



OFFICES

Appleton

200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700

Green Bay

960 Hansen Road
Green Bay, WI 54304
920.884.5000

Sheboygan

3414 Mill Road
Sheboygan, WI 53083
920.783.6330

Wausau

327 N. 17th Avenue, Suite 303
Wausau, WI 54401
715.261.2922

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TO VIEW FEATURED PROPERTIES

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WAREHOUSE
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1100 EMPLOYERS BOULEVARD DE PERE, WI

Property Features

- Join Humana in a Class A corporate office facility
- Excellent access to restaurants and hotels; walking trail
- Will build to suit/lease on adjacent land

LEASE RATE	\$8/SF NNN
AVAILABLE SF	3,000 - 120,000
PARKING	5/1,000

TOM FISK 920.560.5090 ADAM MEYERS 920.560.5091

NEW LISTING



1400 MERRILL AVENUE WAUSAU, WI

Property Features

- Main level: reception area, 1 office, 3 conference rooms, file storage, utility & IT room & breakroom/kitchen area
- 2nd level: 3 executive office suites, 6 private offices, 9 cubicles & work alcoves

SALE PRICE	\$1,395,000
BUILDING SF	8,750
PARKING	21 paved spaces

ARK RHOWMINE 715.297.1953



915 INDIANHEAD DRIVE MOSINEE, WI

Property Features

- Class A professional office building located in Mosiness Business Park
- 20 professional offices, 2 conference rooms; covered valet-canopy, fully paved drive and parking lot

SALE PRICE	\$1,220,000
BUILDING SF	6,712
ACRES	1.479

ARK RHOWMINE 715.297.1953



513 W COLLEGE AVENUE APPLETON, WI

Property Features

- Unique opportunity for creative office space in downtown Appleton
- Abundant natural light; office suites consist of original hardwood floors, updated elevator & open office layout

LEASE RATE	\$16-\$18/SF Mod. Gross
AVAILABLE SF	10,687
BUILDING SF	28,000

TERESA KNUTH 920.560.5077



445 S MADISON STREET GREEN BAY, WI

Property Features

- Attractive two-story masonry office building with newer remodel
- 2,500 - 11,700 SF available for lease
- Building can easily be converted for multi-tenant use

SALE PRICE	\$1,095,000 \$995,000
LEASE RATE	\$14.50/SF Mod. Gross
BUILDING SF	11,700 SF

MARK DENIS, SIOR 920.560.5092



601 S 32ND AVENUE WAUSAU, WI

Property Features

- Many office opportunities with two potential entrances for shared space, along with a secure, separate entrance to the basement
- Easy highway access

SALE PRICE	\$585,000
LEASE RATE	\$13/SF NNN
BUILDING SF	7,124 + basement

TONY "T.J." MORICE 715.218.2900

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1580 MID VALLEY DRIVE DE PERE, WI

Property Features

- Class A office space on the third floor of Cellcom building facing I-41
- Large shared lunch room
- Ample parking
- Includes office furniture/cubicles

LEASE RATE	\$14/SF NNN
AVAILABLE SF	2,669 4,794 7,463

JAMES WHEELER, CCIM 920.560.5093



1350 W AMERICAN DRIVE NEENAH (FOX CROSSING), WI

Property Features

- Excellent office/retail site
- Located at intersection of American Dr. and County Rd. CB
- Raw space to be built out
- TI dollars available

LEASE RATE	\$12/SF NNN
AVAILABLE SF	4,500
ZONING	Commercial

NICK SCHMIDT 920.560.5070



206 S COMMERCIAL STREET NEENAH, WI

Property Features

- Stand alone retail/office building, currently used as a salon
- Located in downtown Neenah in a highly visible location
- 6 parking spaces included in this sale

SALE PRICE	\$140,000
BUILDING SF	872
ACRES	0.05

JONATHAN GLASSCO 920.560.5078



1405 KENWOOD DR (BRIDGE ST & 17TH AVE) WAUSAU, WI

Property Features

- Prominent, professional business location for medical, financial or commercial offices
- Lower level, direct walk-in suite from parking lot

