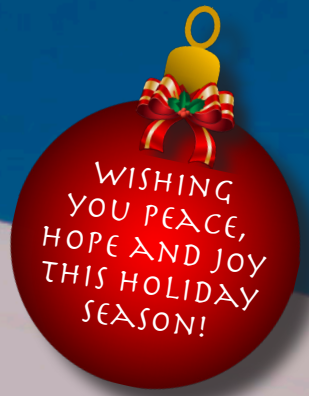


# NAI Pfefferle

## FEATURED LISTINGS

DECEMBER 2023



OFFICE



PRICE REDUCED

### 885 INDIANHEAD DRIVE MOSINEE, WI

- 3-story storage-flex options
- Located in the Central Wisconsin Business Park right off Interstate 39
- Offers great view of Indianhead Golf Course
- Elevator services all three floors
- Kitchenette and restrooms on each floor

SALE PRICE	\$499,000 <del>\$400,000</del> <b>\$350,000</b>
BUILDING SIZE	<b>24,000+ SF</b>
LEASE RATE	<b>\$3/SF NNN</b>
AVAILABLE SPACE	<b>8,000-24,000 SF</b>

TONY "T.J." MORICE 715.218.2900 JOHN ROBERTS, SIOR 920.216.2554

RETAIL



### 800 W COLLEGE AVENUE APPLETON, WI

- Join 20 new residential apartments with a large 4th floor outdoor patio in downtown Appleton
- Commercial space on the first floor with residential, market-rate apartments on the upper levels

LEASE RATE	<b>\$16/SF NNN</b>
AVAILABLE SPACE	<b>2,270 SF</b>
PARKING	<b>On-site &amp; street</b>

ELIZABETH RINGGOLD 920.560.5061

LAND



### W AMERICAN DRIVE & CB MENASHA, WI

- Prime highway frontage just west of new Interstate 41/Highway 10 interchange
- Conceptual plans approved by Village of Fox Crossing
- Plenty of on-site parking is available
- Protective covenants will be established

SALE PRICE	<b>\$745,800</b>
LOT SIZE	<b>3.729 acres</b>
ZONED	<b>Commercial</b>

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

INDUSTRIAL



### 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

SALE PRICE	<b>\$3,200,000</b>
LEASE RATE	<b>\$6.25/SF NNN</b>
TOTAL SIZE (2 BUILDINGS)	<b>32,192 SF</b>

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR, SIOR 920.560.5037



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



## 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



NEW LISTING

## 1885 WEST POINT DRIVE OSHKOSH, WI

- Class A, one-story medical office in major retail area
- Excellent location and easy access to Interstate 41
- Pylon, monument & building signage
- Over 76,000 vehicles per day on I-41

LEASE RATE	\$18/SF NNN
AVAILABLE SPACE	6,880 SF
DRY STORAGE SPACE	1,716 SF (lower level)

TERESA KNUTH 920.427.9473 ADAM FIGURIN 920.560.5076



## 2300 E CAPITOL DRIVE APPLETON, WI

- Class A office building in the highly successful Appleton Northeast Business Park with acres of green space
- Open workspace with ample natural light
- Multiple conference rooms and a Town Hall area

SUB-LEASE RATE	Negotiable
AVAILABLE SPACE	34,270 SF 3rd Floor
BUILDING SIZE	107,202 SF

AMY PFEFFERLE OELHAFEN 920.560.5009 ELIZABETH RINGGOLD 920.560.5061



NEW LISTING

## 509B SUPERIOR AVENUE SHEBOYGAN, WI

- Perfect for a small professional office, remote sales office or medical provider
- Space has 3 separate offices, reception and conference room
- 5,457 SF also available at 509 Superior Avenue

LEASE RATE	\$12/SF NNN
AVAILABLE SPACE	1,610 SF
ZONING	Neighborhood Commercial

DANE CHECOLINSKI 920.344.8732



## 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



## 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

ADAM FIGURIN 920.560.5076 TOM FISK 920.560.5090



## 990 N 4TH STREET TOMAHAWK, WI

- Great retail/flex space for a variety of businesses or current grocery operation could be continued
- Major commercial/retail thoroughfare
- 900 SF rear mezzanine/office space
- Loading dock

SALE PRICE	\$1,200,000
LEASE RATE	\$6/SF NNN
BUILDING SIZE	22,316 SF

TONY "T.J." MORICE 715.218.2900



## 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



## 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



## 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



## 1554 S COMMERCIAL STREET NEENAH, WI

- Retail/office space
- High traffic counts - 16,500 vehicles per day traveling on Bell Street
- Located in the Mahler Shops
- Close to Pick 'n Save, McDonald's, and Subway

