



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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TO VIEW FEATURED PROPERTIES

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INDUSTRIAL

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NEW LISTING

1800 WESTWOOD CENTER BLVD WAUSAU, WI

Property Features

- Westwood Conference Center
- Ideal for corporate headquarters, retreat center, office/institutional campus, venue for any large group gatherings, etc.; 32.96 acres

SALE PRICE **\$9,900,000**

1800 WESTWOOD CENTER BLDG SF **232,701**

TRAIN DEPOT BUILDING SF **10,000**

JOHN ROBERTS, SIOR 920.216.2554



711 EISENHOWER DRIVE KIMBERLY, WI

Property Features

- First class 100% leased, single-tenant office building; built in 2001
- 2.53 acres with room for future expansion of building or parking
- 74 parking stalls, expandable

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

CAP RATE **9.73%**

BUILDING SF **14,625**

TERESA KNUTH 920.427.9473 AMY OELHAFEN 920.560.5009



880 S ONEIDA STREET MENASHA, WI

Property Features

- Excellent investment opportunity
- Great location off busy Oneida Street
- 100% leased
- Three long-standing tenants
- Financials available upon request

SALE PRICE **\$1,325,000**

BUILDING SF **11,000**

ACRES **1.40**

NICK SCHMIDT 920.560.5070



NEW LISTING

4480 W SPENCER STREET APPLETON, WI

Property Features

- Medical office building with visibility and convenient access to I-41
- Great investment opportunity
- Single tenant building, but could be made multi-tenant

SALE PRICE **\$710,000**

BUILDING SF **5,369**

ACRES **1.0**

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



NEW LISTING

520 W THIRD STREET KIMBERLY, WI

Property Features

- Medical office building with visibility and convenient access to Hwy. 441
- Great investment opportunity
- Single tenant building, but could be multi-tenant

SALE PRICE **\$750,000**

BUILDING SF **8,556**

ACRES **2.05**

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



14 TRI-PARK WAY APPLETON (GRAND CHUTE), WI

Property Features

- Multi-tenant Class A office building
- Excellent upside in investor return when vacant space is leased
- VA occupies 7,448 SF; 3,355 SF available for lease

SALE PRICE **\$1,450,000**

BUILDING SF **10,800**

CAP RATE **8.1%**

ELIZABETH RINGGOLD 920.560.5061 TOM SCHEUERMAN 920.560.5068

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2809 N PARK DRIVE LANE APPLETON, WI

Property Features

- Medical office building
- Prime location with visibility and convenient access to Interstate 41
- Pylon signage available
- Abundant parking

SALE PRICE	\$2,634,300
BUILDING SF	12,963
ACRES	2.43

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



344 STATE HIGHWAY 54 SEYMOUR, WI

Property Features

- Multi-tenant office building
- Vacant space was formerly a dentist and could be medical office or general office
- Monument signage available

SALE PRICE	\$585,000
LEASE RATE	\$12/SF Mod. Gross
BUILDING SF	5,188

TERESA KNUTH 920.427.9473



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



402 N 28TH AVENUE WAUSAU, WI

Property Features

- Class B+ medical/office/financial services building with ADA access
- 100' frontage on 28th Avenue
- Well-maintained with shop possibilities in lower level

SALE PRICE	\$1,190,000 \$999,950
LEASE RATE	\$16.95 \$13.95/SF NNN
BUILDING SF	6,400

TONY "T.J." MORICE 715.218.2900



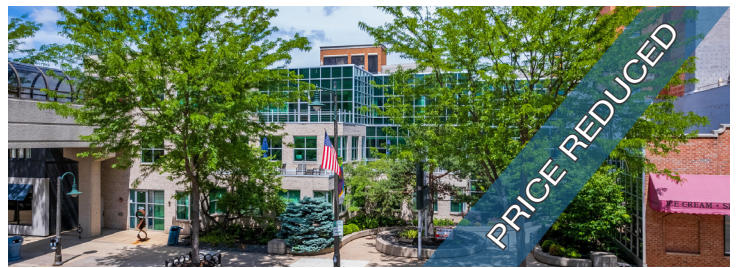
1420 KRONENWETTER DRIVE KRONENWETTER, WI

Property Features

- Medical/Vet/Flex Space
- Large lot for expandability
- Interstate I-39 visibility
- Multiple offices with water & cabinets
- Radiant in-floor heat with A/C

