

# NAI Pfefferle

## FEATURED LISTINGS

### NOVEMBER 2023

At NAI Pfefferle, we leverage 52 years of local market experience, as well as access to market-leading research and analytics tools, to help inform decision making at multiple levels. We are pleased to provide you a snapshot of a few markets that our brokerage team – located across four Wisconsin offices – covers throughout the state. Visit [naipfefferle.com/news](http://naipfefferle.com/news) or [contact us](#) for more commercial real estate data and insights.

## NATIONAL MARKET OVERVIEW

### U.S. Office Market

#### KEY INDICATORS

Current Quarter	RBA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	3,249,281	18.7%	\$44.89	23.5%	(1,380,237)	3,193,439	100,420,319
3 Star	3,346,106	12.1%	\$30.70	14.6%	(2,105,873)	391,003	13,379,703
1 & 2 Star	1,827,073	6.5%	\$25.52	7.9%	(309,889)	0	151,243
<b>National</b>	<b>8,422,460</b>	<b>13.4%</b>	<b>\$35.16</b>	<b>16.6%</b>	<b>(3,795,999)</b>	<b>3,584,442</b>	<b>113,951,265</b>

### U.S. Industrial Market

#### KEY INDICATORS

Current Quarter	RBA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	12,702,810	5.7%	\$10.96	9.2%	(3,796,582)	19,450,647	442,917,807
Specialized Industrial	4,040,872	3.2%	\$11.29	4.4%	(4,136,260)	238,768	48,362,457
Flex	1,875,197	6.5%	\$18.17	9.0%	(865,060)	717,871	28,714,065
<b>National</b>	<b>18,618,879</b>	<b>5.3%</b>	<b>\$11.75</b>	<b>8.2%</b>	<b>(8,797,902)</b>	<b>20,407,286</b>	<b>519,994,329</b>

### U.S. Retail Market

#### KEY INDICATORS

Current Quarter	RBA (000)	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	910,689	9.0%	\$32.97	6.9%	259,357	7,500	3,332,462
Power Center	799,870	4.2%	\$26.21	5.4%	17,966	0	1,837,521
Neighborhood Center	2,982,264	5.9%	\$23.61	7.1%	364,126	100,763	7,957,645
Strip Center	706,801	4.6%	\$22.43	5.7%	215,297	49,420	2,963,233
General Retail	6,485,486	2.5%	\$23.65	3.3%	1,195,272	1,766,280	41,928,364
Other	90,414	4.7%	\$28.90	4.4%	183,836	0	867,787
<b>National</b>	<b>11,975,524</b>	<b>4.1%</b>	<b>\$24.49</b>	<b>4.8%</b>	<b>2,235,854</b>	<b>1,923,963</b>	<b>56,887,012</b>

## LOCAL MARKET OVERVIEW\*

### Appleton Area Office Market

#### KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate
4 & 5 Star	1,565,164	10.2%	\$22.13	11.4%
3 Star	2,078,439	9.5%	\$22.23	11.5%
1 & 2 Star	3,992,780	9.3%	\$18.78	13.3%
<b>Market</b>	<b>7,636,383</b>	<b>9.6%</b>	<b>\$20.40</b>	<b>12.4%</b>

### Green Bay Area Industrial Market

#### KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate
Logistics	23,549,188	2.1%	\$5.57	4.4%
Specialized Industrial	26,492,622	0.7%	\$6.61	0.8%
Flex	2,245,282	0.9%	\$9.22	1.9%
<b>Market</b>	<b>52,287,092</b>	<b>1.3%</b>	<b>\$6.25</b>	<b>2.5%</b>

\*Select markets and property segments shown.

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### 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, SIOR 920.560.5037  
 AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



### 1720 CONGRESS AVENUE OSHKOSH, WI

- Medical property in a prime location
- Former Glacier Dental office with lower level
- Minutes to/from Interstate 41
- Great visibility; high traffic counts
- Near Fox River Brewing, Paine Art Center & Gardens, UW-Oshkosh & more

SALE PRICE	\$665,000
BUILDING SIZE	5,108 SF
LOT SIZE	0.52 acres

ELIZABETH RINGGOLD 920.560.5061



### 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



### 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



### 3215 W COLLEGE AVENUE APPLETON, WI

- Professional office property
- Fully furnished
- Prime location with excellent visibility
- Minutes to/from Interstate 41
- 4 private offices and shared breakroom
- Pylon signage

LEASE RATE	\$2,200/Month Gross
AVAILABLE SPACE	1,356 SF
BUILDING SIZE	3,280 SF

ELIZABETH RINGGOLD 920.560.5061



### 5474 HIGHWAY 10 EAST STEVENS POINT, WI

- Large retail/office suite with loading dock well; ideal for medium box store
- High traffic location with designated turn lane
- Building and pylon signage available
- Several national retailers nearby

LEASE RATE	\$7/SF NNN
AVAILABLE SPACE SUITE 3	12,530 SF
PARKING	172 paved spaces

ARK RHOWMINE 715.297.1953 ELIZABETH RINGGOLD 920.560.5061





## THE PINEWOOD 147801 HALF MOON LAKE DRIVE MOSINEE, WI

- Well-established restaurant/supper club
- Waterfront with boat access
- Seating: Dining: 130; Banquet: 150; Lounge: 40
- Trade name, licenses, recipes and menus included

