



OFFICES

Appleton

200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700

Green Bay

960 Hansen Road
Green Bay, WI 54304
920.884.5000

Sheboygan

3414 Mill Road
Sheboygan, WI 53083
920.783.6330

Wausau

327 N. 17th Avenue, Suite 303
Wausau, WI 54401
715.261.2922

CLICK ON THE BOX BELOW
TO VIEW FEATURED PROPERTIES

INVESTMENT
OTHER
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RETAIL/OFFICE
FLEX
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OFFICE
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INDUSTRIAL/FLEX
WAREHOUSE/LAND
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LAND
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PLEASE NOTE
NEW OFFICE ADDRESS:

NAIPfefferle
Green Bay

960 Hansen Road
Green Bay, WI 54304



1416 S COMMERCIAL STREET NEENAH, WI

Property Features

- Owner/user **investment** opportunity
- Multi-tenant office building with full unfinished basement for storage
- Former medical office
- Highly visible signage

SALE PRICE **\$375,000**

LEASE RATE **9.50-\$11.50/SF Gross**

BUILDING SF **8,739**

TERESA KNUTH 920.427.9473

PRICE REDUCED



3121 W SPENCER STREET APPLETON, WI

Property Features

- **Investment**/office or retail space
- Available for lease:
 - **Upper Level (can be combined):**
Unit A - 2,450 SF; Unit B - 1,000 SF
 - **Entire Lower Level:** 4,875 SF

SALE PRICE ~~\$299,000~~
\$269,000

LEASE RATE ~~\$4.50/SF NNN~~
\$3.95/SF NNN

BUILDING SF **9,750**

GREG LANDWEHR, SIOR 920.560.5037



325 TROWBRIDGE DRIVE FOND DU LAC, WI

Property Features

- Located in Fond du Lac's business park, this property offers a triple net **investment** opportunity with an exceptional office tenant (8 years remaining on lease)

SALE PRICE **\$1,150,000**

CAP RATE **8.4%**

BUILDING SF **6,908**

JONATHAN GLASSCO 920.560.5078

NEW LISTING



525 JEFFERSON STREET STURGEON BAY, WI

Property Features

- Single-story retail building
- Updated appliances; two high-efficiency furnaces, two bathrooms and a drive-in door
- Business also for sale; please inquire

SALE PRICE **\$525,000**

LEASE RATE **\$4.85/SF NNN**

BUILDING SF **8,640**

EILEEN POUNDS 920.884.5000 **TOM FISK** 920.560.5090



1000 N BALLARD ROAD APPLETON, WI

Property Features

- Former retreat facility/foundation center for the arts built in 1934 with addition in 1970 to the west wing
- Approximately 6.4 acres on the river in the heart of the Fox Cities

SALE PRICE **\$2,400,000**

BUILDING SF **35,646**

ACRES **6.40**

ADAM FIGURIN 920.560.5076

PRICE REDUCED



510 & 518 SOUTH PIER DRIVE SHEBOYGAN, WI

Property Features

- Waterfront Anglers Avenue Pub and Grill for sale. Financials available with nondisclosure agreement or offer to purchase. Currently 700+ loyalty club members. Outdoor dining area on water.

SALE PRICE ~~\$795,000~~
\$699,000

510 BUILDING SF **1,864**

518 BUILDING SF **2,041**

DANE CHECOLINSKI 920.344.8732

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10101 MARKET STREET ROTHSCHILD, WI

Property Features

- Cedar Creek Mall retail/office space
- Large garage doors to open up seasonally throughout
- Join Planet Fitness, Pick 'n Save and Marcus Theatres in high profile center

| | |
|----------------------|------------------------|
| LEASE RATE | \$12/SF NNN |
| D10 AVAILABLE SF | 2,244 |
| D40 AVAILABLE SF | 1,780 |
| AVAILABLE LAND LEASE | 1 Acre |

TONY "T.J." MORICE 715.218.2900



2476 SOUTH ONEIDA STREET GREEN BAY, WI

Property Features

- Upscale Class A retail strip mall
- Directly across the street from Bay Park Square Mall
- Neighboring businesses include Aldi and Barnes & Noble

| | |
|------------------------------------|------------------------------|
| LEASE RATE | \$14/SF NNN |
| AVAILABLE SF | 1,544 & 3,105 |
| DAILY TRAFFIC COUNTS (S ONEIDA ST) | 23,368 |

