE $460,000
BUILDING SF 9,600
ACRES 0.85

PATRICK CONNOR 920.560.5074  JOHN ROBERTS 920.216.2554

2801 EVERGREEN DRIVE  APPLETON, WI

Property Features
• Large sprinklered warehouse/distribution building offering high bay and clear span throughout
• One 14’x14’ overhead door
• Two 9’x9’ dock doors with levelers

LEASE RATE $5-5.50/SF NNN
AVAILABLE SF 15,000
BUILDING SF 39,900

PATRICK CONNOR, SIOR 920.419.3113

850 DECLARATION DRIVE  NEENAH, WI

Property Features
• Versatile manufacturing/flex building
• Conveniently located in Village of Fox Crossing
• Easy access to I-41 and Hwy 10
• 1 dock door with leveler

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AVAILABLE SF 15,000
BUILDING SF 39,900

PATRICK CONNOR, SIOR 920.419.3113
1215 STATE HWY 102 RIB LAKE, WI

Property Features
• Dollar General investment opportunity
• 6.85% CAP rate
• July 2019 lease commencement
• 15 years initial lease term
• $78,688 yearly rent

SALE PRICE $1,148,729
BUILDING SF 9,100
ACRES 1.49

ALEX KREUL 920.560.5062

504 S HAMMOND STREET MERRILLAN, WI

Property Features
• Dollar General investment opportunity
• 6.85% CAP rate
• July 2018 lease commencement
• 15 years initial lease term
• $74,640 yearly rent

SALE PRICE $1,089,635
BUILDING SF 7,500
ACRES 1.20

ARK RHOWMINE 715.297.1953

801 W FULTON STREET WAUPACA, WI

Property Features
• 2-tenant condo investment property
• Recently renewed leases for 5 additional years
• Private offices; open cubicle area
• Ample parking

SALE PRICE $325,000
BUILDING SF 5,021
CAP RATE 8.5%

John Evans 715.574.2801

300 E 2ND STREET MERRILL, WI

Property Features
• Possible multi-tenant investment opportunity
• Professional Class B office building
• 25 offices, large reception area
• 6,608 SF lower level

SALE PRICE $459,000
LEASE RATE $8.50/SF NNN
BUILDING SF 12,150

ARK RHOWMINE 715.297.1953

4307, 4309, 4317 STEWART AVENUE WAUSAU, WI

Property Features
• Excellent investment opportunity
• Good cash flow & established tenants
• Possible uses include office, warehouse, retail, manufacturing & flex space

SALE PRICE $1,095,000
BUILDING SF 24,300
NUMBER OF UNITS 3

John Evans 715.574.2801

3329 N RICHMOND STREET APPLETON, WI

Property Features
• Investment opportunity - Class A single-tenant medical clinic
• Tenant: Ascension - 24-year history of occupancy - recently renewed lease for 5 years

SALE PRICE $3,640,000
BUILDING SF 20,518
CAP RATE 8%

MIKE PFEFFERLE 920.560.5069
BOB ROSSI 920.560.5066

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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
AVAILABLE SF 15,060
ACRES 2.38

TOM FISK  920.560.5091  ADAM MEYERS  920.560.5090

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
BUILDING SF 65,459

TOM FISK  920.560.5091  ADAM MEYERS  920.560.5090

720 W RIDGEVIEW DRIVE  APPLETON, WI

Property Features
• Ideal for retail, office, church and many other uses
• 6,200 SF showroom; 5,900 SF warehouse
• 1 dock door; 1 grade level double door
• 38,802 SF lot

SALE PRICE $599,000
LEASE RATE $6.94/SF
BUILDING SF 12,100

GREG LANDWEHR, SIOR  920.560.5037

880 S ONEIDA STREET  MENASHA, WI

Property Features
• The Shoppes at Waverly
• Build-out dollars available
• Join TNT Fitness, Almost Family & Reliable Salon Resource Group
• Oversized pylon sign