LEASE RATE	\$12/SF NNN
AVAILABLE SPACE	Suite 1 1,516 SF
PARKING	Abundant shared

ELIZABETH RINGGOLD 920.560.5061



## 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

LAND LISTINGS



## HWY 15, COUNTY CB & GV GREENVILLE, WI

- Prime development site near Appleton International Airport
- Possible uses: manufacturing, warehousing, office or financial
- Easy access to I-41 and Hwy 15
- Near Greenville Park and Trail System

LOT 3 - 22.3 AC ZONED INDUSTRIAL	\$46,000/AC \$40,000/AC
LOT 6 - 4.28 AC ZONED COMMERCIAL	\$65,000/AC \$55,000/AC

GREG LANDWEHR, SIOR 920.560.5037

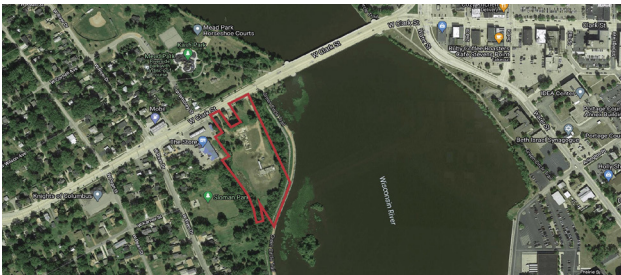


## LIND LANE TOWN OF CLAYTON, WI

- 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/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

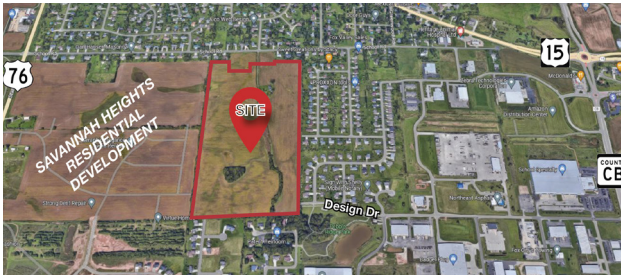


## 133 WEST CLARK STREET STEVENS POINT, WI

- Great site that city desires high density residential owner occupied properties (20+ units per acre)
- Located on the Wisconsin River
- TID funds may be available in coordination with the city

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

GREGORY HEDRICH 608.844.9063 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

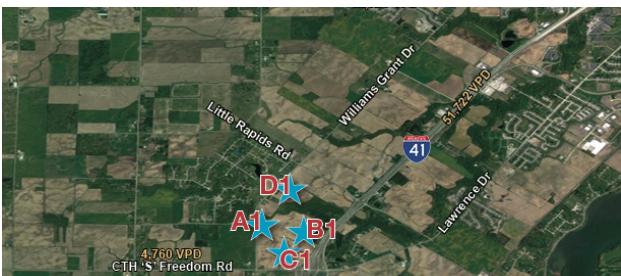


## 1260 KRONENWETTER DRIVE KRONENWETTER, WI

- Prime acreage available in the Village of Kronenwetter Business Park
- Site located in TIF District
- Easy access to I-39, Central Wisconsin Airport and Wausau Metro area
- Municipal sewer and water

SALE PRICE	\$529,000 \$443,540
PRICE PER ACRE	\$33,500
LOT SIZE	13.24 acres

TONY "T.J." MORICE 715.218.2900



## I-41 & CTH 'S' DE PERE (TOWN OF LAWRENCE), WI

- Parcel A-1: 40.00 acres - \$ 50,000/acre
- Parcel B-1: 59.00 acres - \$100,000/acre
- Parcel C-1: 25.00 acres - \$400,000/acre
- Parcel D-1: 35.77 acres - \$ 40,000/acre
- Ready for immediate development in a growing area about 1 mile south of De Pere

SALE PRICE	\$40,000- \$400,000/acre
A1 & D1 PLANNED USE	Residential
B1 & C1 PLANNED USE	Commercial

TOM FISK 920.560.5090





## 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



## 699-709 HICKORY FARM LANE APPLETON, WI

- Flex/warehouse/office suites
- Conveniently located between W. College Ave. and W. Wisconsin Ave.
- Easy access to/from Interstate 41
- Large outside fenced storage area
- 4 dry storage spaces at rear of property

