

# NAI Pfefferle

## FEATURED LISTINGS

SEPTEMBER 2023

OFFICE



PRICE REDUCED

### 402 N 28TH AVENUE WAUSAU, WI

- Class B+ medical/office/financial services building with drop-off overhang
- ADA access and elevator
- 100 feet of frontage on 28th Avenue
- Well-maintained with shop abilities in lower level; also garage storage area

SALE PRICE	\$1,190,000 <b>\$999,950</b>
LEASE RATE	\$16.95/SF <b>\$13.95/SF NNN</b>
BUILDING SIZE	6,400 SF (3,200 SF Upper & 3,200 Lower)

TONY "T.J." MORICE 715.218.2900

RETAIL



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### 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

LAND



### SCHOOL ROAD/JULIUS DRIVE GREENVILLE, WI

- Prime residential development site
- Water and sewer services available
- Hortonville School District
- Within minutes of Appleton International Airport, Interstate 41, shopping, dining and lodging

SALE PRICE	\$19,900/acre
LOT SIZE	± 73 acres
ZONED	Currently Agricultural

TERESA KNUTH 920.427.9473 GREG LANDWEHR, SIOR 920.560.5037

INDUSTRIAL



### 4930 & 4940 HAYES AVENUE PLOVER, WI

- Industrial food storage and production facility with 2 high-capacity freshwater wells and 14 loading docks
- Property serviced by 2 Canadian National Railroad spurs
- Full perimeter fencing with gated access

LEASE RATE	\$4.85-\$10/SF NNN
AVAILABLE SPACE	30,000 SF - 137,000 SF
TOTAL SIZE (5 BUILDINGS)	252,000 SF

JONATHAN GLASSCO 920.205.4849 GREG LANDWEHR, SIOR 920.560.5037



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



## 50 W FERNAU AVENUE OSHKOSH, WI

- 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

LEASE RATE	\$5.25/SF NNN
BUILDING SIZE	38,830 SF
LOT SIZE	3.78 Acres

GREG LANDWEHR, SIOR 920.560.5037 TERESA KNUTH 920.427.9473



## 675 E ALLMAN STREET MEDFORD, WI

- Well-maintained industrial/warehouse facility with 15 dock doors, a maintenance shop, in-ground conveyor and/or utilities channel, large truck/trailer yard along with a sprinkler system in the entire facility

LEASE RATE	\$2.95 - \$4.25/SF (depending on space & term)
AVAILABLE SPACE	10,000-55,198 SF
BUILDING SIZE	55,198 SF

TONY "T.J." MORICE 715.218.2900



## 2420 N LOCUST STREET APPLETON, WI

- Light industrial/flex space
- Excellent access to/from Interstate 41
- Reception area with private offices and flex space
- On-site parking
- 8'x10' grade level overhead door

LEASE RATE	\$6.50/SF NNN
BUILDING SIZE	3,750 SF
ACRES	0.20

ELIZABETH RINGGOLD 920.560.5061



## 2300 NORTHRIDGE DRIVE KAUKAUNA, WI

- Industrial/manufacturing building
- Located in the City of Kaukauna Industrial Park
- Close to Interstate 41
- 6,192 SF office
- 1 loading dock

LEASE RATE	\$6.25/SF NNN
AVAILABLE SPACE	32,192 SF
TOTAL SIZE (2 BUILDINGS)	32,192 SF

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR, SIOR 920.560.5037



## 1740 COFRIN DRIVE GREEN BAY, WI

- Class A warehouse
- Easy Interstate 43 access
- Shared office/restroom
- Overhead doors & exterior truck docks
- 26' clear ceiling
- Security system and fencing

LEASE RATE	\$8.50/SF Gross
SUITE 1	8,000 SF
SUITE 2	12,000 SF (1,920 SF office)
SUITE 3	5,000 SF

JAMES WHEELER, CCIM 920.560.5093



## W4970 HIGHLINE ROAD KAUKAUNA, WI

- New construction, Class A flex industrial building
- Each 6,000 SF unit will feature a 13.5'x18' office (243 SF), two restrooms, four 14'x14' overhead doors and four floor drains

LEASE RATE	\$10/SF Mod. Gross
AVAILABLE SPACE	6,000 SF - 12,000 SF
BUILDING SIZE	12,000 SF

TERESA KNUTH 920.427.9473



REPRESENTATIVE RENDERING

**DOLLAR GENERAL**

MORE LISTINGS AVAILABLE IN:

- » CLEVELAND
- » SAXEVILLE

PLEASE CALL FOR MORE INFORMATION



REPRESENTATIVE RENDERING



REPRESENTATIVE RENDERING



## 1730 MAPLE ROAD RUDOLPH, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,454,640
• 1.70 acres	CAP RATE	6.25%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$90,915 annual rent		
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## W2883 GRANTON ROAD GRANTON, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,798,216
• 1.80 acres	CAP RATE	6.25%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$112,388.52 annual rent		
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## 100 DEPOT ROAD THERESA, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,916,266
• 1.50 acres	CAP RATE	6.00%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$114,975.96 annual rent		
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## CONFIDENTIAL-RESTAURANT/SUPPER CLUB WAUSAU, WI

