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1200 HANSEN ROAD  ASHWAUBENON, WI

Property Features
- Exceptional office building
- Open concept with some private offices
- Great location for call center
- Excellent location & high visibility
- Lighted exterior building signage

TOM FISK 920.560.5090  ADAM MEYERS 920.560.5091

LEASE RATE $13/SF
AVAILABLE SF 7,500-
32,000
BUILDING SF 32,000

W6272 COMMUNICATION COURT  APPLETON, WI

Property Features
- Professional Class A office building in Town of Greenville
- Current floor plan includes 2 conference rooms, 9 large offices, break room and more

GREG LANDWEHR, SIOR 920.560.5037

SALE PRICE $625,000
LEASE RATE $16/SF
BUILDING SF 5,008

10 E COLLEGE AVENUE, 2ND FLOOR  APPLETON, WI

Property Features
- 2nd floor, beautiful office space available with open reception area
- Large conference rooms and private offices/training rooms
- Attached parking ramp

AMY OELHAFEN 920.560.5009  MIKE PFEFFERLE 920.560.5069

LEASE RATE $12/SF
GROSS
AVAILABLE SF 4,400
BUILDING SF 190,000
(3-story)

4330 W SPENCER STREET  APPLETON, WI

Property Features
- Single-tenant office building amenities include monument signage, reception, conferencing facility, partitioned offices, storage space, truck door, kitchen, bicycle storage and more

BOB ROSSI 920.560.5065

SALE PRICE $690,000
LEASE RATE $12/SF
GROSS
BUILDING SF 5,738

806 VALLEY ROAD  MENASHA, WI

Property Features
- Well built & maintained office building
- First floor:13,384 SF; Lower level: 9,085 SF
- Building divisible and easily repurposed for flex use, light industrial or climate-controlled storage

GREG LANDWEHR 920.560.5037  PATRICK CONNOR 920.560.5074

SALE PRICE $250,000
BUILDING SF ± 22,469
ACRES ± 1.37

150 HOSPITAL ROAD  EAGLE RIVER, WI

Property Features
- Two-story, office building with entrances and parking at each level
- Previously a medical clinic & Eagle River Community Library
- 35 paved on-site parking spaces

JOHN EVANS 715.574.2801

SALE PRICE $459,999
BUILDING SF 10,000
ACRES 1.95

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**380 MAIN STREET** GRESHAM, WI

**Property Features**
- Dollar General investment opportunity
- 6.75% CAP rate
- February 2019 lease commencement
- 15 years initial lease term
- $79,032 yearly rent

**Property Details**
- **SALE PRICE**: $1,170,844
- **BUILDING SF**: 9,100
- **ACRES**: 2.32

**MIKE PFEFFERLE, PRESIDENT** 920.560.5069

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**400 STATE ROAD** HATLEY, WI

**Property Features**
- Dollar General investment opportunity
- 6.75% CAP rate
- July 2019 lease commencement
- 15 years initial lease term
- $88,904 yearly rent

**Property Details**
- **SALE PRICE**: $1,317,097
- **BUILDING SF**: 9,100
- **ACRES**: 1.15

**MIKE PFEFFERLE, PRESIDENT** 920.560.5069

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**611 E MAIN STREET** SURING, WI

**Property Features**
- Dollar General investment opportunity
- 6.75% CAP rate
- April 2020 lease commencement
- 15 years initial lease term
- $77,424 yearly rent

**Property Details**
- **SALE PRICE**: $1,147,022
- **BUILDING SF**: 9,100
- **ACRES**: 1.34

**MIKE PFEFFERLE, PRESIDENT** 920.560.5069

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**7802 MEADOW ROCK DRIVE** WESTON, WI

**Property Features**
- Ideal location for call center
- 10 offices, 2 conference rooms, 1 break room & 98 cubicle work stations
- Current tenant lease through June 2020
- Ideal investment with CAP rate of 9%

**Property Details**
- **SALE PRICE**: $975,000
- **LEASE RATE**: $9/SF NNN
- **BUILDING SF**: 10,000

**ARK RHOWMINE** 715.297.1953

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**8516 HIGHWAY 51 NORTH** MINOCQUA, WI

