



## 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

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### 445 ORBITING DRIVE MOSINEE WI

#### Property Features

- Newer professional office building
- Located in Office Professional Complex
- Easy access off I-39 & Hwy. 51
- Near Central Wisconsin Airport
- 45 parking spaces

SALE PRICE	\$425,000
BUILDING SF	3,134
ACRES	0.72

TONY "T.J." MORICE 715.218.2900



PHOTO OF EXISTING BUILDING - NEW BUILDING WILL HAVE SIMILAR FEATURES

### 3501 E EVERGREEN DRIVE APPLETON WI

#### Property Features

- Brand new Class A office space
- Occupancy scheduled for Sept. 2022
- Great for professional services or medical office users
- Prime location; easy access to I-41

LEASE RATE	\$20/SF NNN
AVAILABLE SF	2,858
BUILDING SF	5,716

TERESA KNUTH 920.427.9473



### 4351 W COLLEGE AVENUE APPLETON, WI

#### Property Features

- Class A office space in prime location
- Excellent visibility and access to I-41
- Pylon and building signage available
- Renovated in 2014 - interior lobby, HVAC system, elevators and more

LEASE RATE	\$15/SF NNN
2ND FLOOR AVAILABLE SF	Up to 20,000 SF
4TH FLOOR AVAILABLE SF	Up to 12,000 SF

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076



### W6250 AEROTECH DRIVE GREENVILLE (APPLETON), WI

#### Property Features

- Build-to-Suit Class A office space
- Outstanding visibility
- Across from Appleton International Airport; easy access to Hwy 10 & I-41
- Flexible floor plans, fiber optics & more

LEASE RATE	Negotiable
AVAILABLE SF	5,000-40,000 (expandable to 80,000)

AMY PFEFFERLE OELHAFEN 920.560.5009 TOM SCHEUERMAN 920.560.5068



### 1580 MID VALLEY DRIVE DE PERE, WI

#### Property Features

- Class A office space on the third floor of Cellcom building facing I-41
- Large shared lunch room
- Ample parking
- Includes office furniture/cubicles

LEASE RATE	\$14/SF NNN
AVAILABLE SF	2,669 4,794 7,463

JAMES WHEELER, CCIM 920.560.5093



### 3950 N RICHMOND STREET APPLETON, WI

#### Property Features

- 2-story, multi-tenant Class A office space on Appleton's north side
- Pylon and building signage available
- Great visibility and access on N. Richmond Street/Interstate 41

LEASE RATE	\$25/SF NNN
SUITE D AVAILABLE SF	1,826
SUITE C AVAILABLE SF	± 2,314

ADAM FIGURIN 920.560.5076 ELIZABETH RINGGOLD 920.560.5061

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## 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



Photo credit: Jim Koepnick

## 334 CITY CENTER OSHKOSH, WI

### Property Features

- Retail/office space in City Center
- Offering large and small office/retail suites with building signage available
- Conveniently located in the heart of downtown Oshkosh along the Fox River

LEASE RATE	\$8-\$12/SF Mod. Gross
AVAILABLE SF	68,400
BUILDING SF	413,000

JONATHAN GLASSCO 920.560.5078 ELIZABETH RINGGOLD 920.560.5061



## 100D CITY CENTER OSHKOSH, WI

### Property Features

- Retail space inside of City Center
- 3 offices/conference rooms, reception area and a backstage area
- Associate parking offered on 2nd level parking deck

LEASE RATE	\$12/SF Mod. Gross
AVAILABLE SF	6,673
BUILDING SF	413,000

JONATHAN GLASSCO 920.560.5078 ELIZABETH RINGGOLD 920.560.5061



## 815 W FULTON STREET WAUPACA, WI

### Property Features

- Waupaca Woods Mall
- Long term tenants and strong demographics
- New roof in 2008, new electrical, HVAC and new restrooms