LEASE RATE	\$7-\$9/Month NNN
AVAILABLE SPACE	1,474 SF - 17,164 SF
MAIN BUILDING SIZE	21,246 SF

GREG LANDWEHR, SIOR 920.560.5037 ELIZABETH RINGGOLD 920.560.5061



## 4003 & 4005 DIXIE AVENUE WAUSAU, WI

- Manufacturing/commercial/flex space
- Easy access to I-39/Hwy 51 and visibility off County Highway K
- Office entrance buildable
- Drive-in service doors: 3 (10'x10'), 2 (10'x12'), 1 (12'x12'), 1 (12'x14')

LEASE RATE	\$3.95-\$5.95/SF*
AVAILABLE SPACE	5,451-11,334 SF
LOT SIZE	3.09 acres

\*rate based on balance of space (11,334 SF) for a long-term (3-5 year) lease; shorter-term or less space would be a higher rate

TONY "T.J." MORICE 715.218.2900



## SOUTH NEENAH AVENUE STURGEON BAY, WI

- Five suites available in the new flex industrial building located in the Sturgeon Bay Business Park
- Ideal for manufacturing, logistics and warehouse
- 4,800 SF - 34,000 SF warehouse size(s)

LEASE RATE	\$9-\$10.50/SF NNN
BUILDING SIZE	50,000 SF (divisible to 4,800 SF)
OFFICE SIZE(S)	Build-to-suit

EILEEN POUNDS 404.824.5426 TOM FISK 920.560.5090



## 217 N 10TH STREET OOSTBURG, WI

- Great investment or owner occupied opportunity
- 35,135 SF warehouse (18,125 SF leased; 17,010 SF available 5/2024)
- 31 mini storage units: 6 (8'x12'); 25 (10'x 20') (fully occupied)

SALE PRICE	\$1,600,000 \$1,524,000
CURRENT NOI	\$139,786
LOT SIZE	2.43 acres

DANE CHECOLINSKI 920.344.8732



## 1850 COFRIN DRIVE GREEN BAY, WI

- Manufacturing/warehouse steel frame facility in the Cofrin Business Park
- ±1,850 SF office space featuring 5 offices and 1 conference room
- 1,575 SF upper mezzanine storage or lunch room

LEASE RATE	\$7.80/SF annually
AVAILABLE SPACE	20,000 SF
STORAGE SHED SIZE	1,000 SF

JAMES WHEELER, CCIM 920.560.5093



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

• Well-established restaurant/supper club	SALE PRICE	\$1,699,000
• Waterfront with boat access		
• Seating: Dining - 130; Banquet - 150; Lounge - 40	RESTAURANT SIZE	6,551 SF
• Restaurant/bar equipment, trade name, licenses, menu and recipes included	RESIDENTIAL SIZE	1,866 SF

ARK RHOWMINE 715.297.1953



## 14 TRI-PARK WAY (BUILDING 1) APPLETON, WI

• Class A office building	SALE PRICE	\$1,350,000
• Located within a professional business park which is directly across from the Fox Valley Technical College	CAP RATE	8.35%
• Strong tenant mix with FORVIS (national accounting firm) as an anchor tenant	BUILDING SIZE	15,200 SF

ADAM FIGURIN 920.560.5076 TERESA KNUTH 920.427.9473



## 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	7.9%
• 3,768 SF retail space		
• 931 SF storage	BUILDING SIZE	4,699 SF
• 0.4160 Acres		

ARK RHOWMINE 715.297.1953 DANE CHECOLINSKI 920.344.8732



REPRESENTATIVE RENDERING

## 581 US HWY 8 PRENTICE, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,829,904
• 1.76 acres		
• Built in 2023	CAP RATE	6.25%
• 15 years initial lease term		
• \$114,369 annual rent	BUILDING SIZE	10,640 SF
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

**DOLLAR GENERAL**

**SOLD**

- » ADAMS
- » CECIL
- » GILMAN
- » LA FARGE
- » MOUNTAIN
- » WINCHESTER



REPRESENTATIVE RENDERING

## W2883 GRANTON ROAD GRANTON, WI

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

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



REPRESENTATIVE RENDERING

## 1047 W BAYFIELD STREET WASHBURN, WI

• Dollar General investment opportunity	ASKING PRICE	\$2,000,640
• 1.1 acres		
• Built in 2023	CAP RATE	6.25%
• 15 years initial lease term		
• \$125,040 annual rent	BUILDING SIZE	10,640 SF
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009