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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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I-41 & N RICHMOND ST (HWY 47) APPLETON, WI

Property Features

- Prime commercial development land
- In fast-growing corridor
- High traffic counts
- Neighbors: Navitus, Kwik Trip, Meijer, Unison Credit Union, Culvers & more

SALE PRICE	\$4-\$10/SF
ACRES	± 1-51
MUNICIPALITY	Town of Grand Chute

GREG LANDWEHR 920.560.5037 JOHN ROBERTS 920.216.2554



HWY CB & W COLLEGE AVENUE GREENVILLE, WI

Property Features

- Aerotech Corporate Campus
- Excellent location near Appleton International Airport with frontage on College Avenue - great visibility
- Protective covenants recorded

LOT #5 - 1.14 AC	\$101,000
LOT #6 - 2.13 AC	\$75,000
LOT #7 - 2.38 AC	\$185,000
LOT #8 - 3.85 AC	\$140,000
	\$312,000
	\$244,000
	\$316,000
	\$195,000

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



7007 COUNTY ROAD J WESTON, WI

Property Features

- Prime development site
- Municipal sewer and water
- Seller financing available with certain terms and conditions for qualified buyers

SALE PRICE	\$1,350,000
ACRES	16.58
ZONED	B-3 Business

TONY "T.J." MORICE 920.218.2900



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

Property Features

- Office or retail development in Bellevue, a rapidly growing suburb to the southeast of Green Bay
- Zoned Commercial Business
- City sewer and water

SALE PRICE	\$6,800,000
	\$5,200,000 or \$650,000/AC
ACRES	± 8
MINIMUM DIVISIBLE	Negotiable

MARK DENIS, SIOR 920.560.5092



COMMERCIAL LOTS OFF HWY 29 ABBOTSFORD, WI

Property Features

- Flexibility on development plans
- 2.86 AC, 1.38 AC, 14 AC, 9.25 AC, 2.54 AC, 1.56 AC and 4.70 AC
- Great community to partner with for future growth

SALE PRICE	\$60,000/AC
TOTAL ACRES	36.29
UTILITIES	City

TONY "T.J." MORICE 715.218.2900



2040 S ASHLAND AVENUE ASHWAUBENON, WI

Property Features

- Fantastic redevelopment opportunity
- Near major retail/restaurant area
- Zoned "SE" - Sports & Equipment
- Very old building on site in poor condition

SALE PRICE	\$1,100,000
ACRES	2.971
BUILDING SF	10,388

MARK DENIS, SIOR 920.560.5092



3121 W SPENCER STREET APPLETON, WI

Property Features

- Investment, office or retail space
- Available for lease:
 - Upper Level** (can be combined):
Unit A - 2,450 SF; **Unit B** - 1,000 SF
 - Entire Lower Level:** 4,875 SF

SALE PRICE	\$299,000 \$269,000
LEASE RATE	\$4.50/SF NNN \$3.95/SF NNN
BUILDING SF	9,750

GREG LANDWEHR, SIOR 920.560.5037



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



313 S 4TH STREET ABBOTSFORD, WI

Property Features

- Dollar General investment opportunity
- 5.35% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$91,968 yearly rent

SALE PRICE	\$1,719,028
BUILDING SF	9,100
ACRES	0.92
YEAR BUILT	2021

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



305 N ALGOMA STREET BIRCHWOOD, WI

Property Features

- Dollar General investment opportunity
- 5.25% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$93,217 yearly rent

SALE PRICE	\$1,775,561
BUILDING SF	9,100
ACRES	1.55
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



500 ST. CECILIA ROAD BUTTERNUT, WI

Property Features

- Dollar General investment opportunity
- 5.35% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$87,885 yearly rent

SALE PRICE	\$1,642,710
BUILDING SF	9,100
ACRES	1.2
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



17210 EMMA LEA LANE LAKEWOOD, WI

Property Features

- Dollar General investment opportunity
- 5.25% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$97,402 yearly rent

SALE PRICE	\$1,855,275
BUILDING SF	10,640
ACRES	1.20
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



9724 STATE HWY 70 - SHOWROOM



9728 STATE HWY 70 - SERVICE BUILDING

9724 & 9728 STATE HWY 70 & PARCEL MI-4614 MINOCQUA, WI

Property Features

- **9724 State Hwy 70** - 6,000 SF showroom; 0.42 AC lot; 0.36 AC back parcel (included): **\$357,000**
- **9728 State Hwy 70** - 3,200 SF service building; 0.56 AC lot: **\$238,000**

SALE PRICE (ALL 3 PROPERTIES)	\$649,000 \$595,000
LEASE RATE (FOR EACH PROPERTY)	\$18/SF NNN
TOTAL SF	9,200

TONY "T.J." MORICE 715.218.2900



W3208 VAN ROY ROAD APPLETON, WI

Property Features

- Great retail, restaurant, office or medical site on East College Avenue
- Drive-thru available
- Easy access off Highway 441
- Join new tenant X-Golf

LEASE RATE	\$15.25/SF NNN
AVAILABLE SF	5,979
BUILDING SF	13,900

ELIZABETH RINGGOLD 920.560.5061 TOM SCHEUERMAN 920.560.5068



5474 HIGHWAY 10 EAST STEVENS POINT, WI

Property Features

- **Suite 3:** 12,800 SF large, retail suite with loading dock well; ideal for medium box store
- **Suite 6:** 1,400 SF retail/office suite with 2 offices and large show floor

