

Happy
New
Year

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

CLICK ON THE BOX BELOW
TO VIEW FEATURED PROPERTIES

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321 S NICOLET ROAD, SUITE D APPLETON, WI

Property Features

- Class A office space
- Easy access to Interstate 41
- Open concept with conference, data and employee break room
- Monument signage

LEASE RATE	\$3,805/Mo. Gross
AVAILABLE SF	2,722
BUILDING SF	10,234

GREG LANDWEHR, SIOR 920.560.5037



344 STATE HIGHWAY 54 SEYMOUR, WI

Property Features

- Multi-tenant office building
- Vacant space was formerly a dentist, but could be a medical office or general office
- Monument signage available

SALE PRICE	\$585,000
LEASE RATE	\$12/SF Mod. Gross
BUILDING SIZE	5,188 SF

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



2300 E CAPITOL DRIVE APPLETON, WI

Property Features

- Full floor sub-lease opportunity
- Well-located Class A office building in highly successful Appleton Northeast Business Park
- Excellent access to Interstate 41

SUB-LEASE RATE	Negotiable
AVAILABLE SPACE	34,270 SF (3rd Floor)
BUILDING SIZE	107,202 SF

ELIZABETH RINGGOLD 920.560.5061 AMY PFEFFERLE OELHAFEN 920.560.5009



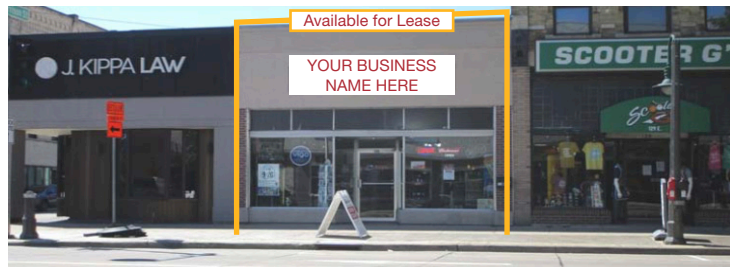
#108 NORTHRIDGE STREET MARSHFIELD, WI

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



133 E COLLEGE AVENUE APPLETON, WI

Property Features

- 2-story retail/office building in downtown Appleton
- Includes a lease-to-own agreement (tenant will have option to purchase at end of lease term)

LEASE RATE	\$16.67/SF NNN
AVAILABLE SF	3,000
ACRES	0.071

ADAM FIGURIN 920.560.5076

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201 W WISCONSIN AVENUE NEENAH, WI

Property Features

- New construction for lease
- First floor retail, second floor office with 39 luxury apartments on upper levels
- Jan. 1 is estimated completion date
- Adjacent to Plaza at Gateway Park

1ST FLOOR RETAIL (895 - 3,015 SF)	\$28/SF Gross
2ND FLOOR OFFICE (SOUTH SECTION - 4,179 SF)	\$20/SF Gross

TERESA KNUTH 920.427.9473 TOM FISK 920.560.5090



NEW LISTING

5334 N. RICHMOND STREET APPLETON, WI

Property Features

- Turn-key supper club with excellent access to Interstate 41
- Furnishings, fixtures and equipment are included in the sale; upstairs apartment; garage/storage building

SALE PRICE	\$695,000
BUILDING SF	4,607
ACRES	1.02

ELIZABETH RINGGOLD 920.560.5061



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
- Space 2 & 3 could be combined

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

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009



130 MAIN STREET MENASHA, WI

Property Features

- First floor retail available in luxury apartment building - 14 units on upper floors; within minutes of shopping, dining and lodging
- Lower level space available

LEASE RATE	\$14/SF NNN
AVAILABLE SPACE	962 SF - 3,681 SF
PARKING	27 Stalls

TERESA KNUTH 920.427.9473



4411 W WISCONSIN AVENUE APPLETON, WI

Property Features

- Newly re-developed retail center
- 4,307 SF for sub-lease
- Co-tenant with GolfTec
- Located adjacent to the Fox River Mall with many national retailers

