



### 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

INDUSTRIAL  
PAGE 2

LAND  
PAGE 3

INVESTMENT  
OFFICE/RETAIL  
PAGE 4

OFFICE  
PAGE 5

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RETAIL  
PAGE 6

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### 3800 N PROVIDENCE AVENUE APPLETON, WI

#### Property Features

- Well-located office/warehouse/flex space available
- 3,250 SF office; 2,750 SF warehouse
- Air lock entrance, large break and conference rooms

LEASE RATE	\$5,325/Mo.-NNN \$4,475/Mo. NNN
AVAILABLE SF	6,000
BUILDING SF	11,500

GREG LANDWEHR, SIOR 920.560.5037



### 1810 COFRIN DRIVE GREEN BAY, WI

#### Property Features

- Newly built warehouse space
- 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	\$5.25-\$6/SF NNN
AVAILABLE SF	5,000-35,000
BUILDING SF	35,000

JAMES WHEELER, CCIM 920.560.5093



### S BUSINESS DR & HORIZON DR SHEBOYGAN, WI

#### Property Features

- Warehouse/manufacturing building in South Pointe Enterprise Center
- Proposed 100,800 SF building expandable to 200,000 SF
- Construction to start Fall 2022

LEASE RATE	\$5.75/SF NNN
BUILDING SF	100,800 (divisible to 30,000)
WAREHOUSE SF	30,000-100,000

DANE CHECOLINSKI 920.344.8732 TOM FISK 920.560.5090



### 525 N PERKINS STREET APPLETON, WI

#### Property Features

- Well-located industrial space
- 14' (15' peak) clearance height
- 25' x 30' column spacing
- 2 (10'x10') van height drive-in overhead doors; 1 dock with leveler

LEASE RATE	\$7.50/SF NNN
BUILDING SF	15,000
OFFICE SF	1,300

TERESA KNUTH 920.427.9473 GREG LANDWEHR 920.560.5037



### 4003 & 4005 DIXIE AVENUE WAUSAU, WI

#### Property Features

- Manufacturing/commercial flex space
- Easy access to I-39/Hwy 51
- Nicely updated offices with workstations
- 3.09 acres

SALE PRICE	\$799,000
LEASE RATE	\$6/SF
BUILDING SF	30,113

TONY "T.J." MORICE 715.218.2900



### 1331 GILLINGHAM ROAD NEENAH, WI

#### Property Features

- Well-maintained building located just off Interstate 41 & Breezewood Lane
- High visibility; high traffic counts
- 12' ceiling; LED lighting; wet sprinkler system; single phase power (240V)

LEASE RATE	\$6/SF NNN \$5.50/SF NNN
BUILDING SF	6,848
ACRES	1.055

GREG LANDWEHR 920.560.5037 ADAM FIGURIN 920.560.5076

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## HIGHWAY 15, COUNTY RD CB & GV GREENVILLE, WI

### Property Features

- Prime development land
- Possible uses: manufacturing, financial, office, warehousing
- Easy access to I-41

LOT 3 - 22.3 ACRES	PRICE	\$40,000/AC
LOT 4 - 0.98 ACRES	PRICE	\$195,000
LOT 5 - 7.22 ACRES	PRICE	\$60,000/AC
LOT 6 - 4.28 ACRES	PRICE	\$55,000/AC

GREG LANDWEHR, SIOR 920.560.5037



## S BROADWAY ST (CTH PP) DE PERE (LEDGEVIEW), WI

### Property Features

- Commercial land - light industrial use
- Municipal water and sewer available at street, as well as electricity natural gas and telephone utilities
- Less than 2 miles south of De Pere

SALE PRICE	\$420,000
ACRES	11.665
ZONED	L1 - Light Industrial

MARK DENIS, SIOR 920.560.5092



## 1600 BLOCK YELLOW BRIAR DRIVE DE PERE, WI

### Property Features

- Possible build-to-suit in Lawrence Business Park
- Municipal water and sewer available at street, as well as electricity natural gas and telephone utilities

SALE PRICE	\$295,000
ACRES	3.945
ZONING	B - Commercial

MARK DENIS, SIOR 920.560.5092



## 1615 DRUM CORPS DRIVE MENASHA, WI

### Property Features

- Redevelopment opportunity
- 8 minutes from downtown Appleton
- Easy access to Highway 441
- Near Ultimate Fusion Athletics, Kwik Trip, North Shore Bank and more