SALE PRICE	\$1,699,000
RESTAURANT SIZE	6,551 SF
RESIDENTIAL SIZE	1,866 SF

ARK RHOWMINE 715.297.1953



## 8TH STREET ALE HAUS 1132 & 1124 N 8TH STREET SHEBOYGAN, WI

- Fantastic opportunity to own a turnkey restaurant in downtown Sheboygan
- Tremendous expansion opportunities
- Sale includes 110+ capacity restaurant/bar, 80-person banquet space, parking lot, equipment and marketing assets

SALE PRICE	\$874,000
1132 N 8TH SIZE	6,000 SF
1124 N 8TH SIZE	4,800 SF

DANE CHECOLINSKI 920.344.8732



## VILLAGE CAFE 7918 STATE HIGHWAY 42 EGG HARBOR, WI

- Offer to purchase Village Cafe, a well-known staple in Egg Harbor
- Upgrades include flooring, modernized entrances, expanded outdoor seating area
- Faces State Highway 42 boasting high traffic counts of 6,193 vehicles per day

SALE PRICE	\$800,000
BUILDING SIZE	2,500 SF
LOT SIZE	0.76 acres

TOM FISK 920.560.5090 EILEEN POUNDS 404.824.5426



## 821 CHESTNUT STREET WISCONSIN RAPIDS, WI

- Office/retail/flex space
- Flexible layout, making it suitable for various business purposes
- Located near one of the busiest streets, 8th Street/Highway 13, with traffic counts ±20,000 vehicles per day

SALE PRICE	\$180,000
BUILDING SIZE	1,880 SF + basement/storage
LOT SIZE	0.15 acres

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



## 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	4,500 SF
SPACE 3	4,265 SF

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009



## 4317 STEWART AVENUE WAUSAU, WI

- Ideal for retail/distribution site
- 2,617 SF showroom
- 166 SF office
- 468 SF shop with loading dock
- High visibility & easy access to Hwy 29
- 60+ parking spaces

LEASE RATE	\$9/SF NNN
SUITE SIZE	3,552 SF
BUILDING SIZE	24,300 SF

ARK RHOWMINE 715.297.1953





## W4962 & W4970 HIGHLINE ROAD KAUKAUNA, WI

- New construction, Class A flex industrial building
- W4970: 6,000-12,000 SF
- W4962: 3,000-12,000 SF (available 1/1/2024)
- Units may be combined for larger tenants

LEASE RATE	\$10/SF Mod. Gross
AVAILABLE SPACE	3,000 SF - 12,000 SF
BUILDING SIZE	12,000 SF

TERESA KNUTH 920.427.9473



## 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



## 849 MANOR DRIVE & 300 W 3RD STREET WEYAUWEGA, WI

- ±13,224 SF main building (152'x87'); 3 mixers; 1 grinder; 1 roller mill; 3 offices; open reception area; cafe space; upper mezzanine with conference room and open cube area
- ±9,750 SF fertilizer storage building (110'x87')

SALE PRICE - 849 MANOR DR (14.34 AC)	\$2,250,000
SALE PRICE - 300 W 3RD ST (1.12 AC) VACANT LAND WITH RAIL	\$30,000
ZONED	Mercantile

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076



## 675 E ALLMAN STREET MEDFORD, WI

- Well-maintained industrial/warehouse facility; 53,497 SF wrhs/ind; 1,701 SF office
- 15 dock doors; maintenance shop; in-ground conveyor and/or utilities channel; large truck/trailer yard; 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

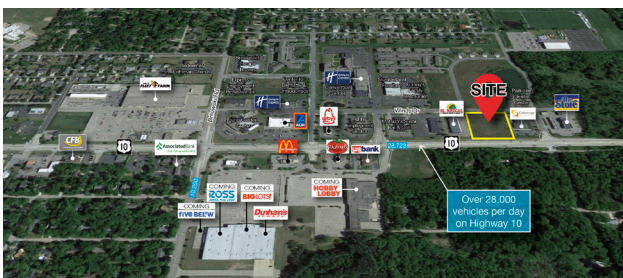


## 800 SCOTT STREET WAUSAU, WI

- Wausau Daily Herald building
- Office/flex size - subdividable: up to 18,000+ SF
- Warehouse size - subdividable: up to 18,000+ SF
- 28'+ high ceiling at the center

LEASE RATE	\$5.95/SF
TERM LENGTH	12-month minimum
ZONING	Medium Industrial

TONY "T.J." MORICE 920.218.2900



## 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

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## 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

