

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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W6214 AEROTECH DRIVE GREENVILLE, WI

Property Features

- Two-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 920.560.5009



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



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



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



311 FINANCIAL WAY WAUSAU, WI

Property Features

- Beautiful Class A office space
- Close to retail, business and medical facilities on Wausau's West side
- Amazing highway visibility
- Build-out TI Assistance of \$20/SF

LEASE RATE	\$14.95/SF
AVAILABLE SF	2,869
PARKING	Ample

TONY "T.J." MORICE 715.218.2900



200 WASHINGTON STREET, SUITE 120 WAUSAU, WI

Property Features

- Class A professional office condo-suite in the Wausau Gateway building
- 10 offices, large open office area, conference room, private restrooms
- Income: 2 rental offices included

SALE PRICE	\$725,000
BUILDING SF	5,686
YEAR BUILT	2004

ARK RHOWMINE 715.297.1953

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815 W FULTON STREET WAUPACA, WI

Property Features

- Waupaca Woods Mall
- **Space 1** (Old Broadway Vision): 3,465 SF
- **Space 2** (Old Fire Fitness): 3,500 SF
- **Space 3** (Old Waupaca Rental): 4,265 SF
- Strong demographics

LEASE RATE	\$8/SF Net
PARKING	Ample
REMODELED	2012

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009



712 RIVERFRONT DRIVE, UNIT A SHEBOYGAN, WI

Property Features

- Main floor available in this 3-story business condo
- 872-11,448 SF available for lease
- Walkable to many restaurants, retailers and Sheboygan's boardwalk

SALE PRICE	\$549,000 \$495,000
LEASE RATE	\$12/SF NNN
BUILDING SF	12,000

DANE CHECOLINSKI 920.344.8732



2910 ROOSEVELT ROAD MARINETTE, WI

Property Features

- End cap space available in retail strip center; may be split into two suites
- Well-located in strong retail trade area and Walmart outlot
- 93 parking spaces

LEASE RATE	\$15-\$20/SF NNN
AVAILABLE SF	1,750-3,500
BUILDING SF	13,925

TOM FISK 920.560.5090 TERESA KNUTH 920.427.9473



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 \$450,000
ACRES	1.913
ZONED	Commercial

MARK DENIS, SIOR 920.560.5092



107 N WESTERN AVENUE WAUPACA, WI

Property Features

- Retail/office space near highway interchange (Highway 10 & Fulton Street)
- High traffic counts on W. Fulton Street

LEASE RATE	\$10/SF NNN
AVAILABLE SF	2,000
PARKING	20 spaces

JONATHAN GLASSCO 920.560.5078



920 N. 26TH STREET SHEBOYGAN, WI

Property Features

- Community-based residential facility (CBRF) with 13 bedrooms & two 1-bedroom/1-bath apartments
- Perfect to operate a CBRF, workforce housing or home for large family

SALE PRICE	\$499,000
BUILDING SF	9,172
LOWER LEVEL SF	2,832

DANE CHECOLINSKI 920.344.8732

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W AMERICAN DR/IRISH RD VILLAGE OF FOX CROSSING, WI

Property Features

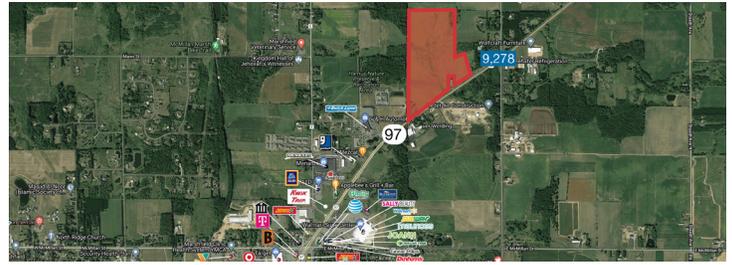
- Prime commercial/multi-family development site
- Site serviced with electric, gas, water and sewer
- Seller will consider dividing

SALE PRICE **\$3,950,000**

ACRES **± 57.64**

CURRENTLY ZONED **A-2 Gen. Ag.; Mixed Use**

GREG LANDWEHR 920.560.5037 JOHN ROBERTS 920.216.2554



201120-201176 HIGHWAY 97 MARSHFIELD, WI

Property Features

- Prime development site
- Public sewer and water available by the City of Marshfield
- Conceptual land use study complete
- Near the Hamus Nature Preserve

SALE PRICE **\$2,395,000**

ACRES **82.576**

FRONTAGE ON HIGHWAY 97 **2,000 feet**

TONY "T.J." MORICE 715.218.2900



111 AC OFF INTERSTATE 43 VILLAGE OF DENMARK, WI

Property Features

- Locate your business or project on this prime development site in a newly-created TIF District (TID #2)
- Developers welcome
- High traffic counts