• Well-established restaurant/supper club located in Central Wisconsin	SALE PRICE	\$1,699,000
• Sale includes: real estate, restaurant/bar equipment, trade name, all licenses, menu and recipes; Non-Disclosure Agreement with prequalified financial approval required	CAP RATE	8.00%
	SEATING	Dining: 130 Banquette: 150 Lounge: 140

ARK RHOWMINE 715.297.1953

## 3400 PACKERLAND DRIVE DE PERE, WI

• Great investment opportunity with high caliber tenants in place	SALE PRICE	\$4,150,000
• 4.19 acres; extra acreage available	CAP RATE	6.00%
• 2 dock doors; 1 grade door	BUILDING SIZE	39,677 SF
• 24' clear height		
• 58 parking spaces		

ADAM MEYERS 920.560.5091

## 2220 & 2222 GRAND AVENUE WAUSAU, WI

• Investment property for sale: retail site with two suites	SALE PRICE	\$459,000
• Long term renewable leases	CAP RATE	7.60%
• 3,768 SF retail space	BUILDING SIZE	4,699 SF
• 931 SF storage		
• 0.4160 Acres		

ARK RHOWMINE 715.297.1953 DANE CHECOLINSKI 920.344.8732

LAND LISTINGS

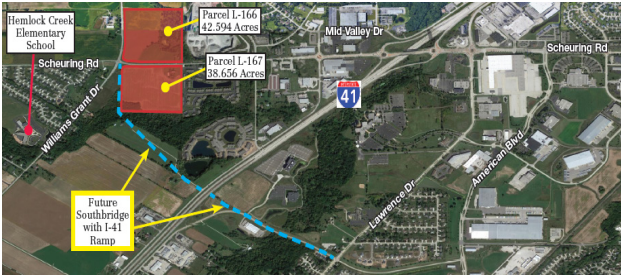


## COMMERCIAL LOTS OFF HIGHWAY 29 ABBOTSFORD, WI

- Clark County parcels: 2.86 AC, 1.38 AC, 14.0 AC & 9.25 AC
- Marathon County parcels: 2.54 AC (pending offer), 1.56 AC (pending offer) and 4.70 AC
- Flexibility on development options

SALE PRICE	\$5,000/acre (with a value of \$60K with incentives for the right development)
LOT SIZE	Various

TONY "T.J." MORICE 715.218.2900

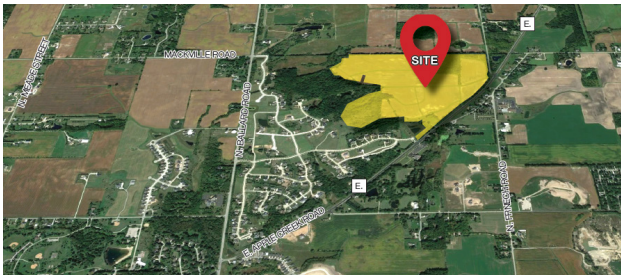


## 2026 & 2029 SCHEURING ROAD DE PERE, WI

- 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



## 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

GREG LANDWEHR, SIOR 920.560.5037 JONATHAN GLASSCO 920.560.5078



## LOT 4 SNOWFLAKE LANE WAUSAU (RIB MOUNTAIN), WI

- Excellent office or multi-housing site just off Hummingbird Road (frontage road to I-39)
- Close to corridor of major retail stores and restaurants
- Easy access to major highways

SALE PRICE	\$566,169 \$389,900
LOT SIZE	7.42 acres
ZONED	Suburban Office

TONY "T.J." MORICE 715.218.2900



## 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/AC \$22,000/AC
LOT SIZE	± 19.612 acres
ZONED	B-1 Local Service Business District

NICK SCHMIDT 920.560.5067 TOM FISK 920.560.5090  
GREG LANDWEHR, SIOR 920.560.5037



## 2011 26TH STREET NORTH WISCONSIN RAPIDS, WI

- Development possibilities on this Highway 54 frontage property: day care center, overnight lodging, restaurant, convenience store, vehicle fuel station, retail center(s), health care clinic, funeral home, mixed-use development & more

SALE PRICE	\$349,500 (\$30,391.30/AC)
LOT SIZE	11.5 acres
ZONED	B-2 General Commercial

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



## 601 OREGON STREET OSHKOSH, WI

- 7,480 - 22,480 SF office space available in downtown Oshkosh on the corner of 6th Avenue and Oregon Street
  - Adjacent to City's South Shore Redevelopment area
  - Easy access to Interstate 41
- |                 |  |
|-----------------|--|
| LEASE RATE      | \$11-\$15/SF NNN   |
| AVAILABLE SPACE | 7,480 SF (lower level)<br>7,480 SF (1st floor)<br>7,480 SF (2nd floor) |
| BUILDING SIZE   | 22,480 SF  |

