

NAIPfefferle

FEATURED LISTINGS

MAY 2023

OFFICE



2020 INNOVATION COURT DE PERE, WI

- Class A office space
- NEW - never occupied space
- Adjacent to Interstate 41/Highway 141
- Close to Austin Straubel Intl. Airport
- Cafeteria, exercise room, training facility available for lease on first floor

LEASE RATE	Negotiable
AVAILABLE SPACE	Up to 87,000 SF 43,500 SF (2nd Floor) 43,500 SF (3rd Floor)
BUILDING SIZE	161,123 SF

MARK DENIS, SIOR 920.560.5092

RETAIL



2901 SCHOFIELD AVENUE WESTON, WI

- Ideal for retail or developed as a restaurant with a drive-thru
- 1,160 SF office; 1,960 SF shop area; 40 SF entrance vestibule; 1,200 SF cold storage building; 3 overhead doors 2 (14' high); 1 (9' high)

LEASE RATE	\$632,000
BUILDING SIZE	4,400
LOT SIZE	1.43 Acres

TONY "T.J." MORICE 715.218.2900

LAND



N BALLARD ROAD & COUNTY E APPLETON, WI

- Prime development site located on the north side of Appleton next to the Apple Hill Farms Subdivision
- Convenient to schools, restaurants, interstates/highways and Plamann Park
- Future land use: 1 & 2 family residential

SALE PRICE	\$25,000/AC or \$4,275,000
LOT SIZE	170.80 Acres
ZONED	Agricultural

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR, SIOR 920.560.5037

INDUSTRIAL



425 N WASHBURN STREET OSHKOSH, WI

- Well-located office/flex property
- Excellent exposure from Interstate 41
- Portions of building could easily be re-purposed to warehouse/distribution, light industrial, or retail
- Abundant parking

LEASE RATE	\$9.50/SF NNN
BUILDING SIZE	24,360 SF
LOT SIZE	10.26 Acres

GREG LANDWEHR 920.560.5037 AMY PFEFFERLE OELHAFEN 920.560.5009



CLICK HERE TO VIEW ALL OUR LISTINGS AT: naipfefferle.com



MORE DOLLAR GENERAL LISTINGS AVAILABLE IN:

- CECIL
- GILMAN
- MOUNTAIN
- WINCHESTER

PLEASE CALL FOR MORE INFORMATION



NEW LISTING



PRICE REDUCED

991 STATE ROAD 13 BIG FLATS, WI

• Dollar General investment opportunity	SALE PRICE	\$1,504,868
• 1.30 acres	CAP RATE	5.30%
• Built in 2023	BUILDING SIZE	9,100 SF
• 15 years initial lease term		
• \$79,758 annual rent		
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

111 FREDONIA AVENUE FREDONIA, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,927,272
• 1.06 acres	CAP RATE	5.50%
• Built in 2023	BUILDING SIZE	9,100 SF
• 15 years initial lease term		
• \$105,999.96 annual rent		
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

405 W MAIN STREET LA FARGE, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,722,906
• 1.2 acres	CAP RATE	5.30%
• Built in 2023	BUILDING SIZE	9,100 SF
• 15 years initial lease term		
• \$91,314 annual rent		
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

500 EAST WALNUT STREET GREEN BAY, WI

• Multi-tenant office investment or owner occupied in the heart of downtown Green Bay	SALE PRICE	\$650,000
• Current tenants are Walgreens Home Medical, ADL Monitoring Solutions, Riedi Hearing Services and A-1 Insurance Services	BUILDING SIZE	12,500 SF
	LOT SIZE	159' x 132'

JAMES WHEELER, CCIM 920.560.5093

4455 STEWART AVENUE WAUSAU, WI

• Investment property - warehouse distribution center	SALE PRICE	\$960,000
• Located in the business district near Wausau West Business Park	CAP RATE	7.5%
• Long-term tenant with NNN lease	BUILDING SIZE	11,890 SF
• Easy access & high visibility from Hwy 29		

ARK RHOWMINE 715.297.1953

600 N KOELLER STREET OSHKOSH, WI

• Medical/office investment building	SALE PRICE	\$1,602,000
• Prime retail area with high traffic counts		\$1,592,000
• Highly visible location with tremendous access, dense residential and commercial tenants and hospitals in the vicinity	CAP RATE	6.5%
• Tenant: Nova Medical Centers	BUILDING SIZE	4,765 SF