**Property Features**
- 15,000 SF prime retail space
- 6,000 SF available to lease
- 9,000 SF occupied by Dollar Tree
- Part of Save More Foods Plaza
- Signage available on road

**Property Details**
- **SALE PRICE**: $1,495,000
- **LEASE RATE**: $12/SF NNN
- **BUILDING SF**: 15,000

**JOHN EVANS** 715.574.2801

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**306 S 17TH AVENUE** WAUSAU, WI

**Property Features**
- Approximately 2,000 SF additional retail space available by Dec. 2019 - new contruction with tenant specific improvements available
- 20+ parking spaces being added

**Property Details**
- **LEASE RATE**: $22/SF NNN
- **AVAILABLE SF**: ± 2,000
- **BUILDING SF**: 6,712
- **NEW ADDITION SF**: 2,000

**GENE DAVIS** 715.574.0371

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200 E Washington Street, Suite 2A  
Appleton, WI 54911

1192 Hansen Road, Suite 201  
Green Bay, WI 54304

327 N. 17th Avenue, Suite 303  
Wausau, WI 54401
### 1350 W COLLEGE AVENUE, APPLETON, WI

- **Property Features**
  - Retail/office space
  - Fully renovated multi-tenant property
  - Large parking lot
  - Pylon signage
  - Excellent visibility

| 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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### 2788 TOWNE COURT, NEENAH, WI

- **Property Features**
  - Headliners Bar & Grill restaurant/bar
  - Large space for banquets and special events
  - All furniture, fixtures and equipment included in sale

| SALE PRICE | $1,150,000 |
| BUILDING SF | 14,000 (expandable to 15,500) |
| ACRES | 2.18 |

**BOB ROSSI 920.560.5065**

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### 5703 CAMP PHILLIPS ROAD, WESTON, WI

- **Property Features**
  - Prime location - ideal for retail distribution or service center
  - Retail/office area (3,918 SF) has 3 service doors with 17’ high ceilings, racking available

| SALE PRICE | $497,000 |
| BUILDING SF | 5,700 |
| ACRES | 0.411 |

**ARK RHOWMINE 715.297.1953**

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### 1400 W COLLEGE AVENUE, APPLETON, WI

- **Property Features**
  - Retail/office Class B building
  - Easy access from downtown and Fox River Mall
  - Ample parking
  - Landlord willing to demise the space

| LEASE RATE | $9.50/SF NNN |
| AVAILABLE SF | 3,500-6,360 |
| BUILDING SF | 13,360 |

**ELIZABETH RINGGOLD 920.560.5061**

**ADAM FIGURIN 920.560.5076**

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### 1554 S COMMERCIAL STREET, NEENAH, WI

- **Property Features**
  - Retail/office space
  - Close to Pick ‘n Save, McDonalds, BP and Subway
  - Abundant shared parking
  - High traffic counts

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

**ELIZABETH RINGGOLD 920.560.5061**

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### 104 & 108 NORTHRIDGE STREET, MARSHFIELD, WI

- **Property Features**
  - Retail/office space
  - Lease divisible to ± 1,400 SF, 1,000 SF and 2,500 SF with construction of rear access hallway to bathrooms
  - Sub-dividing space will be considered

| LEASE RATE | $10/SF |
| CAM | $4.00/SF |
| AVAILABLE SF | ± 5,500 (subdividable) with endcap |

**JOHN EVANS 715.574.2801**
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200 N DIVISION STREET STEVENS POINT, WI

Property Features
- Northpoint Shopping Mall retail space
- Located on main thoroughfare, less than 1/3 mile from Sentry Insurance
- Pylon signage at street and on store front
- 162 free surface spaces available

LEASE RATE $18.50/SF
AVAILABLE SF Suite 1 - 2,090
ANCHOR TENANTS Dollar Tree & Anytime Fitness

