



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

OFFICE

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INVESTMENT

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LAND

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111 S LILAS DRIVE APPLETON, WI

Property Features

- Well-maintained, professional office building, located in high-traffic, desirable area of Appleton
- Large offices, conference room, breakroom, cubicle area, & server room

LEASE RATE	\$5.90/SF NNN
AVAILABLE SF	11,330
PARKING	Ample - 35 spaces

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR 920.560.5037



2500 E ENTERPRISE AVENUE APPLETON, WI

Property Features

- Beautiful Class A office building in Appleton Northeast Business Park
- Smartly designed space with private offices, reception area with counter, small kitchenette with sink, and more

LEASE RATE	\$14.75/SF- \$15.50/SF NNN
UNIT B SF	2,175
UNIT C SF	2,826

GREG LANDWEHR, SIOR 920.560.5037



1018 W SOUTH PARK AVENUE OSHKOSH, WI

Property Features

- Well-located historic office building
- Originally home of Lutz Brothers Stone Quarry; currently used as office & storage
- Exciting investment or redevelopment opportunity

SALE PRICE	\$595,000
MAIN BUILDING SF	14,067
STORAGE BUILDING SF	4,000

GREG LANDWEHR 920.560.5037 TERESA KNUTH 920.427.9473



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



1025 E SOUTH RIVER STREET APPLETON, WI

Property Features

- Two-story office building features Class A build out with many amenities
- Great location; easily accessible with parking; close to downtown

SALE PRICE	\$2,600,000
LEASE RATE	\$13/SF NNN
BUILDING SF	31,000

TERESA KNUTH 920.427.9473 GREG LANDWEHR 920.560.5037

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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



911 WITZEL AVENUE OSHKOSH, WI

Property Features

- Turn-key, full-service car wash
- Large site with ample room for expansion/redevelopment
- Located on main artery in Oshkosh
- Ample paved parking

SALE PRICE	\$850,000
BUILDING SF	14,208
ACRES	1.895

JONATHAN GLASSCO 920.560.5078



5530 NEUBERT ROAD, SUITE 112 GRAND CHUTE, WI

Property Features

- Flex space in multi-tenant building
- Typical build-out office with reception, sprinklered shop, floor drain, forced air heat and mezzanine storage with florescent lighting

LEASE RATE	\$1,900/Mo. + Utilities
AVAILABLE SF	2,250
UTILITIES	Heat, Water, Sewer

NICK SCHMIDT 920.560.5070



1000 N BALLARD ROAD APPLETON, WI

Property Features

- Former retreat facility/foundation center for the arts built in 1934 with addition in 1970 to the west wing
- Approximately 9.80 acres on the river in the heart of the Fox Cities

SALE PRICE	\$2,400,000
BUILDING SF	35,646
ACRES	9.80

ADAM FIGURIN 920.560.5076



303 PINE ROAD TURTLE LAKE, WI

Property Features

- Dollar General investment opportunity
- 5.75% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$92,194 yearly rent

SALE PRICE	\$1,603,374
BUILDING SF	10,640
ACRES	1.2
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



6705 CTY ROAD J WESTON, WI

Property Features

- Dollar General investment opportunity
- 5.50% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$99,944 yearly rent

SALE PRICE	\$1,817,164
BUILDING SF	10,640
ACRES	1.75
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

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W WISCONSIN AVE, N MCCARTHY RD APPLETON, WI

Property Features

- Excellent location in the busiest retail corridor near Fox River Mall
- Near Costco, Walmart, TJ Maxx, Home Goods and Menards
- Build-to-suit/lease back options

