

NAI Pfefferle

FEATURED LISTINGS

OCTOBER 2023

OFFICE



915 INDIANHEAD DRIVE MOSINEE, WI

- Class A professional office building
- Located in the Mosinee Business Park
- Covered valet canopy
- 20 professional offices, 2 conference rooms
- Possible use as office/warehouse/distribution

SALE PRICE	\$1,220,000 \$850,000
BUILDING SIZE	6,712 SF
LOT SIZE	1.479 Acres

ARK RHOWMINE 715.297.1953

RETAIL



2205 FOREST AVENUE TWO RIVERS, WI

- Class B office/retail building
- Located in Downtown Business District
- Site is 24,899 square feet
- 26 parking stalls
- Front vestibule with elevator service
- 120/208 three phase power

SALE PRICE	\$595,000
BUILDING SIZE	9,376 SF
ZONED	B2-Business Two

JAMES WHEELER, CCIM 920.560.5093

LAND



2881 OMRO ROAD OSHKOSH, WI

- One of the last large parcels available for development in the area
- Seller may consider dividing
- Property will be serviced by the Town of Algoma regional storm water pond and therefore, fully developable

SALE PRICE	\$4,508,460 (\$4.50/SF)
LOT SIZE	± 23 acres
TRAFFIC COUNTS	17,600 VPD (Hwy 21)

GREG LANDWEHR, SIOR 920.560.5037

INDUSTRIAL



3327 HORIZON DRIVE SHEBOYGAN, WI

- Warehouse/manufacturing; well-located in South Pointe Enterprise Center
- Zoned Suburban Industrial
- 28' to 34' clear height
- Foreign trade zone #41
- Office build-out possible

LEASE RATE	\$5.75/SF NNN
BUILDING SIZE	100,800 SF (divisible to 30,000)
LOT SIZE	14.7 acres

DANE CHECOLINSKI 920.344.8732 TOM FISK 920.560.5090



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



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



W4970 HIGHLINE ROAD KAUKAUNA, WI

• New construction, Class A flex industrial building	LEASE RATE	\$10/SF Mod. Gross
• 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	AVAILABLE SPACE	6,000 SF - 12,000 SF
	BUILDING SIZE	12,000 SF

TERESA KNUTH 920.427.9473



520 FOREST STREET SHEBOYGAN FALLS, WI

• Manufacturing crane/warehouse building	SALE PRICE	\$3,950,000 \$3,185,000
• 2,380 SF office + additional shop and mezzanine office	LEASE RATE	\$5-25
• 5.47 acres; room to expand	50,000 SF	\$5.10/SF NNN
• Clear ceiling heights (24' in warehouse and crane bay)	LEASE RATE	\$6-25
	20,000-30,000 SF	\$5.95/SF NNN

JOHN ROBERTS, SIOR 920.216.2554



1740 COFRIN DRIVE GREEN BAY, WI

• Class A warehouse	LEASE RATE	\$8.50/SF Gross
• Easy Interstate 43 access	SUITE 1	8,000 SF
• Shared office/restroom	SUITE 2	12,000 SF (1,920 SF office)
• Overhead doors & exterior truck docks	SUITE 3	5,000 SF
• 26' clear ceiling		
• Security system and fencing		

JAMES WHEELER, CCIM 920.560.5093



4317 STEWART AVENUE WAUSAU, WI

• Ideal for retail/distribution site	LEASE RATE	\$9/SF NNN
• 2,617 SF showroom	SUITE SIZE	3,552 SF
• 166 SF office	BUILDING SIZE	24,300 SF
• 468 SF shop with loading dock		
• High visibility & easy access to Hwy 29		
• 60+ parking spaces		

ARK RHOWMINE 715.297.1953



2150 S MEMORIAL DR & 811 LYNCH AVE APPLETON, WI

• 2150 S Memorial Dr - 5,562 SF flex building with 2,538 SF showroom space and 3,014 SF office space	SALE PRICE	\$865,000 \$789,500
• 811 Lynch Ave - 2,124 SF retail building that is currently home to Mountain Bay scuba shop	LEASE RATE (2150 MEMORIAL DR)	\$10.75/SF NNN
	LOT SIZE	0.716 acres

JONATHAN GLASSCO 920.560.5078



130 MAIN STREET MENASHA, WI

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

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

TERESA KNUTH 920.427.9473



3350 E MAIN STREET MERRILL, WI

- Clean, neat, updated facility in front of Kwik Trip
- Numbers to validate continued growth including a national Arby's franchisee tenant lease. Favorable EBITA numbers; details available with NDA.