SALE PRICE	\$180,000
ACRES	2.6935
ZONED	C-1 Commercial

TOM FISK 920.560.5090



## RIB MOUNTAIN DRIVE WAUSAU, WI

### Property Features

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

SALE PRICE	\$849,500
ACRES	1.933
ZONED	SC - Suburban Commercial

TONY "T.J." MORICE 715.218.2900



## LOT 4, SNOWFLAKE LANE WAUSAU, WI

### Property Features

- Excellent office or multi-housing development site located just off Hummingbird Road (frontage road to I-39), which is close to major retail stores and restaurants

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

TONY "T.J." MORICE 715.218.2900

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### 342 SOUTH WEBSTER AVENUE GREEN BAY, WI

#### Property Features

- Commercial/investment opportunity on corner of Webster Ave. & Crooks St.
- Currently fully leased
- Elevator to lower level
- 25 parking stalls

SALE PRICE	\$431,000
BUILDING SF	5,054 SF (plus lower level)
ZONED	Office Residential

JAMES WHEELER, CCIM 920.560.5093



### 603 & 611 E MAIN STREET SURING, WI

#### Property Features

- Dollar General investment opportunity
- 5.43% CAP rate
- Absolute (NNN) lease
- 12 1/2 years remaining on lease
- \$77,424 yearly rent

SALE PRICE	\$1,425,000
BUILDING SF	9,100
ACRES	1.28
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



### 313 S 4TH STREET ABBOTSFORD, WI

#### Property Features

- Dollar General investment opportunity
- 5.35% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$91,968 yearly rent

SALE PRICE	\$1,719,028
BUILDING SF	9,100
ACRES	0.92
YEAR BUILT	2021

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



### 1838 VELP AVENUE GREEN BAY (HOWARD), WI

#### Property Features

- Tenant: ABC Supply; one of America's largest privately held companies
- Great location, just off Interstate 41
- 4 years remaining; (1) 5-year option

ASKING PRICE	\$2,550,000
CAP RATE	7.2%
BUILDING SF	49,795

TOM FISK 920.560.5090 JAMES WHEELER 920.560.5093



### 111 S. LILAS DRIVE APPLETON, WI

#### Property Features

- Professional office building located in high traffic, desirable area
- Large offices, conference room, breakroom and cubicle area
- Easy access to/from I-41

LEASE RATE	\$5.90/SF NNN
AVAILABLE SF	11,330
PARKING	35 spaces

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR 920.560.5037



### 3910 SCHOFIELD AVENUE WESTON, WI

#### Property Features

- Excellent high traffic area with great visibility for a retail or office business
- Ample parking
- Building & monument signage
- Suite 2 available Fall 2022

LEASE RATE	\$15.95/SF NNN
SUITE 2 SF	1,339
SUITE 4 SF	1,687
SUITE 5 SF	1,612

ELIZABETH RINGGOLD 920.560.5061

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## 1025 E SOUTH RIVER STREET APPLETON, WI

### Property Features

- Two-story office building features Class A build-out with many amenities
- Great location; easily accessible with parking; close to downtown

SALE PRICE	<b>\$2,600,000</b>
LEASE RATE	<b>\$13/SF NNN</b>
BUILDING SF	<b>31,000</b>

TERESA KNUTH 920.427.9473 GREG LANDWEHR 920.560.5037



## 139 SOUTH WASHINGTON STREET GREEN BAY, WI

### Property Features

- Class A professional building
- Newly remodeled
- 7 large offices, reception, private kitchen and large conference room
- Gated reserved parking stalls

LEASE RATE	<b>\$13.50/SF Gross</b>
SUITE 101	<b>3,000 SF (1st floor)</b>
SUITE 201	<b>3,000 SF (2nd floor)</b>

JAMES WHEELER, CCIM 920.560.5093



## 445 S MADISON STREET GREEN BAY, WI

### Property Features

- Attractive two-story masonry office building with newer remodel
- 2,500 - 11,700 SF available for lease
- Building can easily be converted for multi-tenant use

