The information contained herein was obtained from sources believed reliable. However, NAI Pfefferle makes no guarantees, warranties, or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.
### 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

<table>
<thead>
<tr>
<th>Suite</th>
<th>Size</th>
<th>Lease Rate</th>
<th>Building SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>2,400 SF</td>
<td>$14/SF</td>
<td>± 15,000</td>
</tr>
<tr>
<td>C</td>
<td>5,000 SF</td>
<td>NNN</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>2,600 SF</td>
<td>$14/SF</td>
<td>± 15,000</td>
</tr>
<tr>
<td>E</td>
<td>2,940 SF</td>
<td>NNN</td>
<td></td>
</tr>
</tbody>
</table>

**Alex Kreul** 920.560.5062

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### 2210 E Evergreen Drive Appleton, WI

**Property Features**
- Elegant, fully furnished suite available in upscale office condo
- Furniture, equipment and decor included in rent
- Signage available on monument sign

<table>
<thead>
<tr>
<th>Suite</th>
<th>Size</th>
<th>Lease Rate</th>
<th>Conference Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,618 SF</td>
<td>NNN</td>
<td>1</td>
</tr>
</tbody>
</table>

**Greg Landwehr** 920.560.5037

---

### 964 West Ryan Street Brillion, WI

**Property Features**
- Exceptional office space well suited to medical office tenants, but can easily house any type of office tenant
- One 2,110 SF vacant suite is in shell condition ready for custom build-out

<table>
<thead>
<tr>
<th>Available SF</th>
<th>Building SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,220</td>
<td>15,209</td>
</tr>
</tbody>
</table>

**Adam Meyers** 920.560.5091 **Tom Fisk** 920.560.5090

---

### 100 Mill Street Reedsville, WI

**Property Features**
- Unique opportunity to lease either partial or entire Mutual of Wausau building
- Full unfinished basement
- Excellent visibility from highway

<table>
<thead>
<tr>
<th>Available SF</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000</td>
<td>16+ spaces</td>
</tr>
</tbody>
</table>

**John Evans** 715.574.2801

---

### W6214 Aerotech Drive Greenville, WI

**Property Features**
- 2-story office building
- Open concept floor plans, fiber optics, large conference rooms & breakroom
- 15,612 SF (2nd floor) available for lease
- 2.15 acres; ample parking

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Lease Rate</th>
<th>Building SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,750,000</td>
<td>$11/SF NNN</td>
<td>31,225</td>
</tr>
</tbody>
</table>

**Mike Pfefferle** 920.560.5069 **Tom Scheuerman** 920.560.5068

---

### 1201 W Tuckaway Lane Menasha, WI

**Property Features**
- Office/clinic opportunity
- Currently operating as a veterinary clinic
- Located just off Highway 441 with easy access to Interstate 41
- 24 parking spaces

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Building SF</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>$299,000</td>
<td>2,460</td>
<td>0.84</td>
</tr>
</tbody>
</table>

**Elizabeth Ringgold** 920.560.5061
THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF.

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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 center

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Building SF</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>$600,000</td>
<td>9,582</td>
<td>0.61</td>
</tr>
</tbody>
</table>

**AMY OELHAFEN** 920.560.5009

---

3426 E MARIA DRIVE STEVENS POINT, WI

**Property Features**
- Excellent office setting in park-like location with abundant parking
- Property is part of Medical Arts Plaza
- Ideal for medical use, law firm, insurance agency, etc.

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Building SF</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>$297,000</td>
<td>3,217</td>
<td>0.466</td>
</tr>
</tbody>
</table>

**JOHN EVANS** 715.574.2801

---

1165 APPLETON ROAD MENASHA, WI

**Property Features**
- Excellent redevelopment opportunity for office or retail center
- TIF possibility
- Also available: Lot 4 (owned by City of Menasha): 0.34 AC - $112,000

<table>
<thead>
<tr>
<th>Lot 1 Sale Price</th>
<th>Lot 1 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>$145,000</td>
<td>0.65</td>
</tr>
</tbody>
</table>

**MICHAEL PFEFFERLE, PRESIDENT** 920.560.5069

---

3508 E MARIA DRIVE STEVENS POINT, WI

**Property Features**
- Excellent office setting in park-like location with abundant parking
- Property is part of Medical Arts Plaza
- Ideal for medical use, law firm, insurance agency, etc.