SALE PRICE	\$3,250,000
BUILDING SIZE	5,837 SF (with 200 SF freezer)
LOT SIZE	1.17 acres

TONY "T.J." MORICE 715.218.2900



4240 JUDDVILLE ROAD FISH CREEK, WI

- Rare opportunity to own or lease former Villaggio's Italian restaurant
- Two-story building built in 1900
- 1.17 acres
- Commercial kitchen, indoor/outdoor patio; small retail shop on property included

SALE PRICE	\$567,500
LEASE RATE	\$18/SF NNN
BUILDING SIZE	2,175 SF

TOM FISK 920.560.5090 EILEEN POUNDS 404.824.5426



1740 N BUSINESS HIGHWAY 51 WAUSAU, WI

- Prime location with solid steel structures
- Easy highway access with convenient visibility
- First property off Hwy 51 North exit
- Ceiling heights vary from 9'8" to 13'11" depending on part of building & beams

LEASE RATE - 26,000 SF RETAIL BUILDING	\$7.50/SF NNN
LEASE RATE - 7,500 SF WAREHOUSE BUILDING	\$7.00/SF NNN

TONY "T.J." MORICE 715.218.2900



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



1502 W THOMAS STREET WAUSAU, WI

- Single-story office/medical/retail/showroom building built in 1972
- Located off of S 17th Ave near busy Rib Mountain Drive retail corridor
- When remodeled, it will provide a lot of potential for many businesses

SALE PRICE	\$195,000
BUILDING SIZE	2,184 SF
LOT SIZE	0.206 acres

TONY "T.J." MORICE 715.218.2900



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

• Class A office building with 3 stories	SALE PRICE	\$5,700,000
• Built in 2000; steel frame construction	BUILDING SIZE	52,000 SF
• Large cafeteria on 3rd floor	LOT SIZE	8.46 acres
• Attached garage area with 2 drive-thru lanes, 4 overhead doors, and floor trench sewer drains		

JAMES WHEELER, CCIM 920.560.5093



515 S 32ND AVENUE WAUSAU, WI

• Office/medical building	SALE PRICE	\$599,000
• Located near Aspirus Hospital complex and other medical facilities	BUILDING SIZE	11,340 SF
• Passenger elevator on main and lower level	LOT SIZE	1.23 acres
• 50 parking spaces		
• Large, unattached two-car garage		

ARK RHOWMINE 715.297.1953



4316 SÜD PARKWAY



4315 SÜD PARKWAY

4135 & 4136 SÜD PARKWAY TOWN OF SHEBOYGAN, WI

• Opportunity to purchase both buildings or lease space in one or both of them	SALE PRICE	\$3,700,000
• 4136 Süd Pkwy: Suite 1 - 4,387 SF; Suite 2 - 3,096 SF (Leased); Suite 3 - 10,265 SF	LEASE RATE	\$8/SF NNN
• 4135 Süd Pkwy: 39,397 SF (divisible to 8,000 SF)	BUILDING SIZE	64,736 SF

TOM FISK 920.560.5090 **DANE CHECOLINSKI** 920.344.8732



2009 S MEMORIAL DRIVE APPLETON, WI

• Newly renovated office building	LEASE RATE FIRST FLOOR 911 SF	\$15/SF Gross
• Common conference room	LEASE RATE LOWER LEVEL 5,000 SF	\$12/SF Gross
• Former medical office building; plumbing throughout		
• Easy access to downtown Appleton and Highway 441		

TERESA KNUTH 920.560.5077



1113 KENNEDY AVENUE KIMBERLY, WI

• Suite A has patio area that allows for picnic or lunch	UNIT A (3,500 SF) LEASE RATE	\$9.50 \$8.75/SF NNN
• Air lock entrance to Suite A	UNIT E (1,245 SF) LEASE RATE	\$9.75/SF NNN
• Private offices	BUILDING SIZE	8,200 SF
• Private restrooms within each suite		
• CAT 5 computer wiring throughout		

GREG LANDWEHR, SIOR 920.560.5037



1716 LAWRENCE DRIVE DE PERE, WI

• Exceptional Class A office space	SUBLEASE RATE	\$20/SF Gross
• Easy access to Interstate 41	SUITE 100 SIZE	7,493 SF
• Includes building, monument and lobby signage	SUITE 110 SIZE	2,748 SF
• Current tenants are Constellation and NOVO Healthcare		