SALE PRICE	<del>\$1,095,000</del> <b>\$995,000</b>
LEASE RATE	<b>\$14.50/SF Mod. Gross</b>
BUILDING SF	<b>11,700 SF</b>

MARK DENIS, SIOR 920.560.5092



## 200 WASHINGTON STREET, SUITE 120 WAUSAU, WI

### Property Features

- Class A professional office condo-suite in the Wausau Gateway building
- 10 offices, large open office area, conference room, private restrooms
- Income: 2 rental offices included

SALE PRICE	<b>\$725,000</b>
BUILDING SF	<b>5,686</b>
YEAR BUILT	<b>2004</b>

ARK RHOWMINE 715.297.1953



## 915 INDIANHEAD DRIVE MOSINEE, WI

### Property Features

- Class A professional office building located in Mosinee Business Park
- 20 professional offices, 2 conference rooms; covered entrance at front door, fully paved drive and parking lot

SALE PRICE	<b>\$1,220,000</b>
BUILDING SF	<b>6,712</b>
ACRES	<b>1.479</b>

ARK RHOWMINE 715.297.1953



## 1018 W SOUTH PARK AVENUE OSHKOSH, WI

### Property Features

- Well-located historic office building
- Originally home of Lutz Brothers Stone Quarry; currently used as office & storage
- Exciting investment or redevelopment opportunity

SALE PRICE	<b>\$595,000</b>
MAIN BUILDING SF	<b>14,067</b>
STORAGE BUILDING SF	<b>4,000</b>

TERESA KNUTH 920.427.9473 GREG LANDWEHR 920.560.5037

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**1820 & 1740 N BUSINESS HWY 51 WAUSAU, WI**

**Property Features**

- Commercial flex space
- Showroom and warehouse with loading dock
- Major intersection access
- Highway 51 visibility

SALE PRICE	<b>\$2,395,000</b>
BUILDING 1 SF (SHOWROOM)	<b>26,000</b>
BUILDING 2 SF (WAREHOUSE)	<b>7,500</b>

**TONY "T.J." MORICE 715.218.2900**



**3601 PATCH STREET STEVENS POINT, WI**

**Property Features**

- Turn-key business for sale
- Esser's Point Glass, Inc. in operation for nearly 75 years
- 6,467 SF main shop; 1,083 SF mezzanine; 0.753 acres

SALE PRICE	<b>\$952,000</b> (\$433,000 for business; \$519,000 for real estate)
BUILDING SF	<b>8,084</b>

**ARK RHOWMINE 920.297.1953**



**501 MONROE STREET SHEBOYGAN FALLS, WI**

**Property Features**

- Restaurant/banquet facility
- 17,010 SF building built in 1846 (2021 first floor updated)
- Property under National Registrar of Historical Landmarks

SALE PRICE	<del>\$499,000</del> <b>\$459,000</b>
LEASE RATE (RESTAURANT/KITCHEN)	<b>\$3,500/Mo. MG</b>
LEASE RATE (BANQUET AREA)	<b>\$3,000/Mo. MG</b>

**DANE CHECOLINSKI 920.344.8732**



**3428 W COLLEGE AVENUE APPLETON, WI**

**Property Features**

- Retail space in the Grand Plaza
- Primary retail corridor
- Large pylon sign with building signage
- 157 asphalt parking spaces
- On bus line

LEASE RATE	<b>\$19.50/SF NNN</b>
AVAILABLE SF	<b>1,689 (Suite 3428)</b>
BUILDING SF	<b>23,720</b>

**JONATHAN GLASSCO 920.560.5078 ADAM MEYERS 920.560.5091**



**5530 NEUBERT ROAD, SUITE 112 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

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

**NICK SCHMIDT 920.560.5070**



**815 W FULTON STREET WAUPACA, WI**

**Property Features**

- Waupaca Woods Mall
- **Space 1** (Old Broadway Vision): 3,465 SF
- **Space 2** (Old Fire Fitness): 3,500 SF
- **Space 3** (Old Waupaca Rental): 4,265 SF
- Strong demographics

LEASE RATE	<b>\$8/SF Net</b>
PARKING	<b>Ample</b>
REMODELED	<b>2012</b>

**AMY PFEFFERLE OELHAFEN 920.560.5009 NICK SCHMIDT 920.560.5070**

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