ADAM FIGURIN 920.560.5076 TOM FISK 920.560.5090





1580 MID VALLEY DRIVE DE PERE (TOWN OF LAWRENCE), WI

- Class A office building with 3 stories
- Built in 2000; steel frame construction
- Large cafeteria on 3rd floor
- Attached garage area with 2 drive-thru lanes, 4 overhead doors, and floor trench sewer drains

SALE PRICE	\$6,000,000
BUILDING SIZE	52,000 SF
LOT SIZE	8.46 Acres

JAMES WHEELER, CCIM 920.560.5093



1100 EMPLOYERS BOULEVARD DE PERE, WI

- Join Humana in a Class A corporate office facility; never offered previously
- Beautifully manicured grounds
- Unbelievably below market rate
- Excellent access to restaurants & hotels
- 10 min. to Austin Straubel Intl. Airport

LEASE RATE	\$8/SF NNN
NNN CHARGES	\$5.50/SF including utilities
AVAILABLE SPACE	3,000 - 12,000 SF

TOM FISK 920.560.5090 ADAM MEYERS 920.560.5091



300 PATRIOT DRIVE LITTLE CHUTE, WI

- Class A, multi-tenant office building
- Located in Schumacher Business Park
- Excellent visibility and access to I-41
- Many shared amenities
- Option to lease space with furnishings
- 33 parking stalls

LEASE RATE	\$15/SF NNN
AVAILABLE SPACE	2,706 SF
BUILDING SIZE	5,670 SF

ELIZABETH RINGGOLD 920.560.5061 JOHN ROBERTS 920.216.2554



9531 RAYNE ROAD STURTEVANT, WI

- Office space has a private suite entry, but accessed through a main lobby with public restrooms
- Conference room, break room and private bathrooms available, but shared with other tenants in building

LEASE RATE	\$16/SF Modified Net
LAB AREA SPACE	\$1,000 SF
OFFICE SPACE	4,666 SF
VACANT SPACE	1,950 SF

TONY "T.J." MORICE 715.218.2900



627 BAY SHORE DRIVE OSHKOSH, WI

- Multi-tenant, 2-story, creative office building conveniently located near downtown Oshkosh along the Fox River
- On bus line with ample parking, high visibility and high traffic counts
- Building signage available

LEASE RATE	\$10/SF NNN
AVAILABLE SPACE	6,689 SF
YEAR BUILT	1990

TOM FISK 920.560.5090 ELIZABETH RINGGOLD 920.560.5061



885 INDIANHEAD DRIVE MOSINEE, WI

- 3-story office building with flexible options in Central Wisconsin Business Park
- Location convenient to 5 central WI cities
- Overlooks Indianhead Golf Course
- Blocks away from Central WI Airport
- Elevator services all 3 floors

SALE PRICE	\$999,000
BUILDING SIZE	24,000+ SF
LOT SIZE	1.52 Acres

TONY "T.J." MORICE 715.218.2900 JOHN ROBERTS 920.216.2554





4301 W WISCONSIN AVENUE APPLETON, WI

- Premier retail/office space at the Fox River Mall with fantastic I-41 visibility
 - Space features a single-story building with multiple entrances; 18' ceilings
 - Anchor stores include Macy's, Target, JC Penney and Scheels; ample parking
- | | |
|---------------|-------------|
| SALE PRICE | \$6,450,000 |
| BUILDING SIZE | 113,766 SF |
| LOT SIZE | 10.23 Acres |

ELIZABETH RINGGOLD 920.560.5061



4411 W WISCONSIN AVENUE APPLETON, WI

- Newly redeveloped retail center
 - Co-tenant with GolfTec
 - Conveniently located adjacent to the Fox River Mall
 - High traffic counts and great demographics
- | | |
|-----------------|-------------|
| LEASE RATE | \$10/SF NNN |
| AVAILABLE SPACE | 4,307 SF |
| BUILDING SIZE | 46,698 SF |

ELIZABETH RINGGOLD 920.560.5061



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

- 9724 State Hwy 70: ~~\$393,000~~ **\$357,000** » 6,000 SF showroom; 0.42 acres + 0.36 acres back parcel size
 - 9728 State Hwy 70: ~~\$256,000~~ **\$238,000** » 3,200 SF showroom; 0.56 acres
 - Potential to be remodeled
- | | |
|--------------------------------|---------------------------------------|
| SALE PRICE (ALL 3 PROPERTIES) | \$649,000 \$595,000 |
| LEASE RATE (FOR EACH PROPERTY) | \$18/SF NNN |
| ZONED | B-2 Commercial |