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

NICK SCHMIDT  920.560.5070

501 GRAND AVENUE  WAUSAU, WI

Property Features
• Modern retail facility
• Display windows, security system and exterior signage
• High traffic and high visibility
• 30-space, private, paved parking lot

SALE PRICE $750,000
LEASE RATE $13.50/SF
BUILDING SF 7,033

ARK RHOWNINE  715.297.1953

3910 & 4002 SCHOFIELD AVENUE  WESTON, WI

Property Features
• Retail/office space in Weston Marketplace
• Excellent high traffic location
• Great visibility for your retail, office, clinic and business
• Ample parking

LEASE RATE $12.95/SF
3910 SF 4,000
4002 SF + MEZZANINE SF 2,500 + 792

ELIZABETH RINGGOLD  920.560.5061

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### 4 Systems Drive, Grand Chute, WI

**Property Features**
- Class A office space/build-outs negotiable; suites could be combined
- Tri-Park Business Campus
- Suite A: 2,400 SF; Suite C: 5,000 SF; Suite D: 2,600 SF; Suite E: 2,940 SF

| SALE PRICE | $4,200,000 | $900,000 |
| LEASE RATE | $14/SF |
| BUILDING SF | ± 15,000 |

**Alex Kreul** 920.560.5062

### 10 E College Avenue, Appleton, WI

**Property Features**
- Multi-use building in heart of Appleton
- Contains both retail and office spaces
- Common conference room & break room
- TIF & opportunity zoned. Historical data and projected NOI available

| SALE PRICE | $2,900,000 | $3,400,000 |
| LEASE RATE | Call for lease rates |
| 3-STORY BUILDING SF | 190,000 |

**Amy Oelhafen** 920.560.5009  **Mike Pfefferle** 920.560.5069

### 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

### 2804 Rib Mountain Drive, Wausau, WI

**Property Features**
- Professional office building
- Suite D: 1,754 SF available for lease
- 7 office suites ranging from 825-1,800 SF
- High traffic and high visibility
- Close to primary retail business district

| SALE PRICE | $1,240,000 | $1,180,000 |
| LEASE RATE | $12/SF |
| NNN |
| BUILDING SF | 9,695 |

**John Evans** 715.574.2801

### 718 Grand Avenue, Schofield, WI

**Property Features**
- Class B office building
- 2-suite capability
- 7 offices, 2 conference rooms, 2 break rooms
- High traffic and high visibility

| SALE PRICE | $395,000 | $275,000 |
| BUILDING SF | 4,900 |
| ZONING | C-1 Commercial |

**Ark Rhowmine** 715.297.1953

### 5707 Schofield Avenue, Weston, WI

**Property Features**
- Professional office building
- Separate detached garage/shop
- Private offices, large conference room, training room, engineering lab
- 55+ parking spaces

| SALE PRICE | $2,995,000 | $2,195,000 |
| BUILDING 1 SF | 19,981 |
| BUILDING 2 SF | 3,780 |

**Mark Denis, SIOR / Arlene Denis** 920.560.5092

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**LIND LANE** TOWN OF CLAYTON, WI

**Property Features**
- New development opportunity
- Located in rapidly developing corridor near Appleton International Airport
- Excellent exposure to Highway 76

**SALE PRICE** $20,000/AC

**ACRES** ± 22.162

**CURRENTLY ZONED** A-2 General Agricultural Dist

**GREG LANDWEHR, SIOR** 920.560.5037

**NICK SCHMIDT** 920.560.5070 **TOM FISK** 920.560.5090

**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

**LOT 1 PRICE** ($3.729 ACRES) $745,800

**LOT 2 PRICE** (2.804 ACRES) $560,800

**LOT 3 PRICE** (2.830 ACRES) $566,000

**MICHAEL PFEFFERLE, PRESIDENT** 920.560.5069

**BUSINESS HIGHWAY 51** ROTHSCCHILD, WI

**Property Features**
- Heavy industrial vacant land
- 4 contiguous parcels of land
- Utilities, sewer and water available to be extended onto the site
- Near Domtar Paper and Wausau Tile

