

NAIPfefferle

FEATURED LISTINGS

FEBRUARY 2024

OFFICE



2600 N RICHMOND STREET APPLETON, WI

• 2-story office and apartment investment opportunity	SALE PRICE	\$550,000
• Prime location with excellent visibility and access to Interstate 41	BUILDING SIZE	5,040 SF
• Surrounded by many retail businesses	AVAILABLE SPACE	1,000 SF
• 17,944 vehicles per day		

TERESA KNUTH 920.427.9473

RESTAURANT



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

• Fantastic opportunity to own a turnkey restaurant in downtown Sheboygan	SALE PRICE	\$874,000
• Tremendous expansion opportunities	1132 N 8TH SIZE	6,000 SF
• Sale includes 110+ capacity restaurant/bar, 80-person banquet space, parking lot, equipment and marketing assets	1124 N 8TH SIZE	4,800 SF

DANE CHECOLINSKI 920.344.8732

LAND



0 SONGBIRD LANE STEVENS POINT, WI

• Prime development site located a block from Highway 10, surrounded by multi-family and retail developments	SALE PRICE	\$450,000
• Adjacent to a pond, providing a scenic view for any type of commercial development	LOT SIZE	4.51 acres
	ZONED	B-5 Highway Commercial

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

INDUSTRIAL



941-951 ASHWAUBENON ST/3194 MARKET ST GREEN BAY, WI

• Light industrial/flex/wholesale/distribution	LEASE RATE	\$6/SF NNN
• Suite 941-AE: 3,000 SF	BUILDING SIZE	30,500 SF
• Suite 941-F: 3,750 SF	AVAILABLE SPACE	2,500 - 6,000 SF
• Suite 3194-A: 4,016 SF		
• Suite 3194-C: 2,500 SF		
• Suite 3194-F: 6,000 SF		

ADAM MEYERS 920.560.5091



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LAND LISTINGS

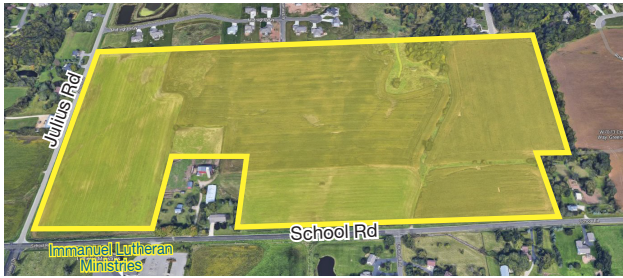


COMMUNITY CENTER DRIVE WESTON, WI

- Prime development opportunity for office, medical or retail
- Close to two medical facilities and also near hotels, banks & Weston's future regional retail center
- Easy access & high visibility to Hwy. 29

LOT 2 - 9.12 AC	\$502,095
LOT 3 - 10.17 AC	\$798,340
LOT 4 - 2.10 AC	\$187,950
LOT 5 - 5.73 AC	\$423,335
LOT 6 - 2.40 AC	\$214,800

TONY "T.J." MORICE 715.218.2900



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



LAKEVIEW ROAD (LOTS 7-9) GREEN LAKE, WI

- 14.96 total acres of lovely, lush landscape, perfectly placed between rolling hills and Big Green Lake
- Lot #9: 4.56 acres
- Lot #7: 5.20 acres
- Lot #8: 5.20 acres

SALE PRICE LOTS 7 & 8	\$750,000
SALE PRICE LOTS 7, 8 & 9	\$1,095,000
ZONED	Agricultural

TOM FISK 920.560.5090



LIND LANE TOWN OF CLAYTON, WI

- Two lots totaling nearly 20 acres of vacant land in a rapidly developing corridor near the Appleton International Airport
- Zoned B-1 Local Service Business District
- Located in Town of Clayton TID #1