LEASE RATE	\$10/SF NNN
AVAILABLE SF	4,307
BUILDING SF	46,698

ELIZABETH RINGGOLD 920.560.5061



NEW LISTING

1819 MIDWAY ROAD MENASHA, WI

Property Features

- Former Family Dollar Store
- Great demographics
- Easy access to/from Highway 441
- Monument and building signage
- Next to new Festival Foods and CVS

LEASE RATE	\$7- \$15/SF NNN
BUILDING SF	9,064
PARKING	Ample

ELIZABETH RINGGOLD 920.560.5061 TERESA KNUTH 920.427.9473

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HIGHWAY 15, COUNTY RD CB & GV GREENVILLE, WI

Property Features

- Prime development land
- Possible uses: manufacturing, financial, office, warehousing
- Easy access to I-41

LOT 3 - 22.3 ACRES	PRICE	\$40,000/AC
LOT 4 - 0.98 ACRES	PRICE	\$195,000
LOT 5 - 7.22 ACRES	PRICE	\$60,000/AC
LOT 6 - 4.28 ACRES	PRICE	\$55,000/AC

GREG LANDWEHR, SIOR 920.560.5037



1501 & 1601 MCINTOSH ST/1021 EASTHILL DR WAUSAU, WI

Property Features

- Residential development site
- Utilities and city water/sewer at street
- Good topography for development with wonderful view of nature and wildlife

SALE PRICE	\$521,000
\$449,000	
LOT 1 ACRES	5.73
LOT 2 ACRES	11.66
LOT 3 ACRES	0.71

TONY "T.J." MORICE 715.218.2900



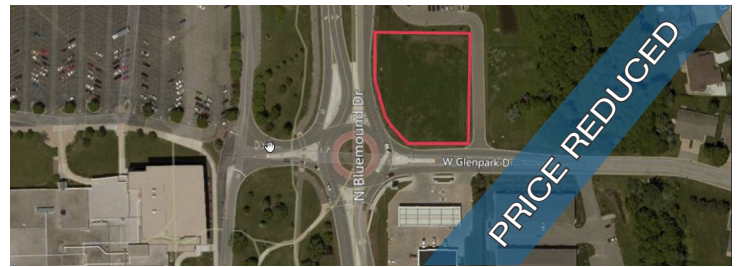
INDIANHEAD DRIVE MOSINEE, WI

Property Features

- Located in Central WI Business Park
- Adjacent to Central WI Airport
- Easy access to Hwy. 51 & I-39
- Municipal utilities and infrastructure available; flat terrain

SALE PRICE	\$45,000
ACRES	2.966
ZONED	Industrial Park - Mfg.

ARK RHOWMINE 715.297.1953



2500 N BLUEMOUND DRIVE APPLETON, WI

Property Features

- Prime Bluemound Condominium site
- Located directly across from Fox Valley Technical College
- Easy access to I-41
- Minutes away from Fox River Mall

SALE PRICE	\$4.90/SF (+\$298,822)
ACRES	± 1.40
ZONED	Local Commercial District

GREG LANDWEHR, SIOR 920.560.5037



COUNTY HIGHWAY V STURGEON BAY, WI

Property Features

- Mixed use commercial/residential land available on Door County's "quiet side"
- One of the last remaining commercial lots in Jacksonport
- 5 minute walk to the beach

SALE PRICE	\$600,000
ACRES	± 7.42
ZONED	Commercial/Residential

EILEEN POUNDS 404.824.5426



HWY 32 & WILLOW DRIVE SHEBOYGAN FALLS, WI

Property Features

- High visibility commercial property on a Highway 32 intersection
- Great location for retail, office and other small businesses
- Located on a busy corridor

