

# NAIPfefferle

## FEATURED LISTINGS

JUNE 2023

OFFICE



NEW LISTING

### 515 S 32ND AVENUE WAUSAU, WI

- Office/medical building
- Located near Aspirus Hospital complex and other medical facilities
- Passenger elevator on main and lower level
- 50 parking spaces
- Large, unattached two-car garage

SALE PRICE	\$599,000
BUILDING SIZE	11,340 SF
ACRES	1.23

ARK RHOWMINE 715.297.1953

RETAIL



PRICE REDUCED

### 944 CENTER AVENUE OOSTBURG, WI

- First floor restaurant (seating for 192) and second floor 3BR/2BA apartment
- Restaurant has large 1,000 SF kitchen
- Full basement with office
- Included in sale: restaurant equipment, wares, furniture and delivery vehicle

SALE PRICE	\$649,000 <b>\$646,000</b>
LEASE RATE (RESTAURANT ONLY)	\$5,600/Month
BUILDING SIZE	7,494 SF

DANE CHECOLINSKI 920.344.8732

LAND



NEW LISTING

### 440 NELSON SIDING DRIVE AMHERST, WI

- Prime development land/grain elevator operation
- Excellent location to/from Highway 10 and County B with 10-rail car capacity on the CN line
- High traffic counts on Highway 10

SALE PRICE	\$1,400,000
LOT SIZE	12.40 Acres
ZONED	Commercial

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076

INDUSTRIAL



PRICE REDUCED

### 520 FOREST STREET SHEBOYGAN FALLS, WI

- Manufacturing crane/warehouse building
- 2,380 SF office + additional shop and mezzanine office
- 5.47 acres; room to expand
- Clear ceiling heights (24' in warehouse and crane bay)

SALE PRICE	\$3,950,000 <b>\$3,850,000</b>
LEASE RATE 50,000 SF	\$5-.25 <b>\$5.10/SF</b> NNN
LEASE RATE 20,000-30,000 SF	\$6-.25 <b>\$5.95/SF</b> NNN

JOHN ROBERTS, SIOR 920.216.2554



CLICK HERE TO VIEW ALL OUR LISTINGS AT: [naipfefferle.com](http://naipfefferle.com)





## 200 N DIVISION STREET STEVENS POINT, WI

- 2 office/retail suites available in Northpoint Shopping Mall
- Pylon signage at street and store front
- 162 parking spaces
- Near Starbucks, Noodles & Co., Cold Stone Creamery, McDonalds & more

LEASE RATE	Call broker for details
SUITE G	7,059 SF
SUITE H	7,274 SF

GREG HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061



## 311 FINANCIAL WAY WAUSAU, WI

- Class A office space
- Close to retail, business and medical facilities on the west side of Wausau
- LEED certified building
- Build-out TI assistance of \$20/SF
- Signage on monument; by doors & elevators

LEASE RATE	\$14.95/SF
AVAILABLE SPACE	1,500 SF
PARKING	Ample Paved

TONY "T.J." MORICE 715.218.2900



## 5 INNOVATION COURT APPLETON, WI

- Multi-tenant professional office space
- Divisible down to 4,410 SF
- Prime location, just a half mile east of I-41
- Population of over 230,000 people within a 20-minute drive time
- 450+ parking stalls

SALE PRICE	\$14/SF Gross
AVAILABLE SPACE	4,410 - 73,362 SF
BUILDING SIZE	73,362 SF

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076



## 1420 KRONENWETTER DRIVE KRONENWETTER, WI

- Facility would be ideal for a variety of uses such as medical/vet/flex space
- Interstate 39 visibility
- Large lot
- Radiant in-floor heat with A/C
- Multiple offices with water & cabinets

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

TONY "T.J." MORICE 715.218.2900



## 2009 S MEMORIAL DRIVE APPLETON, WI

- Attractive, newly renovated office building with common conference room
- Easy access to downtown Appleton and Highway 441
- Former medical office building with plumbing throughout

