

NAIPfefferle

FEATURED LISTINGS

JULY 2023

OFFICE



NEW LISTING

2601 DEVELOPMENT DRIVE BELLEVUE, WI

- Could be built out as professional office space
- Space can be divided; ideal for schools with 9 large classrooms, cafeteria & private offices
- High visibility along Highway 172

LEASE RATE	\$18/SF NNN
AVAILABLE SPACE	Up to 15,179 SF (divisible)
BUILDING SIZE	15,179 SF

JAMES WHEELER 920.560.5093 ADAM MEYERS 920.560.5091

RETAIL



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

LAND



133 WEST CLARK STREET STEVENS POINT, WI

- Great riverfront site that city desires high density residential owner occupied properties (20+ units per acre)
- TID funds may be available in coordination with the city
- 304' direct river frontage

SALE PRICE	\$875,000
LOT SIZE	5.03 acres
ZONED	Business Transaction

GREGORY HEDRICH 608.844.9063 TONY "T.J." MORICE 715.218.2900

INVESTMENT



PRICE REDUCED

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	\$1,612,779
CAP RATE	6.7%
BUILDING SIZE	4,765 SF

TOM FISK 920.560.5090 ADAM FIGURIN 920.560.5076



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



600 S NICOLET DRIVE APPLETON, WI

- Professional office space with excellent visibility and access to/from Interstate 41
- Space has a good mix of private offices, open area for work stations with many windows providing natural light
- Attached 3-car, drive-thru garage

LEASE RATE	\$18.30/SF Gross
BUILDING SIZE	11,248 SF
PARKING	104 spaces

ELIZABETH RINGGOLD 920.560.5061



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



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



NEW LISTING

759 S ST. AUGUSTINE STREET PULASKI, WI

- Dental/medical building located on one of the busiest streets in Pulaski
- Pylon and building signage
- Ample parking
- Lower level break room
- Great demographics

SALE PRICE	\$299,000
BUILDING SIZE	1,782 SF
ACRES	1.26

ELIZABETH RINGGOLD 920.560.5061



NEW LISTING

1818 E WISCONSIN AVENUE APPLETON, WI

- Well-equipped office space on main floor
- Located in high traffic corridor on Valley Transit bus route
- Within minutes of Interstate 41, shopping and dining
- Abundant parking

LEASE RATE	\$750/Month Gross
AVAILABLE SPACE	830 SF
BUILDING SIZE	20,706 SF

GREG LANDWEHR, SIOR 920.560.5037



NEW LISTING

1500 N CASALOMA DRIVE APPLETON, WI

- Multi-tenant Class A office space just north of the Fox River Mall
- Newly remodeled with excellent signage
- Shared large conference room/training room
- Ample parking

LEASE RATE	\$16/SF Gross
SUITE 1	850 SF
SUITE 2	910 SF
SUITE 3	1,311 SF

ELIZABETH RINGGOLD 920.560.5061





2700 CROOKS AVENUE KAUKAUNA, WI

- Class A medical office building recently updated on interior and exterior
- Tenant Forefront Dermatology occupies 6,000 SF
- Excellent location on a busy intersection with high visibility and ample parking

SALE PRICE	\$2,400,000
BUILDING SIZE	12,500 SF
LOT SIZE	4.50 acres

TOM FISK 920.560.5090 ADAM FIGURIN 920.560.5076



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



2009 S MEMORIAL DRIVE APPLETON, WI

- Newly renovated office building
- Common conference room
- Former medical office building; plumbing throughout
- Easy access to downtown Appleton and Highway 441

LEASE RATE FIRST FLOOR 911 SF	\$15/SF Gross
LEASE RATE LOWER LEVEL 5,000 SF	\$12/SF Gross

TERESA KNUTH 920.560.5077



1400 MERRILL AVENUE WAUSAU, WI

- Attractive, Class A office building
- Main level: reception area, 3 conference rooms, 1 office, file storage, utility & IT room and a break room/kitchen area
- 2nd level: 3 executive office suites, 6 private offices, 9 cubicles & work alcoves