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Building SF</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>$182,000</td>
<td>2,328</td>
<td>0.459</td>
</tr>
</tbody>
</table>

**JOHN EVANS** 715.574.2801

---

740 GRAND AVE SCHOFIELD, WI

**Property Features**
- Retail/office building with open floor plan
- Large display windows, 2 offices, new HVAC, new roof and 400 AMP, 3-phase, 220 voltage electric service
- 20+ parking spaces

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Building SF</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>$279,000</td>
<td>6,000</td>
<td>0.57</td>
</tr>
</tbody>
</table>

**ARK RHOWMINE** 715.297.1953

---

622/630 N 4TH STREET WAUSAU, WI

**Property Features**
- Office building in business district
- Attractive offices & conference rooms
- Owner occupied with owner/tenant willing to relocate or remain
- New roof, windows and doors

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Lease Rate</th>
<th>Available SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>$595,500</td>
<td>$5-$11/SF</td>
<td>5,572</td>
</tr>
</tbody>
</table>

**GENE DAVIS** 715.574.0371

---

CLICK HERE TO VIEW ALL OUR LISTINGS AT: naipfefferle.com
513 W COLLEGE AVENUE  APPLETON, WI

Property Features
- Great 4-story office/retail location in downtown Appleton
- Approximately 6,175 SF per floor
- About 1/2 block west of new Performing Arts center

SALE PRICE $690,000
BUILDING SF 26,652
ACRES 0.42

AMY OELHAFEN 920.560.5009

1421 N RICHMOND STREET  APPLETON, WI

Property Features
- Retail/office space
- Display area with large windows
- Open floor plan
- Service area/small office
- Two restrooms

LEASE RATE $1,850/Mo.
BUILDING SF 5,075
PARKING Ample

GREG LANDWEHR 920.560.5037

N2707 COUNTY ROAD QQ  WAUPACA, WI

Property Features
- Gift shop opportunity
- Great curbside appeal
- 3 bedrooms, kitchen, dining area
- Finished lower level
- Large parking lot in back

SALE PRICE $142,000
BUILDING SF 1,080
ACRES 0.11

ELIZABETH RINGGOLD 920.560.5061

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

ADAM MEYERS 920.560.5091  TOM FISK 920.560.5090

222 E COLLEGE AVENUE  APPLETON, WI

Property Features
- Downtown Appleton retail space
- Daily traffic counts of 13,700 VPD
- Mile of Music, annual Christmas parade, Farmers Markets, Performing Arts Center events draw traffic

SALE PRICE $275,000
BUILDING SF 5,400
ZONED Commercial

ELIZABETH RINGGOLD 920.560.5061

N10884 HOINVILLE ROAD  TREGO, WI

Property Features
- Heartwood Conference Center & Retreat
- 52 guest rooms; five 2-bedroom cottages; five duplex cabins; two spacious split level homes
- 20 miles of walking, biking, ski trails

SALE PRICE $9,500,000
LEASE PRICE $4,000,000
ACRES ± 700
ZONED RR1

PRICE REDUCED

ALEX KREUL 920.560.5062  MIKE PFEFFERLE 920.560.5069

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925 N BLUEMOUND DRIVE GRAND CHUTE, WI

Property Features
• Industrial/manufacturing/warehouse
• Easy access to Interstate 41
• Room for expansion
• Build-to-suit possibilities
• 20+ parking stalls

NICK SCHMIDT 920.560.5070

LEASE RATE $3-$4/SF (Gross)

UNIT 4 SF 3,000 (upper)
2,500 (lower)

BUILDING SF 25,000

3120 N MARSHALL ROAD APPLETON, WI

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

AMY OELHAFEN 920.560.5009 PATRICK CONNOR 920.560.5074

LEASE RATE $3.95-$4.25/SF NNN

BUILDING SF 105,117

PAVED PARKING 104 stalls

145 KAUKAUNA STREET MENASHA, WI

Property Features
• Shop/flex space
• Former Noffke Lumber building
• 3 offices, 2 bathrooms & breakroom
• Ample parking
• 1 overhead door - 9’x9’