SALE PRICE	\$195,000
ACRES	1.60
ZONED	Commercial

DANE CHECOLINSKI 920.344.8732

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Green Bay, WI 54304

3414 Mill Road
Sheboygan, WI 53083

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



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



4003 & 4005 DIXIE AVENUE WAUSAU, WI

Property Features

- Great manufacturing facility location
- Easy access to I-39 / Hwy 51
- Nicely updated offices with workstations; 7 drive-in service doors; 3 docks; 10+ parking spaces

LEASE RATE	\$4.95- \$5.95/SF
BUILDING SF	30,113
OFFICE SF	3,160

TONY "T.J." MORICE 715.218.2900



1850 W REEVE STREET APPLETON, WI

Property Features

- Well-located, heated, industrial warehouse space with offices
- Available May 1, 2023
- 2 loading docks; 11' clear height; fully insulated

LEASE RATE	\$6/SF NNN
AVAILABLE SF	15,500
OFFICE SF	2,500

ADAM FIGURIN 920.560.5076



520 FOREST AVENUE SHEBOYGAN FALLS, WI

Property Features

- Manufacturing crane building/warehouse
- Well-appointed and updated office area, conference room and spacious break room facilities

SALE PRICE	\$3,950,000
BUILDING SF	± 50,000
ACRES	5.47

JOHN ROBERTS 920.216.2554



415 TROWBRIDGE DRIVE FOND DU LAC, WI

Property Features

- Light manufacturing/flex space
- Landlord willing to consider the addition of a loading dock, if required
- Located in the Southwest Industrial Park; easy access to/from I-41 & Hwy.151

LEASE RATE	\$5.95/SF NNN
AVAILABLE SF	14,000
BONUS MEZZANINE SF	3,120

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR 920.560.5037



824 N 10TH STREET OOSTBURG, WI

Property Features

- Former automotive repair shop
- **Main building:** 5,200 garage area; 497 SF mezzanine; 600 SF office; 6 overhead doors
- **Secondary building:** 2,100 SF

SALE PRICE	\$625,000
LEASE RATE (MAIN BLDG ONLY)	\$4,000/Mo. NNN
MAIN BUILDING SIZE	6,297 SF

DANE CHECOLINSKI 920.344.8732

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MORE DOLLAR GENERAL LISTINGS AVAILABLE PLEASE CALL FOR MORE INFO

217 N MCKENZIE AVENUE GILLETTE, 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



991 STATE ROAD 13 BIG FLATS, WI

Property Features

- Dollar General investment opportunity
- 5.50% CAP rate
- Lease commencement TBD
- 15 years initial lease term
- \$79,758 yearly rent

SALE PRICE	\$1,450,145
BUILDING SF	9,100
ACRES	1.3
YEAR BUILT	2023

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



1800 WESTWOOD CENTER BLVD WAUSAU, WI

Property Features

- Westwood Conference Center
- Ideal for corporate headquarters, retreat center, office/institutional campus, venue for any large group gatherings, etc.; 32.96 acres

SALE PRICE	\$9,900,000
1800 WESTWOOD CENTER BLDG SF	232,701
TRAIN DEPOT BUILDING SF	10,000

JOHN ROBERTS, SIOR 920.216.2554



1820 & 1740 N BUSINESS HWY 51 WAUSAU, WI

Property Features

- Commercial flex space
- Showroom and warehouse with loading dock
- Major intersection access
- Highway 51 visibility

SALE PRICE	\$2,395,000
BUILDING 1 SF (SHOWROOM)	26,000
BUILDING 2 SF (WAREHOUSE)	7,500

TONY "T.J." MORICE 715.218.2900



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



520 W THIRD STREET KIMBERLY, WI

Property Features

- Medical office building with visibility and convenient access to Hwy. 441
- Great investment opportunity
- Single tenant building, but could be multi-tenant

SALE PRICE	\$750,000
BUILDING SF	8,556
ACRES	2.05

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

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