SALE PRICE	\$1,395,000
BUILDING SIZE	8,750 SF
PARKING	21 spaces

ARK RHOWMINE 715.297.1953



1350 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

- Multi-tenant office/retail space
- Easy access and excellent visibility to American Drive and Highway 10
- Rapidly growing area
- Raw space to be built out
- TI dollars available

LEASE RATE	\$14/SF NNN
AVAILABLE SPACE	1,800 SF
SIGNAGE	Pylon

NICK SCHMIDT 920.560.5070



48 JEWELERS PARK DRIVE NEENAH, WI

- Class A office space located within Jewelers Mutual professional office park
- Great for professional services or medical office
- Office furniture available
- Ample parking

LEASE RATE	\$16/SF Gross
AVAILABLE SPACE	3,000 - 18,000 SF
BUILDING SIZE	18,000 SF

ELIZABETH RINGGOLD 920.560.5061 TERESA KNUTH 920.427.9473





HIGHWAY 45 & NORTH AVENUE ANTIGO, WI

- Multiple parcels grouped for development
- Highway 45 corner visibility
- Across the road from a county fairground
- Nationwide chain stores nearby

SALE PRICE	\$149,000 \$99,000
LOT SIZE	3.194 acres
ZONED	B-3 General Commercial

TONY "T.J." MORICE 715.218.2900



OLD HIGHWAY 18 STEVENS POINT (TOWN OF HULL), WI

- Prime development site with quick access to many conveniences and services
- Property currently farmed with irrigation; appears to have excellent soil conditions for development

SALE PRICE	\$1,120,000 \$796,000
LOT SIZE	40 acres
PARCEL #	020-24-0836-09

GREGORY HEDRICH 608.844.9063 TONY "T.J." MORICE 715.218.2900



W5297 HIGHWAY 114 VILLAGE OF HARRISON, WI

- Redevelopment site well-located on Highway 114 and State Park Road
- Future land use is Single Family Residential, but Commercial zoning is likely supported
- Seller will consider land contract financing

SALE PRICE	\$435,000
LOT SIZE	4.5 acres
PARCEL NO.	40132 & 40138

GREG LANDWEHR, SIOR 920.560.5037



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



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



1204 W BRIDGE STREET WAUSAU, WI

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

SALE PRICE	\$495,000
LEASE RATE	Up to \$19.00/SF NNN
LOT SIZE	1.4 acres

TONY "T.J." MORICE 715.218.2900



PRICE REDUCED

520 FOREST STREET SHEBOYGAN FALLS, WI

• Manufacturing crane/warehouse building	SALE PRICE	\$3,950,000
• 2,380 SF office + additional shop and mezzanine office		\$3,650,000
• 5.47 acres; room to expand	LEASE RATE	\$5.25 \$5.10/SF
• Clear ceiling heights (24' in warehouse and crane bay)	50,000 SF	NNN
	LEASE RATE	\$6.25 \$5.95/SF
	20,000-30,000 SF	NNN

JOHN ROBERTS, SIOR 920.216.2554



PRICE REDUCED

N5718 COUNTY ROAD M PLYMOUTH, WI

• Industrial/shop space	SALE PRICE	\$950,000
• 1.92 acres; zoned B-1 (Business)		\$899,000
• 3,416 SF mezzanine	LEASE RATE	\$5.95/SF NNN
• 3 (12'x12') overhead doors		
• 18' clear ceiling height in main building; 11.5' in addition	BUILDING SIZE	13,120 SF

DANE CHECOLINSKI 920.344.8732



701 N BLUEMOUND DRIVE GRAND CHUTE, WI

• Well-located, hard to find, industrial space	LEASE RATE	\$4.97/SF
• Available May 18, 2023		Modified Gross
• Large outdoor yard	AVAILABLE SPACE	Suite A - 26,000 SF
• 2 docks equipped with levelers		
• 1 (12'x14') grade level door	BUILDING SIZE	± 52,000 SF
• 16'-18' ceiling height		