TONY "T.J." MORICE 715.218.2900



535 & 575 COMMONS PLACE HOWARD, WI

- Retail space connects to a 168-unit luxury apartment complex; across the street from an 84-unit high end complex
 - Space adaptable to multiple business ventures; minutes away from grocery, restaurants, theaters and more
- | | |
|---------------------------|-------------|
| LEASE RATE | \$14/SF NNN |
| SOUTHERN RETAIL SUITE 535 | 2,915 SF |
| NORTHERN RETAIL SUITE 575 | 2,327 SF |

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076



815 W FULTON STREET WAUPACA, WI

- Waupaca Woods Mall
 - Space 2 & 3 can be combined (7,765 SF)
 - Pylon signage; ample parking
 - Join Catalpa Health, Partnership Community Health Center, Inc. and Waupaca Woods Restaurant
- | | |
|------------|------------|
| LEASE RATE | \$8/SF Net |
| SPACE 1 | 3,465 SF |
| SPACE 2 | 3,500 SF |
| SPACE 3 | 4,265 SF |

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009



2319-2325 NEVA ROAD (AT HIGHWAY 45) ANTIGO, WI

- Antigo Crossing - Pick'n Save Mall
 - Prime location in Antigo's busiest business district
 - Multiple suites and sizes available
 - High traffic area and high visibility with easy access
- | | |
|-----------------|---|
| LEASE RATE | \$9.95/SF NNN \$8.75/SF NNN |
| AVAILABLE SPACE | 1,500 & 2,138 SF |
| BUILDING SIZE | 85,000 SF |

ARK RHOWMINE 715.297.1953





NEW LISTING

2026 & 2029 SCHEURING ROAD DE PERE, WI

- Large development parcel located in the Town of Lawrence, one block from Hemlock Creek Elementary School
- Zoned Agricultural, Agricultural Forest, Undeveloped Land
- Sewer adjacent to site

SALE PRICE	\$9,750,000
LOT SIZE L-166	42.594 Acres
LOT SIZE L-167	38.565 Acres

MARK DENIS, SIOR 920.560.5092



1000 PIONEER DRIVE OSHKOSH, WI

- Unique land opportunity for sale or lease
- On Lake Winnebago and the Fox River
- Once-in-a-lifetime opportunity for a business or private individual
- Great location for a business, providing easy access to area amenities and more

SALE PRICE PARCEL A (6.45 ACRES)	\$2,950,000
SALE PRICE PARCELS A & B (9.60 ACRES)	\$4,450,000
ZONING	Commercial

TOM FISK 920.560.5090 ELIZABETH RINGGOLD 920.560.5061



W AMERICAN DRIVE & CB MENASHA, WI

- Prime highway frontage just west of I-41 and Hwy 10 interchange
- Conceptual plans approved by Village of Fox Crossing
- Sewer & water located at W. American Dr.
- Protective covenants will be established

SALE PRICE	\$745,800
LOT SIZE	3.729 Acres
ZONING	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



INTERSTATE 41 & N RICHMOND ST (HWY 47) APPLETON, WI

- Prime commercial development land on fast growing I-41/N. Richmond St. corridor in the Town of Grand Chute
- Ideal for office/retail development
- Electricity, gas, sewer, telephone, and cable at street

SALE PRICE	\$4-\$10/SF NNN
LOT SIZE	± 1 - 51 Acres
MUNICIPALITY	Town of Grand Chute

GREG LANDWEHR, SIOR 920.560.5037 JOHN ROBERTS, SIOR 920.216.2554



E EVERGREEN DRIVE LITTLE CHUTE, WI

- Development land available on the northeast side of Appleton (Village of Little Chute)
- Located in high-growth area with easy access to I-41 via Ballard Road
- Many professional offices nearby

SALE PRICE	\$480,000
LOT SIZE	3.96 Acres
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



LIND LANE TOWN OF CLAYTON, WI

- Nearly 20 acres of vacant land in a rapidly developing corridor near the Appleton International Airport
- Just north of Hwy 10 & 76 interchange
- Located in Town of Clayton TID #1

SALE PRICE	\$29,500/Acre
LOT SIZE	± 19.612 Acres
PARCEL NUMBER	00600610

NICK SCHMIDT 920.560.5067 TOM FISK 920.560.5090
GREG LANDWEHR, SIOR 920.560.5037





NEW LISTING

3176 HOLMGREN WAY GREEN BAY (ASHWAUBENON), WI

<ul style="list-style-type: none"> Industrial/manufacturing building Portion of large building available Truck dock; 20' high side walls Ample parking Nearby A&J Mechanical Contractors, Inc., Astro Industries Inc., and more 	<table border="1"> <tr> <td>LEASE RATE</td> <td>\$7.50/SF Gross</td> </tr> <tr> <td>AVAILABLE SPACE</td> <td>8,000 SF</td> </tr> <tr> <td>BUILDING SIZE</td> <td>23,000 SF</td> </tr> </table>	LEASE RATE	\$7.50/SF Gross	AVAILABLE SPACE	8,000 SF	BUILDING SIZE	23,000 SF
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BUILDING SIZE	23,000 SF						