LEASE RATE	\$12/SF NNN
SUITE B AVAILABLE SF	2,097
DATE AVAILABLE	7/15/2022

ARK RHOWMINE 715.297.1953 **CORLEEN O'MALLEY** 715.340.2494



1230 CENTENNIAL CENTRE BOULEVARD HOBART, WI

Property Features

- Beautifully furnished Class A office space with fireplace
- Adjacent to Indian Trails & Thornberry Creek Estates, near Oneida Country Club & near 3 major golf courses

LEASE RATE	\$13-\$15/SF NNN
AVAILABLE SF	9,935
BUILDING SF	9,935

ADAM MEYERS 920.560.5091 **ELIZABETH RINGGOLD** 920.560.5061



4135 & 4136 SÜD PARKWAY SHEBOYGAN, WI

Property Features

- Two adjoining professional office buildings featuring numerous private offices, conference rooms, lunch room and restrooms with showers
- Partially furnished

SALE PRICE	\$3,700,000
LEASE RATE	\$8/SF NNN
BUILDING SF	39,397 (4135) 25,339 (4136)

DANE CHECOLINSKI 920.344.8732 **TOM FISK** 920.560.5090

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NEW LISTING



2326 OREGON STREET OSHKOSH, WI

Property Features

- Former Subway restaurant
- Well maintained freestanding building
- Ample parking
- Ideal location for restaurant, bakery & other types of retail or small office

SALE PRICE	\$199,900
BUILDING SF	1,429
ACRES	0.19

TERESA KNUTH 920.560.5077



700 S WESTLAND DRIVE APPLETON, WI

Property Features

- Retail/ showroom for lease
- Unique opportunity with I-41 building and signage
- Join other tenants, LaForce and Macco's Floor Covering Center

LEASE RATE	\$12/SF NNN
AVAILABLE SF	3,560
BUILDING SF	25,939

ELIZABETH RINGGOLD 920.560.5061



3525 E CALUMET STREET APPLETON, WI

Property Features

- Retail space in Calumet Center
- Conveniently located on east side of Appleton with many national retailers as neighbors; high traffic counts
- Building signage available

LEASE RATE	\$15/SF NNN
AVAILABLE SF	2,477
BUILDING SF	23,622

ELIZABETH RINGGOLD 920.560.5061



#108 NORTHRIDGE STREET MARSHFIELD, WI

Property Features

- Retail/office space with good visibility off of Highway 97
- May consider subdividing
- Endcap is 3,600 SF
- 37 paved parking spaces

LEASE RATE	\$10/SF
CAM	\$4/SF
AVAILABLE SF	3,600

TONY "T.J." MORICE 715.218.2900



525 JEFFERSON STREET STURGEON BAY, WI

Property Features

- Single-story retail building
- Updated appliances; two high-efficiency furnaces, two bathrooms and a drive-in door
- Business also for sale; please inquire

SALE PRICE	\$525,000
LEASE RATE	\$4.85/SF NNN
BUILDING SF	8,640

EILEEN POUNDS 920.884.5000 TOM FISK 920.560.5090



W3208 VAN ROY ROAD APPLETON, WI

Property Features

- Great retail, restaurant, office or medical site on East College Avenue in the Town of Buchanan
- Drive-thru available
- Join new tenant X-Golf

LEASE RATE	\$19.50/SF NNN
AVAILABLE SF	5,979
BUILDING SF	13,900

ELIZABETH RINGGOLD 920.560.5061 TOM SCHEUERMAN 920.560.5068

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W GREENVILLE DRIVE GRAND CHUTE, WI

Property Features

- Prime development site in Grand Chute's rapidly growing area
- Parcel 1: 3.62 AC; Parcel 2: 2.62 AC; Parcel 3: 5.11 AC; Parcel 4: 1.17 AC; Parcel 6: 0.92 AC

SALE PRICE	\$631,680 (\$47,000/AC)
TOTAL ACRES	13.44
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