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

**ACRES** 53.34

**ZONED** Heavy Industrial

**GENE DAVIS** 715.574.0371

**2101 N OLDE CASALOMA DRIVE** APPLETON, WI

**Property Features**
- Two parcels multi-family land located just west of Appleton/Grand Chute
- Lot 1: 2.30 acres; Lot 2: 4.52 acres
- Next to $30 million youth sports facility, to be dubbed Fox Cities Champion Center

**SALE PRICE** ($LO 1 -0.65 AC) $145,000

**SALE PRICE** ($LOT 2 -0.66 AC) $122,000

**SALE PRICE** ($LOT 3 -0.62 AC) $168,000

**ACRES** 5.82

**ZONED** Low Density Residential

**BOB ROSSI** 920.560.5065

**1165 APPLETON ROAD** MENASHA, WI

**Property Features**
- Excellent redevelopment opportunity for office or retail center
- TIF possibility
- Lot 4 - 0.34 acres also available for $120,000 (owned by City of Menasha)

**SALE PRICE** ($LOT 1 -0.66 AC) $145,000

**SALE PRICE** ($LOT 2 -0.66 AC) $122,000

**SALE PRICE** ($LOT 3 -0.62 AC) $168,000

**ACRES** 76.45

**CURRENTLY ZONED** Agricultural

**MICHAEL PFEFFERLE, PRESIDENT** 920.560.5069

**W6651 SCHOOL ROAD** GREENVILLE, WI

**Property Features**
- Tremendous opportunity for single family or possibly two-family development
- Close to shopping, restaurants, lodging and Pebble Ridge Park

**SALE PRICE** $2,446,400

**ACRES** 76.45

**CURRENTLY ZONED** Agricultural

**GREG LANDWEHR, SIOR** 920.560.5037
W FERNAU COURT  OSHKOSH, WI

Property Features
- "Shovel ready" industrial site
- Easy access to I-41, Hwy 45 & Hwy 76
- Metal buildings allowed
- Located in Northwest Industrial Park
- Outagamie County Airport ± 20 miles

SALE PRICE  $104,000
ACRES  2.582
ZONED  Industrial

BOB ROSSI  920.560.5065

2610 W AMERICAN DRIVE  NEENAH, WI

Property Features
- Build-to-suit commercial development site
- Visibility to Highway 10, just 2 miles west of Interstate 41
- Gas, electricity, telephone and cable

SALE PRICE  $300,000
ACRES  3.537
ZONED  Commercial

BOB ROSSI  920.560.5065

EAGLES NEST BOULEVARD  ROTHSCILD, WI

Property Features
- Active, developed area consisting of retail, office, lodging, food service, recreation, distribution, manufacturing & service industries
- 74 acres total for $1,771,570

SALE PRICE  $26,300 - $240,700
ACRES  1.23 - 24.07
ZONED  Varies

GENE DAVIS  715.574.0371

5530 NEUBERT ROAD  GRAND CHUTE, WI

Property Features
- Flex space in multi-tenant building
- Typical build-out office with reception, sprinklered shop, floor drain, forced air heat and mezzanine storage with florescent lighting

SALE PRICE  $10/SF  Gross
AVAILABLE SF  2,000-5,000
AVAILABLE SF  2,250

NICK SCHMIDT  920.560.5070

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 including Walmart, Mattress Firm, Maurices, Great Clips and more

LEASE RATE  $13/SF  NNN
AVAILABLE SF  1,400-4,705
4323 8TH ST  ACRES  0.80

ELIZABETH RINGGOLD  920.560.5061  JOHN ROBERTS  920.560.5067

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

Property Features
- Retail/office space at Village Park
- Location strategically a tourist stop & main corridor to Wisconsin Rapids
- Ample parking

LEASE RATE  $9.95-12.95/SF  NNN
AVAILAIBLE SF  990-1,787

ELIZABETH RINGGOLD  920.560.5061

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