ELIZABETH RINGGOLD 920.560.5061

22 N RAILWAY STREET TOMAHAWK, WI

Property Features
- Extremely nice downtown location
- 700 SF dance studio with professional flooring, mirrored & lighting
- 2,000 SF open retail space with large, glass front display & walk-in cooler

SALE PRICE $195,000
LEASE RATE $8.25/SF NNN
AVAILABLE SF 2,900

GENE DAVIS 715.574.0371

712 VALLEY ROAD MENASHA, WI

Property Features
- Flex/shop/warehouse
- Newly remodeled offices, bathrooms and shop provide an awesome presentation for multiple different uses of “flex” space or light manufacturing

LEASE RATE $7.50/SF NNN
AVAILABLE SF 6,560
BUILDING SF 6,870

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076

877 N STRANTON STREET RIPON, WI

Property Features
- Hard-to-find manufacturing/warehouse building near Hwy 23 & Hwy 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

3111 APOSTOLIC ROAD LITTLE CHUTE, WI

Property Features
- Hard-to-find industrial/warehouse space, just north of Interstate 41
- 660 SF office
- 10,671 SF warehouse
- Security system for entire building

LEASE RATE $5,500/ Month NNN
BUILDING SF 11,331
ACRES 1.66

GREG LANDWEHR, SIOR 920.560.5037

5905 MESKER STREET WESTON, WI

Property Features
- Well-maintained 33,996 SF industrial building, 3,456 SF garage with 7 overhead doors and 1 truck door
- 2.01 acres; 80 parking spaces
- Ceiling clearance varies from 9'-21'

SALE PRICE $1,200,000
LEASE RATE $4.50/SF NNN
BUILDING SF 37,452

GENE DAVIS 715.574.0371

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RETURN TO COVER PAGE
LIND LANE  CLAYTON, WI

Property Features
• Vacant land in rapidly developing corridor near Appleton Intnl Airport
• Both commercial and/or residential development possible

NICK SCHMIDT  920.560.5067   TOM FISK  920.560.5090
GREG LANDWEHR, SIOR  920.560.5037

SALE PRICE  $29,500/Acre
ACRES  22.612
ZONED  Currently A-2

1711 STEWART AVENUE  WAUSAU, WI

Property Features
• Rare opportunity to purchase land for commercial redevelopment in busy retail corridor on Wausau’s west side
• Excellent visibility & high traffic counts
• Near Walgreens, Cellcom and more

SALE PRICE  $795,000
ACRES  2.53
ZONED  Commercial

ARK RHOWMINE  715.297.1953

AEROTECH DRIVE  GREENVILLE, WI

Property Features
• Excellent location near Appleton International Airport - great visibility
• Neighboring parcel available: 2.26 acres for $394,000
• Possible uses: mfg/wrhs, office, financial

AMY OELHAFEN  920.560.5009

SALE PRICE  $386,586
ACRES  2.19
ZONED  Commercial

W4511 & W4513 COUNTY ROAD O & PARCEL #040090900  APPLETON, WI

Property Features
• Commercial property located just north of Appleton
• Easy access to Hwy 47 & N Richmond Street

BOB ROSSI  920.560.5065

SALE PRICE  $195,000
TOTAL ACRES  4.21

INTERSTATE 41 & S HIGHWAY 47  APPLETON, WI

Property Features
• PREMIER retail/office opportunity
• With 1.11 - 40 acres available, this is ideal for office/retail development
• Neighbors: Navitus, Kwik Trip, Meijer & Unison Credit Union (soon Culver’s)

BOB ROSSI  920.560.5065

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

CTY BB (PROSPECT AVE) & N CLAYTON AVE  FOX CROSSING, WI

Property Features
• MOTIVATED SELLER!
• Ideal location for Corporate Campus including office, manufacturing and warehouse/distribution
• Convenient access to Interstate 41

GREG LANDWEHR  920.560.5037   PATRICK CONNOR  920.560.5074

SALE PRICE  $850,000/Acre
ACRES  ± 41.54 (divisible to 10 Acres)
PERMITTED USES  Light Industrial & Heavy Industrial

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