BOB ROSSI 920.560.5065

LEASE RATE $2,500/Mo. + Utilities

AVAILABLE SF 5,500

BUILDING SF 15,634

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

NICK SCHMIDT 920.560.5070

SALE PRICE $10/SF

AVAILABLE SF (BUILD-TO-SUIT) 2,000-5,000

2,250

NEAR HIGHWAY 22 & 117 CECIL, WI

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

JOHN ROBERTS 920.216.2554

SALE PRICE $4,250,000

$974,000

ACRES 4.6420

PARCEL # 201300180

PRICE REDUCED

2610 W AMERICAN DRIVE NEENAH, WI

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

BOB ROSSI 920.560.5065

SALE PRICE $300,000

ACRES 3.537

ZONED Commercial

CLICK HERE TO VIEW ALL OUR LISTINGS AT: naipfefferle.com
LOT 4 SNOWFLAKE LANE  RIB MOUNTAIN, WI

Property Features
- Excellent office or multi-housing development land just off Hummingbird Road
- Close to corridor of major retail stores and restaurants

SALE PRICE $399,900
ACRES 7.42
ZONED Suburban office

GENE DAVIS 715.574.0371

TRI-PARK WAY  GRAND CHUTE, WI

Property Features
- Tri-Park Business Park
- Trail systems and ponds, restrictive uses and covenants
- Sewer and water available
- Possible multi-family sites

SALE PRICE $387,000
LOT 1 SALE PRICE $354,000
LOT 1 ACRES 4.30
LOT 2 ACRES 4.43

MICHAEL PFEFFERLE, PRESIDENT 920.560.5069

2700 HOLMGREN WAY  GREEN BAY (ASHWAUBENON), WI

Property Features
- Prime retail site near Bay Park Square District
- Large corner parcel
- Highly visible site
- Ready for development

SALE PRICE $500,000
ACRES 1.913
ZONED Commercial

MARK/ARLENE DENIS 920.560.5092 TOM FISK 920.560.5090

1005 S NICOLET ROAD  APPLETON (GRAND CHUTE), WI

Property Features
- Prime retail site near Bay Park Square District
- Large corner parcel
- Highly visible site
- Ready for development

SALE PRICE $69,000
ACRES 0.87
ZONED Commercial

BOB ROSSI 920.560.5065

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Property Features
- Ideal investment opportunity!
- Three-story premier Class A multi-tenant office building over 90% leased with quality tenants
- Excellent I-41 visibility; great signage

GREG LANDWEHR 920.560.5037 PATRICK CONNOR 920.560.5074

SALE PRICE $8,195,000
BUILDING SF 38,080
ACRES 1.913

Property Features
- Investment property
- Warehouse distribution center with ten dock doors, seven 14’ garage doors, 17’-19’ clearance & 100% sprinklered
- 3.26 acre fenced yard

GENE DAVIS 715.574.0371

SALE PRICE $665,000
LEASE RATE $4.75/SF NNN
BUILDING SF 22,560

Property Features
- Three parcels investment property
- #1: 0.77 AC; #2: 1.06 AC; #3: 1.81 AC
- 2,982 SF office/storage bldg; 6,800 SF shop; 6,980 warehouse; 1,047 SF 2-BR house with full unfinished basement

GENE DAVIS 715.574.0371

SALE PRICE $1,185,000
TOTAL ACRES 3.65
BUILDINGS 4

Property Features
- Investment opportunity
- Class A medical clinic
- Tenant (Ascension) recently renewed lease for five years
- Built in 1995; 1.79 acres

MIKE PFEFFERLE 920.560.5069 BOB ROSSI 920.560.5065

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

3329 N RICHMOND STREET APPLETON, WI

Property Features
- Investment opportunity
- Single story, professional, Class B, office building with 25 offices, large reception area and multiple storage rooms

ARK RHOWMINE 715.297.1953

SALE PRICE $450,000
LEASE RATE $8.50/SF NNN
BUILDING SF 12,150

300 E 2ND STREET MERRILL, WI