SALE PRICE	\$419,000
LEASE RATE	\$8.95/SF NNN
BUILDING SF	4,000

TONY "T.J." MORICE 715.218.2900



330 W COLLEGE AVENUE APPLETON, WI

Property Features

- Class A, three-story building located in business/financial district
- Available for lease:
Suite 300: 2,050 SF; **Suite 301:** 1,200 SF;
Suite 302: 1,887 SF; **Suite 306:** 613 SF

SALE PRICE	\$3,900,000 \$3,350,000
LEASE RATE	\$18/SF Gross
TOTAL BUILDING SF	32,314

ADAM FIGURIN 920.560.5076

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501 MONROE STREET SHEBOYGAN FALLS, WI

Property Features

- 17,010 SF building under the National Registrar of Historical Landmarks
- 4,348 SF restaurant/kitchen
- 6,420 SF banquet area
- Possible rental of furniture/equipment

SALE PRICE	\$499,000 \$435,000
LEASE RATE (RESTAURANT/K)	\$3,500/Mo. Mod. Gross
LEASE RATE (BANQUET AREA)	\$3,000/Mo. Mod. Gross

DANE CHECOLINSKI 920.344.8732



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	\$2,395,000
BUILDING 1 SF (SHOWROOM)	26,000
BUILDING 2 SF (WAREHOUSE)	7,500

TONY "T.J." MORICE 715.218.2900



712 RIVERFRONT DRIVE, UNIT A SHEBOYGAN, WI

Property Features

- Main floor available for your business
- Second floor tenant is a vacant banquet facility
- Located between downtown Sheboygan and the Riverfront

SALE PRICE	\$549,000 \$475,000
LEASE RATE	\$9-\$12/SF NNN
AVAILABLE SF FOR LEASE	872-11,448

DANE CHECOLINSKI 920.344.8732



5474 HIGHWAY 10 EAST STEVENS POINT, WI

Property Features

- **Suite 3:** 12,800 SF large, retail suite with loading dock well; ideal for medium box store
- **Suite 6:** 1,400 SF retail/office suite with 2 offices and large show floor

SUITE 3 - 12,800 SF	\$8/SF
LEASE RATE	NNN
SUITE 6 - 1,400 SF	\$12/SF
LEASE RATE	NNN
PARKING	172 spaces

ARK RHOWMINE 715.297.1953 ELIZABETH RINGGOLD 920.560.5061



1944 UNIVERSITY AVENUE GREEN BAY, WI

Property Features

- High-traffic retail building
- Former meat market
- 2 large coolers; 1 freezer; walk-in
- Overhead door
- Near new Festival Foods & Walgreens

SALE PRICE	\$194,000 \$189,900
BUILDING SF	3,024
ACRES	0.25

MARK DENIS, SIOR 920.560.5092



1350 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

Property Features

- Excellent retail site with easy access and excellent visibility to American Drive and Highway 10
- Raw space to be built out
- TI dollars available

LEASE RATE	\$13/SF NNN
AVAILABLE SF	1,800
ZONING	Commercial

NICK SCHMIDT 920.560.5070

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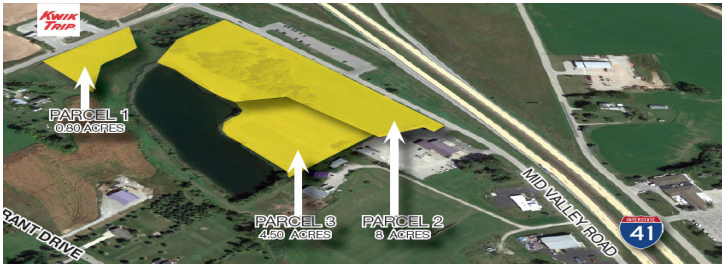


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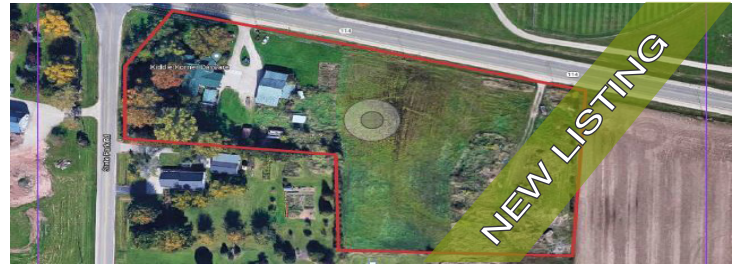
FREEDOM RD (CTY S)/MID VALLEY RD LAWRENCE, WI