JAMES WHEELER, CCIM 920.560.5093



5530 NEUBERT ROAD, SUITE 112 GRAND CHUTE, WI

Property Features

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

| | |
|--------------|------------------------------------|
| LEASE RATE | \$1,900/Mo. + Utilities |
| AVAILABLE SF | 2,250 |
| UTILITIES | Heat, Water, Sewer |

NICK SCHMIDT 920.560.5070



2106 SCHOFIELD AVENUE WESTON, WI

Property Features

- Multiple suites including end cap in most desirable Class A Weston Place
- Very attractive lease rates! First 3 months FREE occupancy
- Excellent available parking & signage

| | |
|------------------|-----------------------------------|
| LEASE RATE | Negotiable |
| S-1 AVAILABLE SF | 1,914 |
| S-4 AVAILABLE SF | 1,835 |
| S-7 AVAILABLE SF | 3,000 (possibly split) |

TONY "T.J." MORICE 715.218.2900



9724 STATE HWY 70 - SHOWROOM



9728 STATE HWY 70 - SERVICE BUILDING

9724 & 9728 STATE HWY 70 & PARCEL MI-4614 MINOCQUA, WI

Property Features

- **9724 State Hwy 70** - 6,000 SF showroom; 0.42 AC lot; 0.36 AC back parcel (included): **\$357,000**
- **9728 State Hwy 70** - 3,200 SF service building; 0.56 AC lot: **\$238,000**

| | |
|--------------------------------|--------------------------------|
| SALE PRICE (ALL 3 PROPERTIES) | \$649,000 \$595,000 |
| LEASE RATE (FOR EACH PROPERTY) | \$12/SF |
| TOTAL SF | 9,200 |

TONY "T.J." MORICE 715.218.2900



720 MADISON AVENUE HOWARDS GROVE, WI

Property Features

- Fantastic retail/office opportunity
- Turn-key restaurant includes tables, chairs, 6'x6' cooler, freezer, ovens, serving line; drive-up window
- Ample parking

| | |
|-------------|-------------------------------------|
| SALE PRICE | \$339,900 |
| LEASE RATE | \$1,999/Mo. Mod. Gross |
| BUILDING SF | 1,940 with full basement |

DANE CHECOLINSKI 920.344.8732

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421-425 SOUTH MILITARY AVENUE GREEN BAY, WI

Property Features

- Attractive brick office building
- Located one block from West Mason Street/Military Avenue intersection
- Investment/owner user
- 2020 NOI: \$23,526

| | |
|-------------|-------------------|
| SALE PRICE | \$540,000 |
| BUILDING SF | 13,000 |
| ZONED | Commercial |

JAMES WHEELER, CCIM 920.560.5093



1350 W AMERICAN DRIVE FOX CROSSING, WI

Property Features

- Excellent office/retail site
- Located at intersection of American Dr. and County Rd. CB
- Raw space to be built out
- TI dollars available

| | |
|--------------|--------------------|
| LEASE RATE | \$12/SF NNN |
| AVAILABLE SF | 4,500 |
| ZONING | Commercial |

NICK SCHMIDT 920.560.5070



1280 S VAN DYKE ROAD GRAND CHUTE, WI

Property Features

- Flex/office space
- Available suite consists of nicely built-out offices, a training room, private restroom, and separate entrances
- Flexible lease terms

| | |
|--------------|-------------------|
| LEASE RATE | \$9/SF NNN |
| AVAILABLE SF | 960 -1,920 |
| BUILDING SF | 5,685 |

TERESA KNUTH 920.427.9473



W6214 AEROTECH DRIVE GREENVILLE, WI

Property Features

- 2-story office building offers open concept floor plans with private offices, fiber optics, large conference rooms and break room
- 2.15 acres; built in 1989

| | |
|-------------|--------------------|
| SALE PRICE | \$3,750,000 |
| LEASE RATE | \$11/SF NNN |
| BUILDING SF | 31,225 |