LEASE RATE	\$8/SF
AVAILABLE SF	3,465
PARKING	Ample

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009



## 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 920.560.5092



## SNOWFLAKE LANE, LOT 4 RIB MOUNTAIN (WAUSAU), WI

### Property Features

- 7.42 acres in a heavily wooded, suburban setting
- Excellent office or multi-housing site just off Hummingbird Road (frontage road to I-39)

SALE PRICE	\$566,160 \$389,900
ACRES	7.42
ZONED	Suburban Office

TONY "T.J." MORICE 715.218.2900

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## 1711 STEWART AVENUE WAUSAU, WI

### Property Features

- Commercial redevelopment land in busy retail corridor, near high traffic intersection with easy and safe access
- Nearby several restaurants, Walgreens, Cellcom, County Market and more

LOT A (1.20 ACRES) SALE PRICE	\$375,000 <b>\$328,000</b>
LOT B (1.35 ACRES) SALE PRICE	\$425,000 <b>\$372,000</b>

ARK RHOWMINE 715.297.1953



## LEONARD POINT ROAD OSHKOSH (TOWN OF ALGOMA), WI

### Property Features

- Large residential development site - former quarry
- Zoned General Agriculture District
- Easy access to Highway 21

SALE PRICE	\$3,000,000 <b>\$1,940,000</b>
ACRES	<b>60.63</b>

GREG LANDWEHR, SIOR 920.560.5037  
JONATHAN GLASSCO 920.205.4849 TOM FISK 920.560.5090



## 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 <b>(\$47,000/AC)</b>
TOTAL ACRES	<b>13.44</b>
ZONED	<b>Commercial</b>

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



## RIB MOUNTAIN DRIVE WAUSAU, WI

### Property Features

- Priced to sell
- High traffic Rib Mountain Drive development site in a key retail area
- Located to the south of Lamb's Fresh Market & People State Bank

SALE PRICE	<b>\$849,500</b>
ACRES	<b>1.933</b>
ZONED	<b>SC-Suburban Commercial</b>

TONY "T.J." MORICE 715.218.2900



## DECATOR DRIVE & COUNTY ROAD K WAUSAU WI

### Property Features

- 2 parcels of land for development
- Easy access to Highway 51 interchange; near Northcentral Technical College, Fleet Farm and varied residential properties

PARCEL 1 (23.33 ACRES) SALE PRICE	\$345,000 <b>\$249,000</b>
PARCEL 2 (23.92 ACRES) SALE PRICE	\$345,000 <b>\$285,000</b>

TONY "T.J." MORICE 715.218.2900



## 1510 LILI LANE ROTHSCHILD, WI

### Property Features

- Planned Unit Development: multi-family, senior living, medical/professional site
- Highly visible from Highway 29
- Municipal water and sewer

SALE PRICE	<b>\$541,625</b>
ACRES	<b>4.7</b>
ZONED	<b>Planned Unit Development</b>

ARK RHOWMINE 715.297.1953

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**407 N 6TH STREET REEDSVILLE, WI**

**Property Features**

- Dollar General investment opportunity
- 5.25% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$82,894 yearly rent

SALE PRICE	<b>\$1,578,933</b>
BUILDING SF	<b>9,100</b>
ACRES	<b>1.1</b>
YEAR BUILT	<b>2022</b>

**AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009**



**17210 EMMA LEA LANE LAKEWOOD, WI**

**Property Features**

- Dollar General investment opportunity
- 5.25% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$97,402 yearly rent

SALE PRICE	<b>\$1,855,275</b>
BUILDING SF	<b>10,640</b>
ACRES	<b>1.20</b>
YEAR BUILT	<b>2022</b>

**AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009**



**1694 N SILVERSPRING DRIVE APPLETON, WI**

**Property Features**

- Industrial/flex building with apartment
- 4 flex suites; 2 with mezzanine
- One newly renovated, 2-bed/1 bath apartment, which is rented out
- Abundant parking/storage space