LEASE RATE	\$14/SF Gross
AVAILABLE SPACE	911 SF
BUILDING SIZE	9,582 SF

TERESA KNUTH 920.427.9473



## 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







## 130 MAIN STREET MENASHA, WI

- Retail space (first floor) with luxury apartments above
- Lower level space available
- Building signage available
- Available now for completion with tenant improvements

LEASE RATE	\$14/SF Net
AVAILABLE SPACE	1,033 - 1,305 SF
PARKING	27 stalls

TERESA KNUTH 920.427.9473



## 510 LAKE STREET CASCADE, WI

- Former Cascade School - rare rural find with lots of space
- Would be great home for small business, religious organization, club, conservation, Air BnB or apartments
- 14' overhead door in gym

SALE PRICE	\$549,000
BUILDING SIZE	17,208 SF
ACRES	18.6

DANE CHECOLINSKI 920.344.8732



## 930 KUHN AVENUE WISCONSIN RAPIDS, WI

- Multi-tenant retail/office building in the shadows of Walmart in prime area
- Collection of national tenants: Mattress Firm, Maurice's, Great Clips & more
- Signage on store front and monument at street; 31 parking spaces

LEASE RATE	\$12/SF NNN
SUITE D	948 SF
BUILDING SIZE	11,900

GREG HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061



## 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

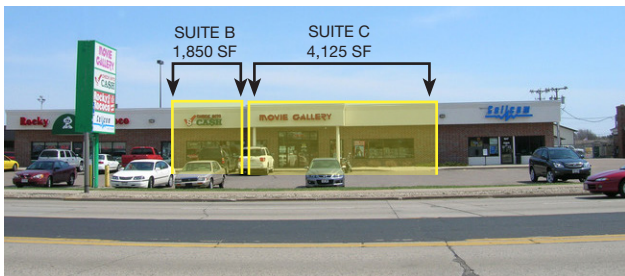


## MOON MARINE N7375 MOSHER DRIVE FOND DU LAC, WI

- Prime flex/retail real estate with fully operating business in Town of Friendship
- 3.97 acres
- 2 large fenced storage areas
- Main building houses retail, showroom and shop areas

SALE PRICE	\$1,650,000
MAIN BUILDING SIZE	14,700 SF
SECOND BUILDING SIZE	7,392 SF

JOHN ROBERTS, SIOR 920.216.2554



## 1841-1847 8TH STREET S WISCONSIN RAPIDS, WI

- Multi-tenant retail/office building
- In front of Pick 'n Save on main thoroughfare
- National tenants nearby including Qdoba, Starbucks, Checker, McDonald's, Pizza Hut, Taco Bell, Aldi & more

LEASE RATE	\$13/SF NNN
SUITE B	1,850 SF
SUITE C	4,125 SF

GREG HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061





LAND LISTINGS

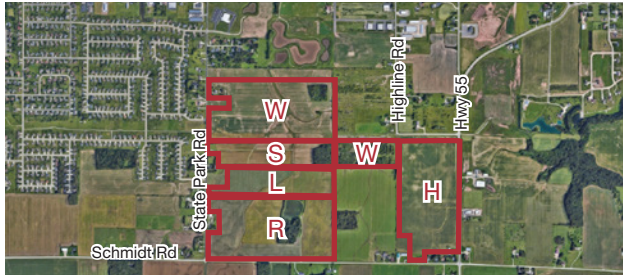


## INTERSTATE 43 CEDAR GROVE, WI

- Cedar Grove Business Park lots
- Wetland delineation and Phase I environmental completed
- Potential uses: industrial, office, retail and commercial
- Intersection of I-43 & STH 32 (Exit 113)

SALE PRICE	Negotiable
LOT SIZE	152 Acres (divisible to 1 Acre)
COVENANTS	Business Park

DANE CHECOLINSKI 920.344.8732



## STATE PARK RD, SCHMIDT RD, HIGHLINE RD HARRISON, WI

- Twelve parcels totaling approx. 326.50 acres near the Harrison Village Center
- Future land zoning is Residential with a Commercial component
- TIF incentives may be available by the Village of Harrison