GREG LANDWEHR, SIOR 920.560.5037



4455 STEWART AVENUE WAUSAU, WI

• Well-maintained, Class B, warehouse/distribution center	SALE PRICE	\$960,000
• Located in the business district near the Wausau West Business Park	CAP RATE	7.5%
• Long-term tenant with NNN lease		
• 2,273 SF office & 9,617 SF warehouse	BUILDING SIZE	11,890 SF

ARK RHOWMINE 715.297.1953



3300 MEDALIST DRIVE OSHKOSH, WI

• Warehouse/light manufacturing/flex space	LEASE RATE	\$5.25-\$10/SF
• Able to accommodate heavy-duty equipment and machinery		NNN
• 6 loading docks; 4 drive-in doors	AVAILABLE SPACE	Up to 142,454 SF
• Bridge cranes	PARKING	156 spaces

JONATHAN GLASSCO 920.560.5078 **GREG LANDWEHR** 920.560.5037



NEW LISTING

200 PAPER PLACE KRONENWETTER, WI

• Unique opportunity with property situated in a park-like setting	SALE PRICE	\$1,250,000
• Ideal for office, warehouse or flex space	LEASE RATE	\$6/SF NNN
• Easy access to I-39, Central Wisconsin Airport and Wausau Metro area		
• Located in TIF District	BUILDING SIZE	14,028 SF

TONY "T.J." MORICE 715.218.2900





13029 DEER PARK ROAD MANITOWISH WATERS, WI

• White Oak Grill, lodge and pool	SALE PRICE	\$3,499,000
• 4,000 SF dining & banquet room; divisible into 3 dining rooms	WHITE OAK GRILL BUILDING SIZE	13,000 SF
• 200-250 dining/banquet seating capacity	POOL COMPLEX (HEATED POOL)	10,000 SF building
• Located on Manitowish Lake with lake front docks		

ARK RHOWMINE 715.297.1953 TOM FISK 920.560.5090



1111 E GRAND AVENUE ROTHSCHILD, WI

• Retail/restaurant/warehouse/flex space	LEASE RATE	\$10.50/SF NNN
• May be subdivided	AVAILABLE SPACE	Up to 62,116 SF
• Key location at Highway 29/Business 51 exit corner	PARKING	150 spaces
• Height 14'3" - 18'3" bottom of girders		
• 2 loading docks; mezzanine available		

TONY "T.J." MORICE 715.218.2900



W6483 DESIGN DRIVE GREENVILLE, WI

• Retail/office space available in the Greenville Business Park	SUBLEASE RATE	\$9.04/SF NNN
• Great location for retail stores, industrial companies and other commercial services	AVAILABLE SPACE	Unit B 6,000 SF
• Highly visible location with tremendous accessibility	PARKING	126 spaces

ADAM FIGURIN 920.560.5076



2150 S MEMORIAL DR & 811 LYNCH AVE APPLETON, WI

• Retail/flex opportunity	SALE PRICE	\$865,000
• 2150 S Memorial: 5,562 SF flex building; 2,538 SF showroom; 3,024 SF shop	2150 S MEMORIAL	5,562 SF
• 811 Lynch Ave: 2,214 SF retail building, currently home to Mountain Bay scuba shop	811 LYNCH AVE	2,214 SF

JONATHAN GLASSCO 920.560.5078



MOON MARINE N7375 MOSHER DRIVE FOND DU LAC, WI

• Prime flex/retail real estate with fully operating business in Town of Friendship	SALE PRICE	\$1,650,000
• 3.97 acres	MAIN BUILDING SIZE	14,700 SF
• 2 large fenced storage areas	SECOND BUILDING SIZE	7,392 SF
• Main building houses retail, showroom and shop areas		

