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**NEW LISTING**

**2030 AMERICAN DRIVE**  
**NEENAH (VILLAGE OF FOX CROSSING), WI**

**Property Features**
- Flex space/office space/warehouse
- 3,000 SF office: 6 private offices
- 2,000 SF warehouse: 12’ clearance; LED lighting; 2 (10’x10’) overhead doors; air conditioned

**LEASE RATE/ SUB-LEASE**  
- $7.68/SF
  - NNN

**TOTAL BUILDING SF**  
- 5,000

**ZONING**  
- B-3
  - Commercial

**ADAM FIGURIN 920.560.5076  PATRICK CONNOR 920.560.5074**

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**3120 N MARSHALL ROAD**  
**APPLETON, WI**

**Property Features**
- Well-maintained office/warehouse facility in Appleton Northeast Business Park
- Highly functional & pre-approved for 70,000 SF addition; 7.42 acres
- 86,688 SF warehouse; 18,429 SF office

**SALE PRICE**  
- $4,750,000

**LEASE RATE**  
- $3.95-$4.25/SF
  - NNN

**BUILDING SF**  
- 105,117

**AMY OELHAFEN 920.560.5009  PATRICK CONNOR 920.560.5074**

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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
- Municipal sewer & water available

**LEASE RATE**  
- $3-$4/SF
  - Gross

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

**BUILDING SF**  
- 25,000

**NICK SCMIDT 920.560.5070**

---

**709 SOUTH 20TH AVENUE**  
**WAUSAU, WI**

**Property Features**
- Flex/storage/distribution building
- 2 dock doors & 4 drive-in doors
- Warehouse: 18’ clear heights
- 2,256 SF truck wash bay

**SALE PRICE**  
- $1,410,000

**BUILDING SF**  
- 20,634

**ACRES**  
- 1.55

**ARK RHOWMINE 715.297.1953  TOM FISK 920.560.5090  ELIZABETH RINGGOLD 920.560.5061**

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**600 N WESTHILL BOULEVARD**  
**APPLETON, WI**

**Property Features**
- Retail/flex building
- High traffic location; great visibility
- 4,142 SF warehouse
- 4,715 SF showroom
- 0.99 acres; ample parking

**SALE PRICE**  
- $695,000

**LEASE RATE**  
- $9/SF
  - NNN

**BUILDING SF**  
- 9,139

**PRICE REDUCED**

**AMY OELHAFEN 920.560.5009**

---

**1175 N WESTHILL BOULEVARD**  
**APPLETON, WI**

**Property Features**
- Retail block building
- High traffic location; great visibility
- 32 paved parking spaces
- Monument signage and on building
- 1.27 acres

**SALE PRICE**  
- $895,000

**LEASE RATE**  
- $6-$8/SF
  - NNN

**BUILDING SF**  
- 14,100

**ADAM FIGURIN 920.560.5076  PATRICK CONNOR 920.560.5074**
2788 TOWNE COURT  NEENAH, WI

Property Features
- Headliners Bar & Grill - popular restaurant/bar; occupancy: 602
- All furniture, fixtures & equipment included in sale
- Large space for banquets & events

SALE PRICE $1,150,000
BUILDING SF 14,000
ACRES 2.18

BOB ROSSI 920.560.5065

108 W 9TH STREET  MARSHFIELD, WI

Property Features
- Fantastic opportunity: annual revenue $1,500,000
- Former dairy converted to brew pub & restaurant; property includes brew pub, fine dining & banquet facilities

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

JOHN EVANS 715.574.2801

1205 MERRILL AVENUE  WAUSAU, WI

Property Features
- PRIME LOCATION - Former A&W restaurant space available for lease
- Drive-up window
- Restaurant equipment & POS system are included

LEASE RATE $2,000/MO
AVAILABLE SF 1,771
PARKING Ample

JOHN EVANS 715.574.2801  TONY “T.J.” MORICE 715.218.2900

5703 CAMP PHILLIPS ROAD  WESTON, WI

Property Features
- Ideal for retail distribution or service center
- Retail/office area has 3 offices, retail counter & open 1,800 SF mezzanine
- Warehouse/service area (3,918 SF) has 3 service doors with 17’ ceilings

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

ARK RHOWMINE 715.297.1953

810 N RAILROAD STREET  EAGLE RIVER, WI

Property Features
- Retail building - former Shopko
- High visibility & high traffic in major business area
- Local Economic Development Organization ready to assist developer/user

SALE PRICE $1,300,000
BUILDING SF 41,300
ACRES 4.32

GENE DAVIS 715.574.0371

1333 S 4TH AVENUE  PARK FALLS, WI

Property Features
- Versatile retail building - former Shopko
- Highly visible, easy access, business area
- 3.44 acres; near large supermarket
- Local Municipal Government ready to work with interested developer/user