MARK DENIS, SIOR 920.560.5092



701 N BLUEMOUND DRIVE GRAND CHUTE, WI

<ul style="list-style-type: none"> Well-located, hard to find, industrial space Available May 18, 2023 Large outdoor yard 2 docks equipped with levelers 1 (12'x14') grade level door 16'-18' ceiling height 	<table border="1"> <tr> <td>LEASE RATE</td> <td>\$4.97/SF Modified Gross</td> </tr> <tr> <td>AVAILABLE SPACE</td> <td>Suite A - 26,000 SF</td> </tr> <tr> <td>BUILDING SIZE</td> <td>± 52,000 SF</td> </tr> </table>	LEASE RATE	\$4.97/SF Modified Gross	AVAILABLE SPACE	Suite A - 26,000 SF	BUILDING SIZE	± 52,000 SF
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GREG LANDWEHR, SIOR 920.560.5037



1810 COFRIN DRIVE GREEN BAY, WI

<ul style="list-style-type: none"> Newly built warehouse located in northeast Green Bay with access to Highway 43 Each unit has 1 small office (15'x11'), overhead door and dock door Ceiling height is 24' at the eave 	<table border="1"> <tr> <td>LEASE RATE</td> <td>\$8.50/SF Gross</td> </tr> <tr> <td>AVAILABLE SPACE</td> <td>5,000 - 35,000 SF</td> </tr> <tr> <td>BUILDING SIZE</td> <td>35,000 SF</td> </tr> </table>	LEASE RATE	\$8.50/SF Gross	AVAILABLE SPACE	5,000 - 35,000 SF	BUILDING SIZE	35,000 SF
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BUILDING SIZE	35,000 SF						

JAMES WHEELER, CCIM 920.560.5093



50 W FERNAU AVENUE OSHKOSH, WI

<ul style="list-style-type: none"> Hard to find industrial space located off Jackson Street (Hwy 76) Industrial building has small amount of first floor and mezzanine office space Opportunity for expansion on north side of building 	<table border="1"> <tr> <td>LEASE RATE</td> <td>\$5.25/SF</td> </tr> <tr> <td>BUILDING SIZE</td> <td>38,350 SF</td> </tr> <tr> <td>LOT SIZE</td> <td>3.78 Acres</td> </tr> </table>	LEASE RATE	\$5.25/SF	BUILDING SIZE	38,350 SF	LOT SIZE	3.78 Acres
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TERESA KNUTH 920.427.9473 **GREG LANDWEHR** 920.560.5037



800 EAST FACTORY STREET SEYMOUR, WI

<ul style="list-style-type: none"> Prime distribution space available for sublease in former FedEx freight facility Perfect for e-commerce or retail fulfillment 40 dock doors Ample outside storage 	<table border="1"> <tr> <td>SUBLEASE RATE</td> <td>\$7.75/SF NNN</td> </tr> <tr> <td>AVAILABLE SPACE</td> <td>10,122 SF</td> </tr> <tr> <td>LOT SIZE</td> <td>11.75 Acres</td> </tr> </table>	SUBLEASE RATE	\$7.75/SF NNN	AVAILABLE SPACE	10,122 SF	LOT SIZE	11.75 Acres
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LOT SIZE	11.75 Acres						

EILEEN POUNDS 404.824.5426



1919 COFRIN DRIVE GREEN BAY, WI

<ul style="list-style-type: none"> 2,000-8,000 SF light industrial space Located in Tower East Industrial Park Close proximity to Interstate 43 Ideal for light manufacturing Multiple overhead doors Building is in good condition 	<table border="1"> <tr> <td>LEASE RATE</td> <td>\$8.50/SF Gross</td> </tr> <tr> <td>AVAILABLE SPACE</td> <td>2,000 - 8,000 SF</td> </tr> <tr> <td>IDEAL FOR</td> <td>Light Manufacturing</td> </tr> </table>	LEASE RATE	\$8.50/SF Gross	AVAILABLE SPACE	2,000 - 8,000 SF	IDEAL FOR	Light Manufacturing
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