Property Features

- Highly visible land with I-41 frontage in the Town of Lawrence (De Pere)
- Parcel 1:** 0.80 AC - \$300,000/AC
- Parcel 2:** 8 AC - \$250,000/AC
- Parcel 3:** 4.50 AC - \$80,000/AC

SALE PRICE	\$80,000- \$300,000/AC
ACRES	Up to 13.30
ZONED	Agricultural/ Undeveloped

TOM FISK 920.560.5090 TERESA KNUTH 920.427.9473



W5297 HIGHWAY 114 VILLAGE OF HARRISON, WI

Property Features

- Redevelopment site
- Future land use is Single Family Residential but Commercial zoning is likely supported
- Over 10,000 VPD on Highway 114

SALE PRICE	\$435,000
ACRES	4.5
PARCEL #S	40132 & 40138

GREG LANDWEHR, SIOR 920.560.5037



HIGHWAY 172 & C.T.H. "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	\$5,525,000 or \$975,000/AC
ACRES	± 5.66
MINIMUM DIVISIBLE	Negotiable

MARK DENIS, SIOR 920.560.5092



1204 W BRIDGE STREET WAUSAU, WI

Property Features

- Prime development opportunity in the Northwest growing area of Wausau
- Near dental, medical and the hospital
- Easy highway access and short distance to restaurants and shopping

SALE PRICE	\$495,000
LEASE RATE	Up to \$19/SF NNN
ACRES	1.4

TONY "T.J." MORICE 715.218.2900



941-951 ASHWAUBENON STREET GREEN BAY, WI

Property Features

- Two flex spaces located just blocks from the Oneida Street/Waube Lane access ramps for I-41
- Suites include one truck dock and one overhead drive-in door

LEASE RATE	\$6/SF NNN
SUITE 941-D SF	3,750
SUITE 941-G SF	3,750

ADAM MEYERS 920.560.5091



2375 W NORDALE DRIVE APPLETON, WI

Property Features

- Industrial warehouse located in the Nordale Commercial Industrial Park
- 8,175 SF: 6,381 SF warehouse/shop space; 1,794 office space
- 1,500 SF: two 17.5' overhead doors

SALE PRICE	\$900,000
BUILDING 1 SF	8,175
BUILDING 2 SF	1,500

JOHN ROBERTS, SIOR 920.216.2554

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3111 APOSTOLIC ROAD LITTLE CHUTE, WI

Property Features

- Hard to find industrial/warehouse space conveniently located just north of Interstate 41 and minutes from the Fox Cities and Green Bay
- AutoCAD floorplan available upon request

LEASE RATE	\$5,618/Mo. NNN
TOTAL SUITE SF	11,331
DOCKS	3

GREG LANDWEHR, SIOR 920.560.5037



1919 COFRIN DRIVE GREEN BAY, WI

Property Features

- Ideal for light manufacturing
- Located in Green Bay's Tower East Industrial Park
- Multiple overhead doors
- Close proximity to Interstate 43

LEASE RATE	\$8.50/SF Gross
AVAILABLE SF	2,000-8,000
AVAILABILITY	11/1/2022

TOM FISK 920.560.5090



W4920 HIGHLINE ROAD KAUKAUNA, WI

Property Features

- New construction, Class A flex, industrial building
- Each 3,000 SF unit will feature two 14'x14' overhead doors, one restroom and two floor drains

LEASE RATE	\$7.50/SF NNN
AVAILABLE SF	3,000-12,000
CEILING HEIGHT	16'

TERESA KNUTH 920.427.9473



1740 COFRIN DRIVE GREEN BAY, WI

Property Features

- Class A warehouse; shared office
- Fully sprinklered; 3-phase power and backup generator
- Overhead doors and exterior truck docks; 26' clear ceiling

LEASE RATE	\$7.50/SF Gross
SUITE 1 SF	8,000
SUITE 2 SF	12,000-25,000 SF

JAMES WHEELER, CCIM 920.560.5093



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



1018 CIRCLE DRIVE GREEN BAY (ASHWAUBENON), WI

Property Features

- Office/manufacturing space
- Pre-engineered, insulated, gas-forced air; sprinklered throughout
- Nice offices
- 4 docks; 1 drive-in door

LEASE RATE	\$6.50/SF NNN
AVAILABLE SF	2,123 (office) 18,502 (mfg)
BUILDING SF	20,625

MARK DENIS, SIOR 920.560.5092

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