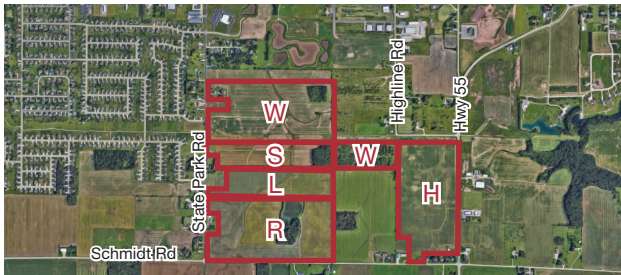


## TRI-PARK WAY GRAND CHUTE, WI

- Prime location in Tri-Park Business Park
- Easy access to Interstate 41 and W. Wisconsin Avenue
- Near Fox Valley Technical College, Bordini Center, WOW Logistics, Agape of Appleton, Farm Services Agency and more

SALE PRICE	\$343,000
LOT SIZE	4.43 acres
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



## 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	\$956,500
SEC. L - 35.84 AC	\$896,000
SEC. R - 78.84 AC	\$1,971,000
SEC. H - 75.50 AC	\$3,397,500

GREG LANDWEHR, SIOR 920.560.5037

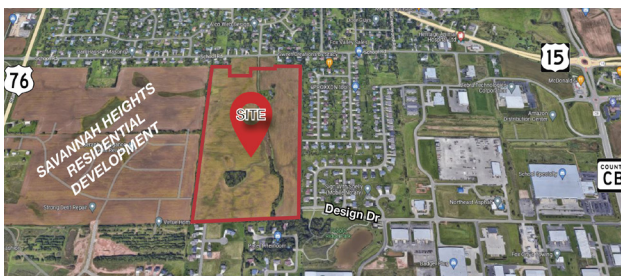


## STATE HIGHWAY 13 MEDFORD, WI

- Prime development site
- Many opportunities possible
- New Kwik Trip and Walmart just south of property
- Located in Tax Incremental Financing District (TID)

SALE PRICE	\$999,850
LOT SIZE	47.83 total acres
ZONED	G2, G4, G5 & G6

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## 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



## 1741 ARTHUR AVENUE & 1801 CTY U WAUSAU, WI

- Prime development site along Highway 51 with great visibility
- Ideal for display retail, service businesses or hospitality
- Approximately 15,000 cars daily go by this site

SALE PRICE	\$490,000
LOT SIZE	3.35 total acres
ZONED	Suburban Mixed Use

TONY "T.J." MORICE 715.218.2900





**DOLLAR GENERAL**

MORE LISTINGS AVAILABLE IN:

- » THERESA
- » SLEVELAND
- » WILD ROSE

PLEASE CALL FOR MORE INFORMATION



## 581 US HWY 8 PRENTICE, WI

- Dollar General investment opportunity
- 1.76 acres
- Built in 2023
- 15 years initial lease term
- \$114,369 annual rent
- Lease commencement: TBD

ASKING PRICE	\$1,787,016
CAP RATE	6.40%
BUILDING SIZE	10,640 SF

**AMY PFEFFERLE OELHAFEN, PRESIDENT** 920.560.5009

## W2883 GRANTON ROAD GRANTON, WI

- Dollar General investment opportunity
- 1.80 acres
- Built in 2023
- 15 years initial lease term
- \$112,388.52 annual rent
- Lease commencement: TBD

ASKING PRICE	\$1,756,071
CAP RATE	6.40%
BUILDING SIZE	10,640 SF

**AMY PFEFFERLE OELHAFEN, PRESIDENT** 920.560.5009

## 1047 W BAYFIELD STREET WASHBURN, WI

- Dollar General investment opportunity
- 1.1 acres
- Built in 2023
- 15 years initial lease term
- \$135,600 annual rent
- Lease commencement: TBD

ASKING PRICE	\$2,187,047
CAP RATE	6.20%
BUILDING SIZE	10,640 SF

**AMY PFEFFERLE OELHAFEN, PRESIDENT** 920.560.5009

## 14 TRI-PARK WAY / BUILDING 1 APPLETON, WI

- Multi-tenant Class A office building
- Located in a professional business park directly across from Fox Valley Technical College; easy access to Interstate 41
- Strong tenant mix with FORVIS (national accounting firm) as an anchor tenant

SALE PRICE	\$1,350,000
CAP RATE	8.35%
BUILDING SIZE	15,200 SF

**TERESA KNUTH** 920.427.9473 **ADAM FIGURIN** 920.560.5076

## 500 EAST WALNUT STREET GREEN BAY, WI

- Multi-tenant office investment or owner occupied in the heart of downtown Green Bay
- Current tenants are Walgreens Home Medical, ADL Monitoring Solutions, Riedi Hearing Services and A-1 Insurance Service

SALE PRICE	\$575,000 <b>\$495,000</b>
BUILDING SIZE	12,500 SF
LOT SIZE	159' x 132'

**JAMES WHEELER, CCIM** 920.560.5093

## 150 N KOELLER STREET OSHKOSH, WI

- Two-tenant commercial investment
- Prime retail area with high traffic counts on I-41; over 76,000 vehicles per day
- Strong tenants - Verlo Mattress and Enterprise Rent-A-Car with long-term tenancy

SALE PRICE	\$1,164,423.29
CAP RATE	7%
BUILDING SIZE	7,408 SF

**TOM FISK** 920.560.5090 **ADAM FIGURIN** 920.560.5076