SALE PRICE LOT 1 (4.129 ACRES)	\$115,000
SALE PRICE LOT 2 (15.483 ACRES) (COULD BE DIVIDED)	\$22,000/acre

NICK SCHMIDT 920.560.5067 TOM FISK 920.560.5090 GREG LANDWEHR, SIOR 920.560.5037



W GREENVILLE DRIVE GRAND CHUTE, WI

- Prime development site in rapidly growing area with high visibility
- All utilities are to the site
- Possible uses: residential/multi-family, restaurants, hotels, retail centers, commercial/light industrial

SALE PRICE	\$631,680 (\$47,000/AC)
LOT SIZE	13.44 acres
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



1204 BRIDGE STREET WAUSAU, WI

- Prime development opportunity in the Northwest growing area of Wausau
- Near dental, medical and the hospital
- Easy highway access and short distance to restaurants and shopping
- Build-to-suit option available

SALE PRICE	\$495,000
LEASE RATE	Up to \$19/SF NNN
LOT SIZE	1.4 acres

TONY "T.J." MORICE 715.218.2900



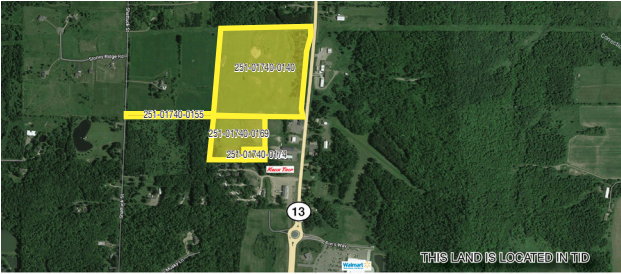


1700 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

- Prime commercial, retail or professional office development site
- Excellent visibility from W American Drive and US Highway 10
- Great corner location
- Priced below assessed value

SALE PRICE WEST PARCEL (3.065 ACRES)	\$295,000
EAST PARCEL - SOLD PROFESSIONAL OFFICE DEVELOPMENT COMING SOON	

GREG LANDWEHR, SIOR 920.560.5037



STATE HIGHWAY 13 MEDFORD, WI

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

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

TONY "T.J." MORICE 715.218.2900



5801 STEWART AVENUE WAUSAU, WI

- Commercial building site
- Flat terrain
- Near the Wausau West Business Park
- Parcel borders Highway 29 and Stewart Avenue
- Highly visible from Highway 29

SALE PRICE	\$631,000 \$581,000
LOT SIZE	2.88 acres
ZONED	Commercial

ARK RHOWMINE 715.297.1953



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



300 E 2ND STREET MERRILL, WI

- 9 office suites available
- Single office to 6+ offices per suite
- Common conference room available
- Large parking lot
- Located on main throughfare, Highway 64, with high visibility and easy access

LEASE RATE	\$10/SF NNN
AVAILABLE SPACE	240 SF - 1,500 SF
BUILDING SIZE	17,624 SF

ARK RHOWMINE 715.297.1953



200 GOLFVIEW ROAD CECIL, WI

- Multiple space options including retail, restaurants, medical office, professional office and more
- Suite 101: 2,944 SF
- Suite 102: 2,533 SF
- Suite 103: 2,800 SF

SALE PRICE	\$439,900
LEASE RATE	\$8.50/SF NNN
ZONED	Commercial

ADAM MEYERS 920.560.5091



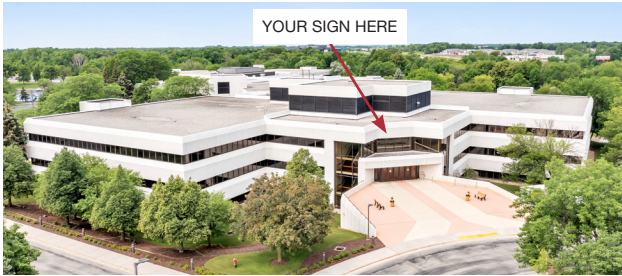


2020 INNOVATION COURT DE PERE, WI

- 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

JAMES WHEELER, CCIM 920.560.5093 MARK DENIS, SIOR 920.362.7489



1100 EMPLOYERS BOULEVARD DE PERE, WI

- Join Humana in a Class A corporate office facility
- Walking trail & beautiful manicured grounds
- 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 - 100,000 SF