SEC. W - 98 AC	\$2,450,000
SEC. S - 38.26 AC	\$860,850
SEC. L - 35.84 AC	\$896,000
SEC. R - 78.84 AC	\$1,971,000
SEC. H - 75.50 AC	\$2,642,000

GREG LANDWEHR, SIOR 920.560.5037



## 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



## GOOSE LANE & RIB MOUNTAIN DRIVE WAUSAU, WI

- Proposed 18,500 SF professional building with possible 2nd building in Rib Mountain
- Close to corridor of major retail stores and restaurants
- Easy access to major highways

LEASE RATE	\$19.50/SF NNN
LEASE TERM	48 Months Minimum
LOT SIZE	4.715 Acres

TONY "T.J." MORICE 715.218.2900



## W6651 SCHOOL ROAD GREENVILLE, WI

- Residential development site
- Tremendous opportunity for single family or possibly two-family development
- Hortonville Area School District
- Within minutes of I-41, Appleton Intl. Airport & Greenville Business Park

SALE PRICE	\$2,318,400
LOT SIZE	72.45 Acres
ZONED	Currently Agricultural

GREG LANDWEHR, SIOR 920.560.5037



## HOLLYWOOD ROAD MOSINEE, WI

- Hunter's paradise
- Trout stream (Four Mile Creek) traversing through the northeast section
- Food plot
- Multiple hunting stands
- 3 parcels: 33.36, 35.26 & 37.16 acres

SALE PRICE	\$410,000
LOT SIZE (TOTAL)	105.78 Acres
ZONED	Productive Forest Land & Undeveloped

ARK RHOWMINE 715.297.1953



CLICK HERE TO VIEW ALL OUR LISTINGS AT: [naipfefferle.com](http://naipfefferle.com)





RENDERING - AVAILABLE NOVEMBER 2023



NEW LISTING



RENDERING



NEW LISTING



RENDERING

## N MAYFLOWER DRIVE/W CLAIRMONT DRIVE APPLETON, WI

- New Class A flex industrial building in Grand Chute with high visibility on Hwy 15
- Each 3,000 SF unit will feature a garage door, restroom and small, built-out office
- Great for storage, warehousing, light industrial, showroom and more

LEASE RATE	\$9.95/SF NNN
AVAILABLE SPACE	3,000 - 12,000 SF
BUILDING SIZE	12,000 SF

ELIZABETH RINGGOLD 920.560.5061 TERESA KNUTH 920.427.9473

## W4920 & W4970 HIGHLINE ROAD KAUKAUNA, WI

- New construction, Class A flex industrial building, ideal for storage, warehousing, light industrial, showroom and more
- **W4920:** 3,000 SF; 2 (14'x14') overhead doors; **W4970:** 6,000-12,000 SF; office; 4 (14'x14') overhead doors (avail. 9/1/23)

W4920 LEASE RATE	\$9.50/SF Mod. Gross
W4970 LEASE RATE	\$10/SF Mod. Gross
AVAILABLE SPACE	3,000 - 12,000 SF

TERESA KNUTH 920.427.9473

## 699 N HICKORY FARM LANE APPLETON WI

- Office/warehouse space
- Conveniently located between W. College Ave. and W. Wisconsin Ave.
- 10'x14' grade level door
- 16' clear ceiling height
- Easy access to Interstate 41

LEASE RATE	\$1,200/Month NNN
AVAILABLE SPACE	1,600 SF
OFFICES	2

GREG LANDWEHR, SIOR 920.560.5037

## SOUTH NEENAH AVENUE STURGEON BAY, WI

- New flex industrial building
- 50,000 SF; expandable to 100,000 SF
- Ideal for manufacturing, logistics and warehouse
- Located in Sturgeon Bay Business Park
- Interior build-to-suit

LEASE RATE	Starting at \$7/SF NNN
OFFICE SIZE(S)	Build-to-Suit
BUILDING SIZE	50,000 SF (divisible to 5,000 SF)