SALE PRICE $1,100,000
LEASE RATE $3.50/SF
BUILDING SF 41,300

GENE DAVIS 715.574.0371

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W2721 BROOKHAVEN DRIVE APPLETON, WI

Property Features
- Suite 1 (End Cap): 2 small offices, open retail area; drive-thru capability
- Suite 2: Retail build-out, 10’x10’ overhead door with storage space
- Suite 3: Five offices, conference room

LEASE RATE $12.25/SF NNN

Suite 1 SF 2,000
Suite 2 SF 2,000
Suite 3 SF 1,850

ADAM FIGURIN 920.560.5076  TOM FISK 920.560.5090

4120 N GALAXY DRIVE APPLETON, WI

Property Features
- NEW CONSTRUCTION IN 2020!
- Build-to-Suit development on 1.83 acres
- Suite 1: 1,435 SF; Suite 2: 1,435 SF
- Suite 3: 2,450 SF; Suite 4: 3,360 SF
- Suite 5: 2,450 SF; Suite 6: 2,768 SF

LEASE RATE $20-$26/SF NNN

BUILDING SF 13,898
ACRES 1.83

BOB ROSSI 920.560.5065

1350 W COLLEGE AVENUE APPLETON, WI

Property Features
- Retail/office space
- Fully renovated & well-maintained
- Numerous tenant improvements, systems upgrading & added curb appeal
- 40 parking spaces; pylon signage

LEASE RATE $8.75/SF NNN

AVAILABLE SF 4,015
BUILDING SF 15,957

ELIZABETH RINGGOLD 920.560.5061  ADAM FIGURIN 920.560.5076

819 SCHELHFOUT LANE KIMBERLY, WI

Property Features
- Retail/office space in Washington Towers
- Fast-growing, convenient location
- Close to many new residential subdivisions & Kimberly High School
- 98 parking spaces

LEASE RATE $1,350/MO Gross

UNIT #106 AVAILABLE SF 1,500
BUILDING SF 13,882

BOB ROSSI 920.560.5065

1400 W COLLEGE AVENUE APPLETON, WI

Property Features
- Office/retail space with easy access from downtown & Fox River Mall
- Building & pylon signage available
- Ample parking
- Landlord willing to demise the space

LEASE RATE $9.50/SF NNN

AVAILABLE SF 3,500-6,360
BUILDING SF 15,360

ELIZABETH RINGGOLD 920.560.5061

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 NNN

AVAILABLE SF 1,000
PARKING Ample

NICK SCHMIDT 920.560.5070

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**OFFICE**

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**222 W COLLEGE AVE - 10TH FLOOR**
**APPLETON, WI**

**Property Features**
- Class A Office Building - 10th floor
- Progressive, center-core building
- High ceilings; open office space
- Elegant, full-service board room - free of charge for tenants

**LEASE RATE**
- $22/SF
- Gross

**AVAILABLE SF**
- 8,500

**BUILDING SF**
- 22,000/floor
- 10 floors

---

**MARK DENIS, SIOR OR ARLENE DENIS**
920.560.5092

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**100 MILL STREET**
**REEDSVILLE, WI**

**Property Features**
- Unique opportunity to lease either partial or entire Mutual of Wausau building; excellent visibility
- Single-use office building with full unfinished basement

**LEASE RATE**
- $9/SF
- Gross

**AVAILABLE SF**
- 5,000

**PARKING**
- 16+ Spaces

---

**JOHN EVANS**
715.574.2801
**ADAM MEYERS**
920.560.5091

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**400 N RICHMOND STREET**
**APPLETON, WI**

**Property Features**
- Office & retail spaces at Richmond Terrace in downtown Appleton
- Great visibility with over 21,000 vehicles per day
- Ample parking

**LEASE RATE**
- $9-$17/SF

**AVAILABLE SF**
- 907-2,962

**BUILDING SF**
- 202,370

---

**ELIZABETH RINGGOLD**
920.560.5061
**ADAM FIGURIN**
920.560.5067

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**477 S NICOLET ROAD**
**APPLETON, WI**

**Property Features**
- Excellent multi-tenant building
- Generous parking; private entrance
- Multiple private offices with in-suite bathrooms, private conference rooms and a kitchenette

**LEASE RATE**
- $16/SF
- Gross

**SUITE 1 SF**
- 2,376

**SUITE 2 SF**
- 158

**PARKING**
- 32 Spaces

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**ELIZABETH RINGGOLD**
920.560.5061
**ADAM FIGURIN**
920.560.5067

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**200 E WASHINGTON ST - 4TH FLOOR**
**APPLETON, WI**

**Property Features**
- Five-story, multi-tenant, Class A office space in heart of downtown Appleton’s central business district
- Rent discounted for quick occupancy
- Join two primary tenants