TOM FISK 920.560.5090 ADAM MEYERS 920.560.5091



111 N MAIN STREET OSHKOSH, WI

- Variety of office sizes and configurations to meet every use requirement
- Excellent views of downtown Oshkosh and the Fox River from every floor
- Up to 7,000 usable square feet on the 2nd, 3rd, 4th and 5th floors

LEASE RATE	Call for prices
AVAILABLE SPACE	500 SF - 33,400 SF
BUILDING SIZE	42,000 SF

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076



1018 W SOUTH PARK AVENUE OSHKOSH, WI

- Unique, well-located historic building
- Easy access to Interstate 41
- Second floor suite is abundant with character with 26' ceilings, lots of natural lighting and woodworking
- Tenant willing to do tenant build-out

LEASE RATE	\$12/SF NNN
AVAILABLE SPACE SUITE 1	5,600 SF
AVAILABLE SPACE SUITE 2	1,022 SF

ADAM FIGURIN 920.560.5076



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



5 INNOVATION COURT APPLETON, WI

- Multi-tenant professional office space (divisible down to 4,410 SF)
- Prime location, just a half mile east of Interstate 41 at the intersection of Wisconsin Avenue and Bluemound Drive
- 450+ parking stalls

LEASE RATE	\$14/SF Gross
AVAILABLE SPACE	4,410 SF - 73,362 SF
BUILDING SIZE	73,362 SF

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076



RETAIL LISTINGS



815 W FULTON STREET WAUPACA, WI

- Waupaca Woods Mall
- High traffic counts on W. Fulton Street
- Pylon signage; ample parking
- Join Partnership Community Health Center, Inc., Goodwill, DMV 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



2106 SCHOFIELD AVENUE WESTON, WI

- VERY ATTRACTIVE LEASE RATES! First 3 months FREE occupancy
- Suite 4 - 1,835 SF
- High visibility on well-traveled street
- Excellent available parking and signage opportunity

LEASE RATE	\$10-\$12/SF (depending on term)
LEASE TERMS	36 months minimum
CAM CHARGES	\$4.25/SF

TONY "T.J." MORICE 715.218.2900



4305 NORTH 40TH STREET SHEBOYGAN, WI

- Four-story, mixed use with retail/office on first floor
- Overlooking 3+ acre Town Square
- Phase I construction underway
- Easy access/visible to I-43
- Build-to-suit options available

LEASE RATE	\$15-\$20/SF NNN
CAM'S CAPPED	\$6/SF
AVAILABLE RETAIL/OFFICE SPACE	1,000 SF - 15,910 SF

DANE CHECOLINSKI 920.344.8732 TERESA KNUTH 920.427.9473



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



930 KUHN AVENUE WISCONSIN RAPIDS, WI

- Multi-tenant retail/office building
- Located in front of Walmart supercenter
- On main thoroughfare with 8th St/Hwy 13 frontage
- Signage on store front and monument at street

LEASE RATE	\$12/SF NNN
SUITE C1 AVAILABLE SPACE	1,177 SF
BUILDING SIZE	11,900 SF

GREGORY HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061



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



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



DOLLAR GENERAL

MORE LISTINGS AVAILABLE IN:

- » CLEVELAND
- » FRANCIS CREEK
- » POUND
- » WASHBURN
- » WEBSTER

PLEASE CALL FOR MORE INFORMATION



N5490 PINE STREET SAXEVILLE (WILD ROSE), WI

• Dollar General investment opportunity	SALE PRICE	\$1,673,956
• 1.60 acres	CAP RATE	6.75%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$112,992 annual rent (years 1-5)		
• Turn over date: 12/2023		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