SUITE 3 - 12,800 SF LEASE RATE	\$8/SF NNN
SUITE 6 - 1,400 SF LEASE RATE	\$12/SF NNN
PARKING	172 spaces

ARK RHOWMINE 715.297.1953 ELIZABETH RINGGOLD 920.560.5061



3428 W COLLEGE AVENUE APPLETON, WI

Property Features

- Retail space available in Grand Plaza
- Located in the heart of Appleton's primary retail corridor
- High quality, multi-tenant retail center
- On bus line

LEASE RATE	\$17-\$19.50/SF NNN
AVAILABLE SF	1,689 (Suite 3428)
BUILDING SF	23,720

ADAM MEYERS 920.560.5091 JONATHAN GLASSCO 920.560.5078



130 MAIN STREET MENASHA WI

Property Features

- First floor retail available in luxury apartment building - 14 units on the upper floors
- Construction begins Jan. 2022 with completion estimated for Dec. 2022

LEASE RATE	\$14/SF NNN
AVAILABLE SF	1,000-5,310
PARKING	27 stalls

TERESA KNUTH 920.427.9473



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



2841 ALLIED STREET GREEN BAY (ASHWAUBENON), WI

Property Features

- Office/warehouse space
- Freeway frontage/visibility
- 1 overhead door; 1 dock on each side; floor drain; mezzanine over office; kitchenette; illuminated signage

LEASE RATE	\$6/SF NNN
AVAILABLE SF	6,115
OFFICE SF	1,248
WAREHOUSE SF	4,867

ADAM MEYERS 920.560.5091



1810 COFRIN DRIVE GREEN BAY, WI

Property Features

- Warehouse space available 6/1/2022
- 125' x 40'; up to 125' x 280'
- Each unit has dock & overhead door
- Ceiling height is 24' at the eave
- Access to Highway 43

LEASE RATE	\$5.25-\$6/SF NNN
AVAILABLE SF	5,000-35,000
BUILDING SF	35,000

JAMES WHEELER, CCIM 920.560.5093



3146 MARKET STREET GREEN BAY (ASHWAUBENON), WI

Property Features

- Warehouse space with six offices and conference room
- One loading dock; one overhead door (14' x 10'); outside storage
- Easy access to Interstate 41

LEASE RATE	\$5.50/SF NNN
AVAILABLE SF	20,000
OFFICE SF	2,500

JAMES WHEELER, CCIM 920.560.5093



1694 N SILVERSPRING DRIVE APPLETON, WI

Property Features

- Industrial/flex building with apartment
- 4 flex suites; 2 with mezzanine
- 1 newly renovated, 2-bed/1-bath apartment, which is rented out
- Rented out rear parking lot

SALE PRICE	\$750,000
CAP RATE	7.50%
BUILDING SF	8,358

JONATHAN GLASSCO 920.205.4849



5501 CLAIREMONT DRIVE APPLETON, WI

Property Features

- Flex/warehouse space
- Sublease through July 31, 2026
- Grand Chute's rapidly growing Gateway Overlay District
- Building signage available

SUBLEASE RATE	\$7.25/SF NNN
BUILDING SF	25,200
OFFICE SF	4,350 + 650 of mezzanine

TERESA KNUTH 920.427.9473 GREG LANDWEHR 920.560.5037



2669 INDUSTRY COURT GREEN BAY (ASWAUBENON), WI

Property Features

- Warehouse/showroom/office space
- 4,056 SF office; 2,304 SF showroom; 6,340 SF warehouse
- 2 (10'x10') drive-in doors, 1 dock; shop space is 16' high; 20 parking spaces

LEASE RATE	\$7/SF NNN
AVAILABLE SF	12,700
BUILDING SF	12,700

ADAM MEYERS 920.560.5091 ADAM FIGURIN 920.560.5076



145 N COMMERCIAL STREET NEENAH WI

Property Features

- Office has terrific view of the river with large windows and a balcony
- 6 offices and a conference room overlooking the Fox River with a walkout patio attached

LEASE RATE	\$15/SF NNN
AVAILABLE SF	2,400
BUILDING SF	8,000

ELIZABETH RINGGOLD 920.560.5061



402 N 28TH AVENUE WAUSAU, WI

Property Features

- Class B+ medical/office/financial services building with ADA access
- 100' frontage on 28th Avenue
- Well-maintained with shop abilities in lower level

SALE PRICE	\$1,190,000 \$999,950
LEASE RATE	\$16.95 \$13.95 SF NNN
BUILDING SF	6,400

TONY "T.J." MORICE 715.218.2900



3501 E EVERGREEN DRIVE APPLETON WI

Property Features

- Brand new Class A office space
- Occupancy scheduled for Sept. 2022
- Great for professional services or medical office users
- Prime location; easy access to I-41

LEASE RATE	\$20/SF NNN
AVAILABLE SF	2,858
BUILDING SF	5,716

TERESA KNUTH 920.427.9473



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



1350 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

Property Features

- Excellent office/retail site
- Located at intersection of American Drive and County Road 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



W6214 AEROTECH DRIVE GREENVILLE, WI

Property Features

- 2-story office building offers open concept floor plans with private offices, fiber optics, large conference rooms and break room
- 2.15 acres; built in 1989

SALE PRICE	\$3,750,000 \$1,900,000
LEASE RATE	\$11/SF NNN
BUILDING SF	31,225

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009