SALE PRICE	\$825,000
ACRES	2.01
ZONED	Commercial

TOM FISK 920.560.5090 ELIZABETH RINGGOLD 920.560.5061



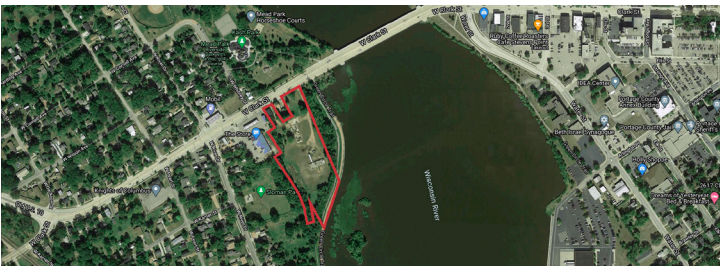
DECATOR DRIVE & COUNTY ROAD K WAUSAU, WI

Property Features

- 2 parcels of land for development
- Easy access to Highway 51 interchange; near Northcentral Technical College, Fleet Farm and varied residential properties

PARCEL 1 (23.33 ACRES)	SALE PRICE	\$345,000
PARCEL 2 (23.92 ACRES)	SALE PRICE	\$285,000

TONY "T.J." MORICE 715.218.2900



133 WEST CLARK STREET STEVENS POINT, WI

Property Features

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

SALE PRICE	\$875,000
ACRES	5.03
HIGHWAY FRONTAGE	228.7'
DIRECT RIVER FRONTAGE	304'

TONY "T.J." MORICE 715.218.2900



HIGHWAY 172 & C.T.H. "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	\$5,525,000 or \$975,000/AC
ACRES	± 5.66
MINIMUM DIVISIBLE	Negotiable

MARK DENIS, SIOR 920.560.5092



2700 HOLMGREN WAY GREEN BAY (ASHWAUBENON), WI

Property Features

- Prime retail site near Bay Park Square District
- Large corner parcel, highly visible site with easy access to the "beltline" around the Green Bay metro area

SALE PRICE	\$589,900
ACRES	\$450,000
ACRES	1.913
ZONED	Commercial

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092



W INTEGRITY WAY APPLETON (GRAND CHUTE), WI

Property Features

- Prime development opportunity located just west of I-41 and the 1.2M Fox River Mall
- In the busiest retail corridor in northeast Wisconsin

SALE PRICE	\$782,500
ACRES	3.67
ZONING	Commercial

TOM FISK 920.560.5090 ELIZABETH RINGGOLD 920.560.5061

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10102 ADVENTURE WAY WESTON, WI

Property Features

- 10 acres bordering 4-lane State Hwy 29 between Green Bay & Minneapolis
- Near popular Weston Business & Technology Park
- Potential TIF district assistance

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

TONY "T.J." MORICE 715.218.2900



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
- Drive-in door under construction

LEASE RATE	\$5,500/ Month NNN
TOTAL SUITE SF	11,331
DOCKS	3

GREG LANDWEHR, SIOR 920.560.5037



1810 COFRIN DRIVE GREEN BAY, WI

Property Features

- Newly built warehouse space
- 125' x 40'; up to 125' x 280'
- Each unit has dock & overhead door
- Ceiling height is 24' at the eave
- Access to Interstate 43

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

JAMES WHEELER, CCIM 920.560.5093



1331 GILLINGHAM ROAD NEENAH, WI

Property Features

- Well-maintained building located just off Interstate 41 & Breezewood Lane
- High visibility; high traffic counts
- 12' ceiling; LED lighting; wet sprinkler system; single phase power (240V)

LEASE RATE	\$6/SF NNN
BUILDING SF	6,848
ACRES	1.055

ADAM FIGURIN 920.560.5076 GREG LANDWEHR 920.560.5037



410 DOUGLAS STREET MERRILL, WI

Property Features

- Centrally located industrial building
- Multiple uses
- Numerous offices; updated lighting
- Driveable path next to railway with access to outside docks

LEASE RATE	\$3.50/SF Mod. Net
AVAILABLE SF	50,000
BUILDING SF	74,700

TONY "T.J." MORICE 715.218.2900



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

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