SALE PRICE **\$45,000- \$100,000/AC**

ACRES **± 111**

ZONED **Commercial**

ADAM MEYERS 920.560.5091 TOM FISK 920.560.5090



LIND LANE CLAYTON, WI

Property Features

- Land in newly created TID #1, a rapidly developing corridor near the Appleton International Airport
- Excellent exposure to Highway 76

SALE PRICE **\$29,500/ Acre**

ACRES **± 19.612**

ZONED **B-1**

GREG LANDWEHR, SIOR 920.560.5037 NICK SCHMIDT 920.560.5067 TOM FISK 920.560.5090



STATE PARK RD, SCHMIDT RD, HIGHLINE RD HARRISON, WI

Property Features

- Prime development site
- 12 parcels totaling ± 326.50 acres
- Future land is residential with a commercial component
- TIF incentives may be available

SEC. W - 98 AC **\$2,450,000**

SEC. S - 38.26 AC **\$ 956,500**

SEC. L - 35.84 AC **\$ 896,000**

SEC. R - 78.84 AC **\$1,971,000**

SEC. H - 75.50 AC **\$3,397,500**

GREG LANDWEHR, SIOR 920.560.5037



7778 STATE HIGHWAY 42 EGG HARBOR, WI

Property Features

- Highly attractive development site
- Close proximity to local orchards, lighthouses, golf, marina, shopping, galleries and restaurants
- Heavy traffic flow on Highway 42

SALE PRICE **\$1,200,000**

TOTAL ACRES (2 PARCELS) **1.38**

ZONED **Commercial**

EILEEN POUNDS 920.560.5079 TOM FISK 920.560.5090

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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



525 N PERKINS STREET APPLETON, WI

Property Features

- Well-located industrial space
- 14' (15' peak) clearance height
- 25' x 30' column spacing
- 2 (10'x10') van height drive-in overhead doors; 1 dock with leveler

LEASE RATE	\$7.50/SF NNN
BUILDING SF	15,000
OFFICE SF	1,300

TERESA KNUTH 920.427.9473 GREG LANDWEHR 920.560.5037



200 PAPER PLACE KRONENWETTER, WI

Property Features

- Office, medical or light manufacturing
- Easy access to I-39, Central WI Airport & Wausau metro area
- Could be up to 13,000 SF warehouse or 4-6 2/3,000 SF spaces

LEASE RATE (7,000+ SF)	\$7/SF NNN
LEASE RATE (2,000-4,000 SF)	\$9/SF NNN
AVAILABLE SF	14,028

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



970 OGDEN ROAD PESHTIGO, WI

Property Features

- Well-located industrial space off I-41
- 12 overhead doors
- 1 dock (with ability to add additional)
- 14' - 31' clear height
- Well-maintained

LEASE RATE	\$3.95/SF NNN
BUILDING SF	360,000 (divisible to ± 100,000)

ADAM MEYERS 920.560.5091 TERESA KNUTH 920.427.9473



6703 RICKYVAL STREET WESTON, WI

Property Features

- Manufacturing/warehouse space in the Weston Business and Technology Park
- 1 service door (16'H x 14'W)
- 1 semi-truck dock with leveler

LEASE RATE	\$6.35/SF NNN
BUILDING SF	6,000
ZONED	L-1 Limited Industrial

ARK RHOWMINE 715.297.1953

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Sheboygan, WI 53083

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



217 N MCKENZIE AVENUE GILLETT, 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	1.35
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



711 EISENHOWER DRIVE KIMBERLY, WI

Property Features

- First class 100% leased, single-tenant office building; built in 2001
- 2.53 acres with room for future expansion of building or parking
- 74 parking stalls, expandable

SALE PRICE	\$2,000,000
CAP RATE	9.73%
BUILDING SF	14,625

TERESA KNUTH 920.427.9473 AMY OELHAFEN 920.560.5009



1305 DEERWOOD TRAIL WISCONSIN DELLS, WI

Property Features

- Dollar General investment opportunity
- 5.50% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$99,479 yearly rent

SALE PRICE	\$1,808,709
BUILDING SF	10,640
ACRES	1.66
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



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



1694 N SILVERSPRING DRIVE APPLETON, WI

Property Features

- Industrial/flex building with apartment
- 4 flex suites; 2 with mezzanine
- One newly renovated, 2-bed/1-bath apartment, which is rented out
- Abundant parking/storage space

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

JONATHAN GLASSCO 920.560.5078



103 S 3RD AVENUE EDGAR, WI

Property Features

- Great opportunity for independent business/investor/owner occupant
- CAP rate currently 8.3% as is
- Suite 1 (leased dental space): 2,354 SF
- Suite 2 (vacant): 2,797 SF

SALE PRICE	\$299,999
BUILDING SF	5,151
ACRES	0.15

TONY "T.J." MORICE 715.218.2900

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