10102 ADVENTURE WAY WESTON, WI

Property Features

- Highway interchange property
- Near popular Weston Business and Technology Park
- Potential TIF District assistance depending on project

SALE PRICE	\$1,150,000
ACRES	10
ZONED	B-2 or D-CC

TONY "T.J." MORICE 715.218.2900



1500 KOWALSKI ROAD KRONENWETTER, WI

Property Features

- Currently zoned Business Park, with plan for future land use to be industrial or commercial
- TIF District; Economic Development support available

SALE PRICE	\$4,748,370 \$3,283,500
ACRES	172.668
ZONED	Business Park

TONY "T.J." MORICE 715.218.2900



AEROTECH DRIVE GREENVILLE, WI

Property Features

- Excellent location near the Appleton International Airport with frontage on College Avenue - great visibility
- Minutes from downtown Appleton
- Easy access to Interstate 41

SALE PRICE LOT 1	\$386,586 \$191,000
LOT 1 ACRES	2.19
SALE PRICE LOT 2	\$394,000 \$295,000
LOT 2 ACRES	2.26

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



1165 APPLETON ROAD MENASHA, WI

Property Features

- Excellent redevelopment opportunity for office or retail center
- TIF possibility
- Located just south of Hwy 441 with each access to I-41/Hwy 10

LOT 1 SALE PRICE	0.65 ACRES	\$85,000
LOT 2 SALE PRICE	0.66 ACRES	\$86,000
LOT 3 SALE PRICE	0.62 ACRES	\$87,000

AMY PFEFFERLE OELHAFEN 920.560.5009 GREG LANDWEHR 920.560.5037



JACOBSEN ROAD NEENAH (FOX CROSSING), WI

Property Features

- Prime development site in growing area of Village of Fox Crossing
- Future land use includes medium density residential, government, institutional and utilities

SALE PRICE	\$550,550
ACRES	15.73
CURRENTLY ZONED	General Agriculture/ Suburban Low Density

JOHN ROBERTS 920.560.5067 GREG LANDWEHR 920.560.5037

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960 Hansen Road
Green Bay, WI 54304

3414 Mill Road
Sheboygan, WI 53083

327 N. 17th Ave, Suite 303
Wausau, WI 54401

SOLD



3101 E ENTERPRISE AVENUE APPLETON, WI

Property Features

- Light industrial building features high ceilings, 13 private offices, conference room and break room
- Room to expand to 22,000 SF
- Monument signage

SALE PRICE	\$1,100,000
BUILDING SF	11,282
ACRES	2.13

GREG LANDWEHR, SIOR 920.560.5037



1838 VELP AVENUE GREEN BAY (HOWARD), WI

Property Features

- Tenant: ABC Supply - one of America's largest privately held companies
- Great location just off of Interstate 41
- Annual rent: \$173,031.50; 4 years remaining; one 5 year option

SALE PRICE	\$2,550,000
BUILDING SF	49,795
CAP RATE	6.78%

TOM FISK 920.560.5090

NEW LISTING



1018 CIRCLE DRIVE GREEN BAY (ASHWAUBENON), WI

Property Features

- Office/manufacturing space
- Pre-engineered, insulated, gas-forced air; sprinklered throughout
- Nice offices
- 4 docks; 1 drive-in door

LEASE RATE	\$6.50/SF NNN
AVAILABLE SF	2,123 (office) 18,502 (mfg)
BUILDING SF	20,625

MARK DENIS, SIOR 920.560.5092

NEW LISTING



820 FULLVIEW DRIVE LITTLE CHUTE, WI

Property Features

- Warehouse space with ± 500 SF office space, 6 (8'x10') dock doors, 6 (14'x14') grade level doors, breakroom and mezzanine area
- Building easily demisable

LEASE RATE	\$5.50/SF NNN
AVAILABLE SF	13,200 - 52,800
AVAILABLE ON	9/1/2022

GREG LANDWEHR, SIOR 920.560.5037

NEW LISTING



3111 APOSTOLIC ROAD LITTLE CHUTE, WI

Property Features

- Hard to find industrial/warehouse space conveniently located just north of Interstate 41 and minutes from the Fox Cities and Green Bay
- AutoCAD floorplan available upon request