TOM FISK 920.560.5090

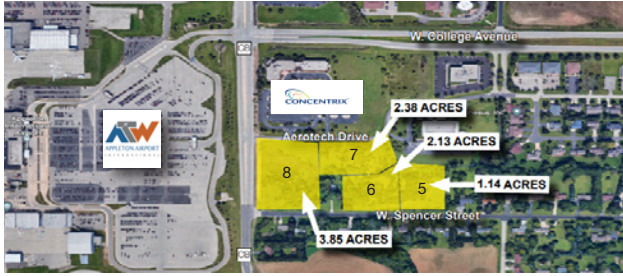


AEROTECH DRIVE GREENVILLE, WI

- Excellent location near the Appleton International Airport
- Frontage on College Avenue
- Great visibility
- Zoned Commercial
- Lots can be combined

PARCEL 1	2.19 acres	\$191,000
SALE PRICE		
PARCEL 2	2.26 acres	\$295,000
SALE PRICE		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



HWY CB, AEROTECH DR & W SPENCER ST GREENVILLE, WI

- Minutes from downtown Appleton
- Easy access to W College Ave, Interstate 41 and Cty CB
- Conveniently located directly across from the Appleton International Airport
- Protective covenants recorded

LOT 5 - 1.14 acres	\$75,000
LOT 6 - 2.13 acres	\$140,000
LOT 7 - 2.38 acres	\$244,000
LOT 8 - 3.85 acres (1.61 wetlands & 2.24 useable)	\$195,000

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



N434 GREENVILLE CENTER DRIVE GREENVILLE, WI

- Unique opportunity exists next to the Appleton International Airport
- Minutes from Interstate 41
- Join neighboring businesses: Gulfstream, Miller Electric, Essity, Convergys, Pierce Mfg and Asten Johnson

PARCEL 1	7.16 acres	\$1,450,000
SALE PRICE		
PARCEL 2	3.05 acres	\$595,000
SALE PRICE		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



1700 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

- Prime commercial, retail or professional office development site
- Great corner location - excellent visibility from W American Dr and US Hwy 10
- East parcel SOLD - professional office development coming soon

SALE PRICE	\$295,000
LOT SIZE	3.065 acres
CURRENTLY ZONED	M-1: Mixed Use District

GREG LANDWEHR, SIOR 920.560.5037



HIGHWAY 10 / WINDY DRIVE STEVENS POINT, WI

- Many development opportunities available: retail store, office suite, repair shop, gas station, drive-in restaurant, pet shop, animal hospital, conditional use for multi-family and more
- Highway 10 frontage; high visibility

SALE PRICE	\$445,000
LOT SIZE	2.52 acres
ZONED	B-5 Highway Commercial District

GREGORY HEDRICH 608.844.9063 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

LAND LISTINGS



HIGHWAY 172 & CTH "GV" GREEN BAY (BELLEVUE), WI

- Prime development site for office or retail in Bellevue, a rapidly growing suburb to the southeast of Green Bay
- Great visibility with State Highway 172 frontage
- City sewer and water

SALE PRICE	\$5,525,000 or \$975,000/acre
LOT SIZE	± 5.66 acres
ZONED	Commercial Business

MARK DENIS, SIOR 920.560.5092



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



BUSINESS HIGHWAY 51 ROTHSCHILD, WI

- Unique opportunity to obtain a large, 53-acre parcel of land (4 contiguous lots) in the city with services available
- Borders the Wisconsin River along the West and the Canadian National Railroad track easement to the east

SALE PRICE	\$975,000
LOT SIZE	53.34 acres
ZONED	Heavy Industrial

TONY "T.J." MORICE 715.218.2900



N BALLARD ROAD APPLETON, WI

- Prime development site located on north side of Apple Hill Farms Subdivision
- Possible uses: Appleton's Future Land Use Map identifies this property as Commercial; can be annexed into the City of Appleton

SALE PRICE	\$850,000 \$775,000
LOT SIZE	10.10 acres
CURRENTLY ZONED	Residential

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR, SIOR 920.560.5037



HIGHWAY 10 BRILLION, WI

- Great site for hotel, retail, medical, C-store, multi-tenant strip center, industrial and multi-family development
- Part of Brillion Works, a 142-acre property located off Highway 10
- Property is divisible; will build to suit

SALE PRICE	\$20,000 - \$120,000/acre
LOT SIZE	1-90 acres
LOCATED IN	TIF District

ADAM MEYERS 920.560.5091 GREG LANDWEHR, SIOR 920.560.5037



AIRPORT ROAD MENASHA, WI

- Located within minutes of Appleton Road (Highway 47) and Highway 441
- Neighbors include Scooter's Coffee, Kitz & Pfeil, Interim Healthcare, Michiel's Bar & Grill, Tom's Drive-in, O'Reilly Auto Parts and many more!

SALE PRICE	\$115,000
LOT SIZE	1 acre
ZONED	Commercial

ADAM FIGURIN 920.560.5076

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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