ADAM MEYERS 920.560.5091 TOM FISK 920.560.5090



## 201 E BIRCH STREET BLACK CREEK, WI

- Former turn-key day care located inside Immanuel Lutheran Church
  - Possible office space
  - All furniture, fixtures and equipment included
  - Located near Highways 47 and 54
- |                 |                   |
|-----------------|-------------------|
| LEASE RATE      | \$2,600/Month NNN |
| AVAILABLE SPACE | 3,000 SF          |
| PARKING         | Ample             |

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    | \$5,700,000 |
| BUILDING SIZE | 52,000 SF   |
| LOT SIZE      | 8.46 acres  |

JAMES WHEELER, CCIM 920.560.5093



## 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



## 5600 W GRANDE MARKET DRIVE APPLETON, WI

- Multi-tenant office building
  - Located just west of the Fox River Mall within a beautiful office park
  - Ample parking
  - Excellent building signage and monument sign
- |                 |                   |
|-----------------|-------------------|
| LEASE RATE      | \$4,100/Month NNN |
| AVAILABLE SPACE | 3,000 SF          |
| BUILDING SIZE   | 17,670 SF         |

ELIZABETH RINGGOLD 920.560.5061



## 1100 EMPLOYERS BOULEVARD DE PERE, WI

- Join Humana in a Class A corporate office facility
  - Walking trail
  - Excellent access to restaurants & hotels
  - Parking 5/1,000
  - 10 min. to Austin Straubel Int'l Airport
- |                 |                               |
|-----------------|-------------------------------|
| LEASE RATE      | \$8/SF NNN                    |
| NNN CHARGES     | \$5.50/SF including utilities |
| AVAILABLE SPACE | 3,000 SF - 120,000 SF         |

TOM FISK 920.560.5090 ADAM MEYERS 920.560.5091

RETAIL/OFFICE LISTINGS



## 2205 FOREST AVENUE TWO RIVERS, WI

• Class B retail/office building	SALE PRICE	\$595,000
• Located in Downtown Business District		
• Site is 24,899 square feet	BUILDING SIZE	9,378 SF
• 26 parking stalls		
• Front vestibule with elevator service	ZONED	B2-Business Two
• 120/208 three phase power		

**JAMES WHEELER, CCIM** 920.560.5093



## 1554 S COMMERCIAL STREET NEENAH, WI

• Retail/office space	LEASE RATE	\$12/SF NNN
• High traffic counts - 16,500 vehicles per day traveling on Bell Street		
• Located in the Mahler Shops	AVAILABLE SPACE	Suite 1 1,516 SF
• Close to Pick 'n Save, McDonald's, and Subway	PARKING	Abundant shared

**ELIZABETH RINGGOLD** 920.560.5061



## 930 KUHN AVENUE WISCONSIN RAPIDS, WI

• Multi-tenant retail/office building	LEASE RATE	\$12/SF NNN
• Located in front of Walmart supercenter		
• On main thoroughfare with 8th St/Hwy 13 frontage	SUITE C AVAILABLE SPACE	1,177 SF
• Signage on store front and monument at street	BUILDING SIZE	11,900 SF

**GREGORY HEDRICH** 608.844.9063 **ELIZABETH RINGGOLD** 920.560.5061



## 4240 JUDDVILLE ROAD FISH CREEK, WI

• Rare opportunity to own or lease former Villagio's Italian restaurant	SALE PRICE	\$567,500
• Two-story building built in 1900		
• 1.17 acres	LEASE RATE	\$18/SF NNN
• Commercial kitchen, indoor/outdoor patio; small retail shop on property included	BUILDING SIZE	2,175 SF

**TOM FISK** 920.560.5090 **EILEEN POUNDS** 404.824.5426



## 133 E COLLEGE AVENUE APPLETON, WI

• Unique opportunity for creative retail/office space in downtown Appleton	SALE PRICE	\$700,000 \$675,000
• 1 block away from Lawrence University		
• Built out lower level with an additional 3,000 SF	AVAILABLE SPACE	3,000 SF
• Daily traffic counts of 13,700	LOT SIZE	0.071 acres

**ADAM FIGURIN** 920.560.5076



## WHITE OAK GRILL, LODGE & POOL MANITOWISH WATERS, WI

• Located on Manitowish Lake as part of the Chippewa Retreat Condo Assoc.	SALE PRICE	\$3,499,000
• Dining & banquet area is 4,500 SF, divisible into 3 dining rooms with seating capacity for 200-250	WHITE OAK GRILL BUILDING SIZE	13,000 SF
• Easily accessible by land or water	POOL COMPLEX	10,000 SF bldg; heated outdoor pool

**ARK RHOWMINE** 715.297.1953 **TOM FISK** 920.560.6090

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