**LEASE RATE**
- $14/SF
- Gross

**AVAILABLE SF**
- ± 14,000

**BUILDING SF**
- 70,000

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**GREG LANDWEHR, SIOR**
920.560.5037

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**445 S MADISON STREET**
**GREEN BAY, WI**

**Property Features**
- Attractive, two-story masonry office building with newer remodel
- Elevator & basement storage available
- Ample parking
- Can easily be converted to multi-tenant use

**SALE PRICE**
- $1,095,000

**BUILDING SF**
- 11,700

**ACRES**
- 0.44

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920.560.5092

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920.560.5037

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6401 LAUREL ROAD RIB MOUNTAIN (WAUSAU), WI

Property Features
- Attractive, rolling and cleared land for development of country-living lots (minimum 1 acre)
- Close to Rib Mountain Drive shopping area, I-39 interchange

SALE PRICE $272,745
ACRES 18.81
ZONED ER-1 Estate Residential

GENE DAVIS 715.574.0371

STATE HIGHWAY 67 KIEL, WI

Property Features
- Prime development opportunity in an existing TIF District
- Located across from newly developed Kwik Trip
- Site has utilities; can be rezoned

SALE PRICE $261,600
TOTAL ACRES 2.18
ZONED Limited Industrial

ADAM FIGURIN 920.560.5076

LAKE BUTTE DES MORTS DRIVE OSHKOSH, WI

Property Features
- MOTIVATED SELLERS!
- Prime land with great highway visibility & access to Hwys 45 & I-41
- 72 acres (20.375 acres above floodplain and not wetlands)

SALE PRICE $695,000
ACRES 72
ZONED SMU-Suburban Mixed Use

GREG LANDWEHR 920.560.5037 PATRICK CONNOR 920.560.5074

HIGHLINE RD/FRIENDSHIP DR/HWY 55 KAUKAUNA, WI

Property Features
- Located in fast growing Village of Harrison with easy access to Hwy 55, Cty KK (E Calumet St) & Hwy 441
- Potential uses: multi-family, commercial or light industrial development

SALE PRICE $20,000/AC
ACRES 18.96
SERVICES AVAILABLE Sewer & Water

GREG LANDWEHR 920.560.5037 PATRICK CONNOR 920.560.5074

4615 N RICHMOND STREET APPLETON, WI

Property Features
- Property owner seeking partner/investor for senior living or daycare center
- Located on north side of Appleton (Town of Grand Chute) on State Hwy 47 & Elsner Rd-2 miles north of I-41

OPTION 1 3.89 ACRES $1,655,280
OPTION 2 6.33 ACRES $2,100,000
OPTION 3 7.50 ACRES $1,960,000

BOB ROSSI 920.560.5065

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1619 W WISCONSIN AVENUE APPLETON, WI
Property Features
- Auto Glass corporate lease/leased building since 2004 with 5-year option
- Net Operating Income (NOI): $45,000
- Annual rent adjustments based on current CPI

ELIZABETH RINGGOLD 920.560.5061
SALE PRICE $642,859
BUILDING SF 5,513
CAP RATE 7%

14727 HILLCREST ROAD ARGYLE, WI
Property Features
- Dollar General investment opportunity
- 6.75% CAP rate
- October 2019 lease commencement
- 15 years initial lease term
- $86,904 yearly rent

MICHAEL PFEFFERLE, PRESIDENT 920.560.5069
SALE PRICE $1,287,467
BUILDING SF 7,500
ACRES 1.90

3329 N RICHMOND STREET APPLETON, WI
Property Features
- Investment opportunity
- Class A medical office building
- Located near a mix of commercial, retail & residential properties
- High traffic & great demographics

MIKE PFEFFERLE 920.560.5069 BOB ROSSI 920.560.5065
SALE PRICE $3,640,000
CAP RATE 8% (2018-2023 5 Year Average)
BUILDING SF 20,518

7802 MEADOW ROCK DRIVE WESTON, WI
Property Features
- Ideal investment - 9% CAP rate
- Designed for a call center
- 10 offices, 2 conference rooms, 1 break room and 98 built-in cubicle work stations; 2.047 acres

ARK RHOWMINE 715.297.1953
SALE PRICE $975,000
LEASE RATE $9/SF NNN
BUILDING SF 10,000

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
SALE PRICE $1,105,778
BUILDING SF 7,500
ACRES 1.20

916 N MAIN STREET SEYMOUR, WI
Property Features
- Excellent investment opportunity!
- 40,000 SF high bay building set up for manufacturing/warehouse
- 14,000 SF low bay building (10,000 SF manufacturing, 4,000 SF office)

PATRICK CONNOR 920.560.5074 ADAM MEYERS 920.560.5091
SALE PRICE $700,000
NOI 10%
BUILDING SF 54,000

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327 N. 17th Avenue, Suite 303 Wausau, WI 54401