AMY OELHAFEN 920.560.5009 **TOM SCHEUERMAN** 920.560.5068



2501 E ENTERPRISE AVENUE APPLETON, WI

Property Features

- Class A, three-story office building
- Located in Appleton's prestigious Northeast business park
- Building signage available
- 161 parking spaces

| | |
|----------------|-----------------------|
| LEASE RATE | \$14.25/SF NNN |
| 2ND FLOOR SF | 5,797 |
| LOWER LEVEL SF | 9,260 |

AMY PFEFFERLE OELHAFEN 920.560.5009 **TERESA KNUTH** 920.427.9473



445 S MADISON STREET GREEN BAY, WI

Property Features

- Attractive, two-story masonry building with newer remodel
- Equipped with elevator and basement storage available
- 2,500 - 11,700 SF available for lease

| | |
|-------------|------------------------------|
| SALE PRICE | \$1,095,000 |
| LEASE RATE | \$14.50/SF Mod. Gross |
| BUILDING SF | 11,700 |

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

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1810 COFRIN DRIVE GREEN BAY, WI

Property Features

- Warehouse space available 2/1/2022
- 125'x40'; up to 125'x280'
- Each unit has dock & overhead door
- Ceiling height is 24' at the eave
- Access to Interstate 43

| | |
|--------------|-----------------------------|
| LEASE RATE | \$6.75-\$7/SF Mod. Gross |
| AVAILABLE SF | 5,000-35,000 |
| BUILDING SF | 35,000 |

JAMES WHEELER, CCIM 920.560.5093



1110 KENNEDY AVENUE KIMBERLY, WI

Property Features

- Flex/office/warehouse
- 7,000 SF office, which includes private offices, conference room, showroom and 2,600 SF of shop space; two 10'x10' docks; two 14' drive-in doors

| | |
|-------------|------------------|
| LEASE RATE | \$8.50/SF NNN |
| BUILDING SF | 9,600 |
| AVAILABLE | 6/1/2022 |

GREG LANDWEHR, SIOR 920.560.5037



2560 BARBARA AVENUE VILLAGE OF FOX CROSSING, WI

Property Features

- 5,248 SF industrial/flex/shop building
- 1,000 SF additional attached quonset hut with paint booth, ventilation and heating
- Perfect for wide range of users

| | |
|---------------|-----------------------------|
| LEASE RATE | \$4,000/Mo. Mod. Gross |
| POWER | 800 AMP - 3 Phase |
| OVERHEAD DOOR | 14' Grade Level Drive-in |

JOHN ROBERTS 920.216.2554



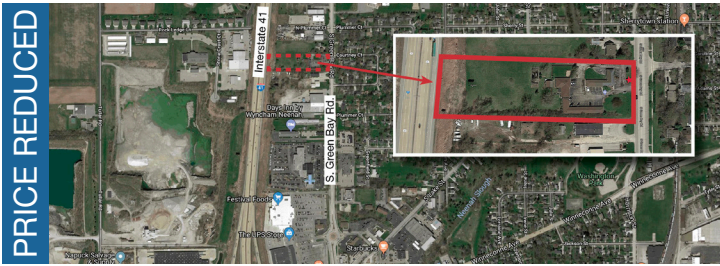
875-885 INDIANHEAD DRIVE MOSINEE, WI

Property Features

- Warehouse and Office Center
- **Building 1:** 29,187 SF
- **Building 2:** 24,504 SF
- 1 (10'x10') overhead door; 2 loading docks; 1 roll-up ground level door

| | |
|-------------------|------------------|
| SALE PRICE | \$895,000 |
| LEASE RATE | \$6.95/SF NNN |
| TOTAL BUILDING SF | 53,691 |

JONATHAN GLASSCO 920.560.5078 TONY "T.J." MORICE 715.218.2900



375 S GREEN BAY ROAD NEENAH, WI

Property Features

- Great redevelopment site
- Visible from Interstate 41
- Easy access to Interstate 41
- Located in prime commercial area on S. Green Bay Road

| | |
|------------|------------------------|
| SALE PRICE | \$710,000 \$699,000 |
| ACRES | 2.713 |
| ZONED | C1 |

JOHN ROBERTS 920.216.2554



4305 N 40TH STREET TOWN OF SHEBOYGAN, WI

Property Features

- Construction of 4-story apartment complexes with retail/office on 1st floor
- 1,000 - 180,000 SF available space
- 99 acres; easy access to I-43

| | |
|--------------------------|--------------------------------------|
| LEASE RATE-RETAIL/OFFICE | \$15-\$20/SF NNN |
| LEASE RATE-GROUND LEASE | \$0.54/SF per yr |
| LEASE RATE-BUILD-TO-SUIT | \$30-\$35/SF NNN (under 5,000 SF) |
| LEASE RATE-BUILD-TO-SUIT | Negotiable (over 5,000 SF) |

