



OFFICES

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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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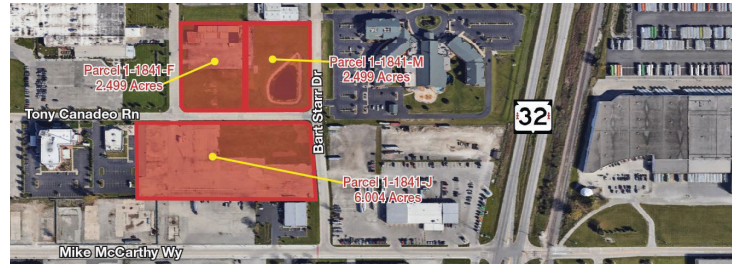
W6651 SCHOOL ROAD GREENVILLE, WI

Property Features

- Tremendous opportunity for single family or possibly two-family development
- Close to shopping, restaurants, lodging and Pebble Ridge Park

SALE PRICE	\$2,446,400
ACRES	76.45
ZONED	Currently Agricultural

GREG LANDWEHR, SIOR 920.560.5037



LAMBEAU FIELD STADIUM DEVELOPMENT GREEN BAY, WI

Property Features

- 949 Tony Canadeo Run; 1945 Reggie White Way; 1980 Bart Starr Drive
- Massive development opportunity
- Ideal for retail, hotel, apartments, townhouses, restaurants, entertainment

SALE PRICE	\$13,200,000
ACRES	11 (Will Divide)
ZONED	Commercial One

JAMES WHEELER, CCIM 920.560.5093



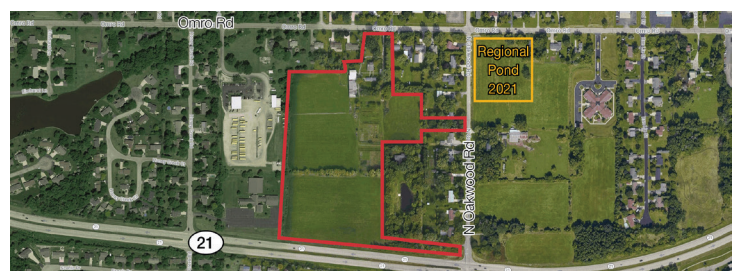
HWY 32 & WILLOW DRIVE SHEBOYGAN FALLS, WI

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



2881 OMRO ROAD OSHKOSH, WI

Property Features

- One of the last large parcels available for development in the area
- Seller may consider dividing
- Price will vary depending on final parcel size and location

SALE PRICE	\$4,508,460
ACRES	± 23
TRAFFIC COUNTS	17,600 VPD (Hwy 21)

GREG LANDWEHR, SIOR 920.560.5037



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

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



RIB MOUNTAIN DRIVE WAUSAU, WI

Property Features

- Priced to sell
- High traffic Rib Mountain Drive development site in a key retail area
- Located south of Lamb's Fresh Market and People's State Bank

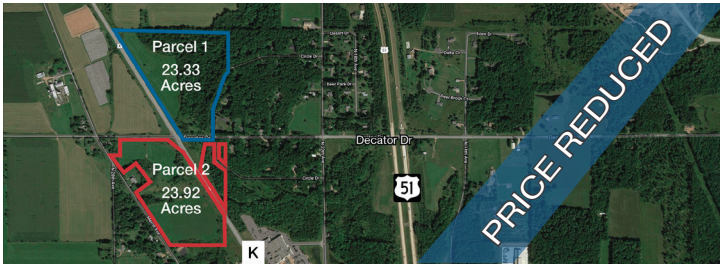
SALE PRICE	\$849,500
ACRES	1.933
ZONED	SC-Suburban Commercial

TONY "T.J." MORICE 715.218.2900

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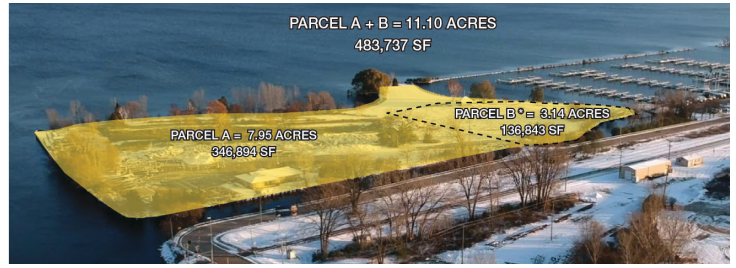
DECATOR DRIVE & COUNTY ROAD K WAUSAU, WI

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 \$249,000
PARCEL 2 (23.92 ACRES)	SALE PRICE	\$345,000 \$285,000

TONY "T.J." MORICE 715.218.2900



1000 PIONEER DRIVE OSHKOSH, WI

Property Features

- Qualified Opportunity Zone (QOZ) & Tax incremental District (TID)
- Prime mixed used waterfront development site at the opening of the Fox River and Lake Winnebago