SALE PRICE	<b>\$750,000</b>
CAP RATE	<b>7.50%</b>
BUILDING SF	<b>8,358</b>

**JONATHAN GLASSCO 920.560.5078**



**BUILDING 1**



**BUILDING 2**

**14 TRI-PARK WAY APPLETON, WI**

**Property Features**

- Investment Opportunity
- 15,200 SF Class A office building
- 1.89 Acres

SALE PRICE	<b>\$1,350,000</b>
CAP RATE	<b>7.50%</b>

**TERESA KNUTH 920.427.9473  
ADAM FIGURIN 920.560.5076**

**Property Features**

- Investment Opportunity
- 10,800 SF Class A office building
- 2.01 Acres

SALE PRICE	<b>\$1,450,000</b>
CAP RATE	<b>8.10%</b>

**TOM SCHEURMAN 920.560.5068  
ELIZABETH RINGGOLD 920.560.5061**



**1715 E MAIN STREET LITTLE CHUTE, WI**

**Property Features**

- Former garden center on 4.32 acres
- **Building A** - 5,438 SF warehouse
- **Building B** - 2,156 SF office; 600 SF garage
- **Building C** - 3,350 SF warehouse

SALE PRICE	<b>\$750,000 \$675,000</b>
LEASE RATE Warehouse: (\$3.50/SF NNN) Office: (\$10/SF NNN)	<b>\$4,534/ Month NNN</b>

**TERESA KNUTH 920.427.9473**



**2140 AMERICAN DRIVE FOX CROSSING, WI**

**Property Features**

- Well-located industrial /flex building
- ± 2,463 SF office/showroom area
- ± 4,500 SF warehouse/shop area
- Possibility for building expansion
- 2 grade level doors; 12' ceiling height

SALE PRICE	<b>\$522,000</b>
BUILDING SF	<b>6,963</b>
ACRES	<b>0.97</b>

**JOHN ROBERTS, SIOR 920.216.2554**

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Wausau, WI 54401





## 1810 COFRIN DRIVE GREEN BAY, WI

### Property Features

- Warehouse space available 6/1/2022
- 125' x 40'; up to 125' x 280'
- 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



## 6703 RICKYVAL STREET WESTON, WI

### Property Features

- Manufacturing/warehouse space in the Weston Business and Technology Park
- 1 service door (16'H x 14'W)
- 1 semi-truck dock with leveler

LEASE RATE	\$6.35/SF NNN
BUILDING SF	6,000
ZONED	L-1 Limited Industrial

ARK RHOWMINE 715.297.1953



## 8706 PROGRESS WAY WESTON, WI

### Property Features

- Well-located industrial space available on 6/1/2022
- 1 (12' x 14') overhead door
- 24' ceiling height; building has ultimate flexibility with no columns

LEASE RATE	\$8.50/SF NNN
BUILDING SF	17,050
SF ABILITY TO EXPAND TO	35,000

ARK RHOWMINE 715.297.1953 TERESA KNUTH 920.427.9473



## 1315 GILLINGHAM ROAD NEENAH, WI

### Property Features

- Building with production and shop area
- 10,000 SF office/training/break area (could be reduced to 3,000 SF)
- 10,800 SF warehouse/shop area (up to ± 17,000 SF)

LEASE RATE	\$7/SF NNN
BUILDING SF	20,800
ACRES	1.835

JOHN ROBERTS, SIOR 920.216.2554



## 3146 MARKET STREET GREEN BAY (ASHWAUBENON), WI

### Property Features

- Warehouse space with six offices and conference room
- One loading dock; one overhead door (14' x 10'); outside storage
- Easy access to Interstate 41

LEASE RATE	\$6.50/SF NNN
AVAILABLE SF	20,000
OFFICE SF	2,500

JAMES WHEELER, CCIM 920.560.5093



## N1824 GREENVILLE DRIVE GREENVILLE, WI

### Property Features

- Retail/warehouse/distribution/manufacturing facility - lease entire property or individual buildings
- Well located in Greenville's Heritage District on Highway 15 (Greenville Dr)

LEASE RATE	\$2-\$8/SF NNN
BUILDING SIZES	5,122-44,648 SF Up to 110,290 SF
ACRES	26.10

GREG LANDWEHR 920.560.5037 TERESA KNUTH 920.427.9473

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