JOHN ROBERTS, SIOR 920.216.2554



510 LAKE STREET CASCADE, WI

• Former Cascade School - rare rural find with lots of space	SALE PRICE	\$549,000
• Ideal for small business, religious organization, club, conservation, Air BnB or apartments	BUILDING SIZE	17,208 SF
• 14' overhead door in gym	LOT SIZE	18.6 acres

DANE CHECOLINSKI 920.344.8732





NOTE: REPRESENTATIVE RENDERINGS ONLY



991 STATE ROAD 13 BIG FLATS, WI
8519 S. LOOP ROAD LARSEN (WINCHESTER), WI

Portfolio of 2 Dollar General's 100% occupied	SALE PRICE	\$2,861,343
BIG FLATS, WI Built in 2023; 1.30 AC 9,100 SF	LARSEN, WI Built in 2022; 1.50 AC 10,640 SF	CAP RATE 6.25%
		LEASE NNN Lease(s)

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



NOTE: REPRESENTATIVE RENDERINGS ONLY



111 FREDONIA AVENUE FREDONIA, WI
1100 E MAIN STREET GILMAN, WI

Portfolio of 2 Dollar General's 100% occupied	SALE PRICE	\$3,115,840
FREDONIA, WI Built in 2023; 1.06 AC 9,100 SF	GILMAN, WI Built in 2023; 1.35 AC 10,640 SF	CAP RATE 6.25%
		LEASE Absolute NNN Lease(s)

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



NOTE: REPRESENTATIVE RENDERING ONLY

13089 STATE HIGHWAY 32/64 MOUNTAIN, WI
410 N HIGHWAY 22 CECIL, WI

Portfolio of 2 Dollar General's 100% occupied	SALE PRICE	\$3,069,120
MOUNTAIN, WI Built in 2023; 1.30 AC 10,640 SF	CECIL, WI Built in 2023; 2.30 AC 10,640 SF	CAP RATE 6.25%
		LEASE Absolute NNN Lease(s)

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



NOTE: REPRESENTATIVE RENDERINGS ONLY

630 CAPELLA STREET ADAMS, WI
27980 263RD AVENUE HOLCOMBE, WI

Portfolio of 2 Dollar General's 100% occupied	SALE PRICE	\$3,032,880
ADAMS, WI Built in 2023; 1.24 AC 10,640 SF	HOLCOMBE, WI Built in 2023; 1.15 AC 10,640 SF	CAP RATE 6.25%
		LEASE Absolute NNN Lease(s)

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



NOTE: REPRESENTATIVE RENDERINGS ONLY

4610 KELLNER ROAD LAKE WAZEECHA, WI
630 CAPELLA STREET ADAMS, WI

Portfolio of 2 Dollar General's 100% occupied	SALE PRICE	\$2,987,040
WAZEECHA, WI Built in 2023; 1.59 AC 10,640 SF	ADAMS, WI Built in 2023; 1.24 AC 10,640 SF	CAP RATE 6.25%
		LEASE Absolute NNN Lease(s)

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



NOTE: REPRESENTATIVE RENDERINGS ONLY



405 W, MAIN STREET LAFARGE, WI
8519 S. LOOP ROAD LARSEN (WINCHESTER), WI

Portfolio of 2 Dollar General's 100% occupied	SALE PRICE	\$3,046,239
LA FARGE, WI Built in 2023; 1.20 AC 9,100 SF	LARSEN, WI Built in 2022; 1.50 AC 10,640 SF	CAP RATE 6.25%
		LEASE NNN Lease(s)

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

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200 E. Washington Street
Suite 2A
Appleton, WI 54911
920.968.4700

960 Hansen Road
Green Bay, WI 54304
920.884.5000

3414 Mill Road
Sheboygan, WI 53083
920.783.6330

327 N. 17th Avenue
Suite 303
Wausau, WI 54401
715.261.2922