W2883 GRANTON ROAD GRANTON, WI

• Dollar General investment opportunity	SALE PRICE	\$1,594,163
• 1.80 acres	CAP RATE	7.05%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$112,388.52 annual rent		
• Lease commencement: 10/27/2023		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

581 US HWY 8 PRENTICE, WI

• Dollar General investment opportunity	SALE PRICE	\$1,622,255
• 1.76 acres	CAP RATE	7.05%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$114,369 annual rent		
• Lease commencement: 11/19/2023		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

100 DEPOT ROAD THERESA, WI

• Dollar General investment opportunity	SALE PRICE	\$1,916,266
• 1.50 acres	CAP RATE	6.00%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term with renewal options		
• \$114,975.96 annual rent (years 1-5)		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

4938/4950 INTEGRITY WAY APPLETON, WI

• 49,853 SF investment/retail condo in primary retail corridor	SALE PRICE	\$5,300,000
• Excellent visibility with frontage along Highway 96 (Wisconsin Avenue)	CAP RATE	8.52%
• Co-tenants include T.J. Maxx, HomeGoods and LaZBoy	CONDO SIZE	46,853 SF

ADAM FIGURIN 920.560.5076 TOM FISK 920.560.5090

150 N KOELLER STREET OSHKOSH, WI

• Two-tenant commercial investment	SALE PRICE	\$1,164,423.29
• Prime retail area with high traffic counts on I-41; over 76,000 vehicles per day	CAP RATE	7%
• Strong tenants - Verlo Mattress and Enterprise Rent-A-Car with long-term tenancy	BUILDING SIZE	7,408 SF

TOM FISK 920.560.5090 ADAM FIGURIN 920.560.5076





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



1120 NORTH BAIRD STREET GREEN BAY, WI

- Ideal for light manufacturing
- Includes office space
- Several overhead cranes
- Dock and overhead doors
- Gas modine heaters
- Easy access to Highway 43

LEASE RATE	\$7.50/SF NNN
AVAILABLE SPACE	29,000 SF
BUILDING SIZE	29,000 SF

JAMES WHEELER, CCIM 920.560.5093 **ADAM MEYERS** 920.560.5091



731 STEFFINS STREET/CTY DDD WRIGHTSTOWN, WI

- Phase II - well-located warehouse/manufacturing space
- 32' clear height
- Rail access; low utility prices
- 185,000 SF building is divisible from 25,000 SF to 65,000 SF

LEASE RATE	\$6/SF NNN
AVAILABLE SPACE	185,000 SF (divisible to 25,000 SF)
BUILDING SIZE	185,000 SF

TOM FISK 920.560.5090 **ADAM MEYERS** 920.560.5091



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 NNN annually
AVAILABLE SPACE	20,000 SF
STORAGE SHED SIZE	1,000 SF

JAMES WHEELER, CCIM 920.560.5093



50 W FERNAU AVENUE OSHKOSH, WI

- Hard to find industrial space
- Small office space on first floor and in mezzanine area
- Abundant power of 2000 amp; 277/480 volt; 3 phase
- Opportunity for expansion

LEASE RATE	\$5.25/SF NNN
BUILDING SIZE	38,830 SF
ZONING	HI-Heavy Industrial

GREG LANDWEHR, SIOR 920.560.5037 **TERESA KNUTH** 920.427.9473



5700 W CLAIREMONT DRIVE APPLETON, WI

- New construction, Class A flex industrial building with high visibility on Highway 15
- Each 3,000 SF unit will feature a small office with restroom, 3 phase, 200 amp power, gas rooftop HVAC, 2 overhead doors (16'x14') (each with floor drain)

LEASE RATE	\$9.95/SF NNN
AVAILABLE SPACE	3,000 SF - 12,000 SF
BUILDING SIZE	12,000 SF

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