LEASE RATE	\$5,500/ Month NNN
BUILDING SF	11,331
AVAILABLE ON	9/1/2022

GREG LANDWEHR, SIOR 920.560.5037

PRICE REDUCED



1715 E MAIN STREET LITTLE CHUTE, WI

Property Features

- Former garden center on 4.32 acres
- Building A - 5,438 SF warehouse
- Building B - 2,156 SF office; 600 SF garage
- Building C - 3,350 SF warehouse

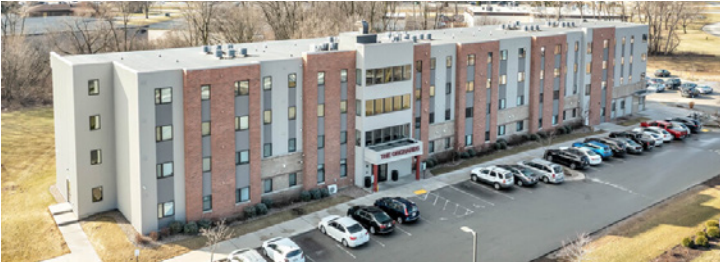
SALE PRICE	\$750,000 \$675,000
LEASE RATE Warehouse:	\$3.50/SF NNN
Office:	\$4,534/ Month NNN
	(\$10/SF NNN)

TERESA KNUTH 920.560.5077

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2700 W MASON STREET GREEN BAY, WI

Property Features

- The Orchards Student Living - Investment property on 3.02 acres
- 44 units; 172 beds
- Site includes excess land that could support further construction

SALE PRICE	\$9,450,000
CAP RATE	6%
BUILDING SF	49,964

JONATHAN GLASSCO 920.560.5078 TOM FISK 920.560.5090



880 S ONEIDA STREET MENASHA, WI

Property Features

- Excellent investment opportunity
- Great location off busy Oneida Street
- 100% leased
- Three long-standing tenants
- Financials available upon request

SALE PRICE	\$1,325,000
BUILDING SF	11,000
ACRES	1.40

NICK SCHMIDT 920.560.5070



1331 ALABAMA AVENUE SHEBOYGAN, WI

Property Features

- Investment opportunity - 9 condo units for sale in historic building
- Buyer can sell off individually for profit
- Average rent: \$1,125 (\$0.87/SF/ Month)

SALE PRICE	\$1,500,000 \$1,400,000
GROSS RENT	\$121,500
2 BR/ 1.5 BA UNITS	1,290+ SF

DANE CHECOLINSKI 920.344.8732



4938 / 4950 INTEGRITY WAY APPLETON, WI

Property Features

- Investment/retail condo in prime retail area with high traffic counts
- 46,853 SF condo
- 9.60 acres
- NOI: \$438,301

SALE PRICE	\$5,480,000
CAP RATE	8%
BUILDING SF	121,213

ADAM FIGURIN 920.560.5076 TOM FISK 920.560.5090



342 SOUTH WEBSTER AVENUE GREEN BAY, WI

Property Features

- Commercial/Investment opportunity on corner of Webster Ave. & Crooks St.
- Currently fully leased to Bionic Prosthetics/Orthotics and Studio 303 Dance; elevator to lower level

SALE PRICE	\$431,000
ROI	9.25%
BUILDING SF	5,054 SF (plus lower level)

JAMES WHEELER, CCIM 920.560.5093



14 TRI-PARK WAY, BUILDING 1 APPLETON, WI

Property Features

- Investment opportunity - multi-tenant Class A office building located in a professional business park directly across from Fox Valley Technical College in Grand Chute

SALE PRICE	\$1,350,000
CAP RATE	7.50%
BUILDING SF	15,200

ADAM FIGURIN 920.560.5076 TERESA KNUTH 920.560.5077

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