DANE CHECOLINSKI 920.344.8732
TERESA KNUTH 920.427.9473

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PRICE REDUCED



E EDGEWOOD DR & N FRENCH RD APPLETON, WI

Property Features

- Great location for office, medical and many other uses
- Easy access to I-41 and Hwy. 441
- Within minutes of restaurants, shopping and lodging

| | |
|------------|-------------------------------|
| SALE PRICE | \$375,000 \$295,000 |
| ACRES | 2.6 |
| ZONED | Commercial PD |

GREG LANDWEHR 920.560.5037 ELIZABETH RINGGOLD 920.560.5061



W GREENVILLE DRIVE GRAND CHUTE, WI

Property Features

- Prime development site in Grand Chute's rapidly growing area
- Parcel 1: 3.62 AC; Parcel 2: 2.62 AC; Parcel 3: 5.11 AC; Parcel 4: 1.17 AC; Parcel 6: 0.92 AC

| | |
|-------------|-----------------------------------|
| SALE PRICE | \$631,680 (\$47,000/AC) |
| TOTAL ACRES | 13.44 |
| ZONED | Commercial |

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

PRICES REDUCED



COMMUNITY CENTER DRIVE WESTON, WI

Property Features

- Prime development opportunity for office, medical or retail
- Close to 2 medical campuses, hotels, banks & Weston future regional retail center; easy access to Hwy. 29

| | |
|------------------|-------------|
| LOT 2 - 9.12 AC | \$741,000 |
| LOT 3 - 10.17 AC | \$1,177,000 |
| LOT 4 - 2.19 AC | \$252,000 |
| LOT 5 - 5.73 AC | \$567,600 |
| LOT 6 - 2.40 AC | \$373,000 |

TONY "T.J." MORICE 715.218.2900

PRICE REDUCED



HIGHWAY 172 & "GV" GREEN BAY (BELLEVUE), WI

Property Features

- Office or retail development in Bellevue, a rapidly growing suburb to the southeast of Green Bay
- Zoned Commercial Business
- City sewer and water

| | |
|-------------------|-----------------------------------|
| SALE PRICE | \$6,800,000 \$4,995,000 |
| ACRES | ± 8 |
| MINIMUM DIVISIBLE | Negotiable |

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

PRICE REDUCED



2700 HOLMGREN WAY GREEN BAY (ASHWAUBENON), WI

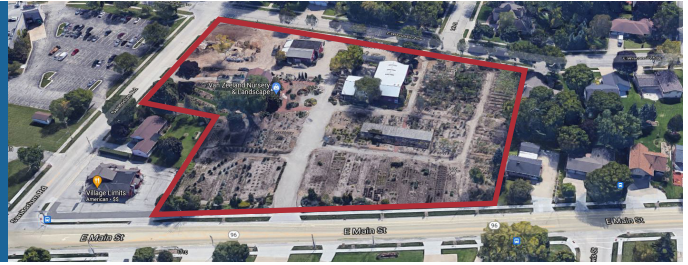
Property Features

- Prime retail site near Bay Park Square District
- Large corner parcel, highly visible site with easy access to the "beltline" around the Green Bay metro area

| | |
|------------|-------------------------------|
| SALE PRICE | \$589,900 \$450,000 |
| ACRES | 1.913 |
| ZONED | Commercial |

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

PRICE REDUCED



1715 E MAIN STREET LITTLE CHUTE, WI

Property Features

- Development land / garden center
- Business relocating
- Potential multi-family, condo, retail or senior living development
- Zoned Commercial

| | |
|-------------|-------------------------------|
| SALE PRICE | \$750,000 \$675,000 |
| BUILDING SF | 4,678 |
| ACRES | 4.32 |

TERESA KNUTH 920.427.9473

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