EILEEN POUNDS 404.824.5426 TOM FISK 920.560.5090

## 1111 E GRAND AVENUE ROTHSCHILD, WI

- Retail/restaurant/warehouse/flex space
- Key location at Hwy 29/Bus 51 corner
- Height 14'3" - 18'3" bottom of girders
- Mezzanine available
- 2 loading docks
- Ground overhead doors and access

LEASE RATE	\$10.50/SF NNN
AVAILABLE SPACE	Up to 62,116 SF (may be subdivided)
PARKING	150 spaces

TONY "T.J." MORICE 715.218.2900

## 8499 COUNTY TRUNK CR NEWTON, WI

- 12,000-24,000 SF unit for lease beginning Fall 2023
- Ideal for warehousing or manufacturing
- Office space build-to-suit
- 20' clear heights
- Up to 5 docks available per 12,000 SF

LEASE RATE	\$7.50/SF NNN
AVAILABLE SPACE	12,000 - 24,000 SF
BUILDING SIZE	24,000 SF

ADAM MEYERS 920.560.5091





REPRESENTATIVE RENDERING

**DOLLAR GENERAL**

MORE LISTINGS AVAILABLE IN:

- » BIG FLATS
- » FREDONIA
- » LA FARGE
- » WINCHESTER

PLEASE CALL FOR MORE INFORMATION



REPRESENTATIVE RENDERING



REPRESENTATIVE RENDERING



PRICE REDUCED



## 410 N HIGHWAY 22 CECIL, WI

- Dollar General investment opportunity
- 2.30 acres
- Built in 2023
- 15 years initial lease term
- \$99,435 annual rent
- Lease commencement: TBD

SALE PRICE	\$1,807,909
CAP RATE	5.50%
BUILDING SIZE	10,640 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## 1100 E MAIN STREET GILMAN, WI

- Dollar General investment opportunity
- 1.35 acres
- Built in 2023
- 15 years initial lease term
- \$88,740 annual rent
- Lease commencement: TBD

ASKING PRICE	\$1,613,455
CAP RATE	5.50%
BUILDING SIZE	10,640 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## 13809 STATE HIGHWAY 32/64 MOUNTAIN, WI

- Dollar General investment opportunity
- 1.53 acres
- Built in 2023
- 15 years initial lease term
- \$92,385 annual rent
- Lease commencement: TBD

ASKING PRICE	\$1,679,727
CAP RATE	5.50%
BUILDING SIZE	10,640 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## 4455 STEWART AVENUE WAUSAU, WI

- Investment property - warehouse distribution center
- Located in the business district near Wausau West Business Park
- Long-term tenant with NNN lease
- Easy access & high visibility from Hwy 29

SALE PRICE	\$960,000
CAP RATE	7.5%
BUILDING SIZE	11,890 SF

ARK RHOWMINE 715.297.1953

## 600 N KOELLER STREET OSHKOSH, WI

- Medical/office investment building
- Prime retail area with high traffic counts
- Highly visible location with tremendous access, dense residential and commercial tenants and hospitals in the vicinity
- Tenant: Nova Medical Centers

SALE PRICE	\$1,592,000
SALE PRICE	\$1,582,000
CAP RATE	6.5%
BUILDING SIZE	4,765 SF

TOM FISK 920.560.5090 ADAM FIGURIN 920.560.5076

## 1919 COFRIN DRIVE GREEN BAY, WI

- 3 buildings for sale
- Self-storage/light manufacturing
- Located in Tower East Industrial Park
- Close proximity to Interstate 43
- 8,000 SF light industrial building is vacant
- Multiple overhead doors

SALE PRICE	\$1,075,000
BUILDING 1 - STORAGE/LIGHT MANUFACTURING	8,000 SF
BUILDING 2 - SELF STORAGE	2,700 SF
BUILDING 3 - SELF STORAGE	1,240 SF

JAMES WHEELER, CCIM 920.560.5093 TOM FISK 920.560.5090