SALE PRICE	\$4,450,000
LEASE RATE	Please Call
TOTAL ACRES	11.10

ELIZABETH RINGGOLD 920.560.5061 TOM FISK 920.560.5090



3000 BLOCK FINGER RD & E MASON ST GREEN BAY, WI

Property Features

- Large vacant parcel
- Great office/retail location
- Adjacent to I-43 Business Park
- Stop light intersection
- Level site; excellent visibility

SALE PRICE	\$549,000
ACRES	2.54
ZONED	Commercial

MARK DENIS, SIOR 920.560.5092



EVERGREEN AND LIGHTNING DRIVE APPLETON, WI

Property Features

- Prime development land available on the north side of Appleton
- Great for professional services or medical office users
- Located in high-growth area

SALE PRICE	\$1,475,000
ACRES	4.118 (can be subdivided)
ZONED	Commercial

TOM SCHEUERMAN 920.560.5068



1411 CEDAR STREET GREEN BAY, WI

Property Features

- Unique, affordable vacant lot
- Located in downtown Green Bay
- High traffic counts
- Near NWTG Artisan & Business Center, The Art Garage and more

SALE PRICE	\$55,000
ACRES	0.181
ZONED	Commercial

TOM FISK 920.560.5090



S BROADWAY ST (CTH PP) DE PERE (LEDGEVIEW), WI

Property Features

- Commercial land - light industrial use
- Municipal water and sewer available at street, as well as electricity natural gas and telephone utilities
- Less than 2 miles south of De Pere

SALE PRICE	\$500,000
ACRES	11.665
ZONED	L1 - Light Industrial

MARK DENIS, SIOR 920.560.5092

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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 SF	6,297

DANE CHECOLINSKI 920.344.8732



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



W4920 HIGHLINE ROAD KAUKAUNA, WI

Property Features

- New construction, Class A flex, industrial building
- Each 3,000 SF unit will feature 2 (14'x14') overhead doors, 1 restroom and 2 floor drains

LEASE RATE	\$7.50/SF NNN
AVAILABLE SF	3,000 - 12,000
CEILING HEIGHT	16'

TERESA KNUTH 920.427.9473



3327 HORIZON DRIVE SHEBOYGAN, WI

Property Features

- Warehouse/manufacturing; well-located in South Pointe Enterprise Center
- Proposed 100,800 SF building expandable to 200,000 SF
- Construction to start Fall 2022

LEASE RATE	\$5.75/SF NNN
BUILDING SF	100,800 (divisible)
WAREHOUSE SF	30,000-100,000

DANE CHECOLINSKI 920.344.8732 TOM FISK 920.560.5090



941-951 ASHWAUBENON STREET GREEN BAY, WI

Property Features

- 4 flex spaces located just blocks from the Oneida Street/Waube Lane access ramps for Interstate 41
- Suites include one truck dock and one overhead drive-in door

LEASE RATE	\$6/SF NNN
SUITE 941-D SF	3,750
SUITE 941-E SF	5,000
SUITE 941-F SF	3,750
SUITE 941-G SF	3,750

ADAM MEYERS 920.560.5091



2669 INDUSTRY COURT GREEN BAY (ASHWAUBENON), 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

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3121 W SPENCER STREET APPLETON, WI

Property Features

- Great investment opportunity
- Multi-tenant office building
- Lower level available for lease
- Building and pylon signage available
- Large paved parking area

LISTED PRICE	\$249,000
LEASE RATE	\$3.95/SF NNN
BUILDING SF	9,750

GREG LANDWEHR, SIOR 920.560.5037



970 OGDEN ROAD PESHTIGO, WI

Property Features

- Owner/user or investment opportunity
- Well-located industrial space
- Currently single tenant, but could be a multi-tenant building
- Divisible to approximately 100,000 SF

SALE PRICE	\$16,000,000
LEASE RATE	\$3.95/SF NNN
BUILDING SF	360,000

TERESA KNUTH 920.427.9473 ADAM MEYERS 920.560.5091



MORE DOLLAR GENERAL LISTINGS AVAILABLE. PLEASE CALL FOR MORE INFO.

8519 S LOOP ROAD LARSEN (WINCHESTER), WI

Property Features

- Dollar General investment opportunity
- 5.50% CAP rate
- Lease commencement: 9/9/2022
- 15 years initial lease term
- \$99,075.96 yearly rent

SALE PRICE	\$1,801,382
BUILDING SF	10,640
ACRES	1.50
YEAR BUILT	2022

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



405 W MAIN STREET LA FARGE, WI

Property Features

- Dollar General investment opportunity
- 5.30% CAP rate
- Lease commencement: TBD
- 15 years initial lease term
- \$91,314 yearly rent

SALE PRICE	\$1,722,906
BUILDING SF	9,100
ACRES	1.2
YEAR BUILT	2023

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



600 N KOELLER STREET OSHKOSH, WI

Property Features

- Medical/office building investment
- Excellent location and access to I-41 in Oshkosh's main retail corridor
- Recently remodeled
- Pylon signage facing I-41

SALE PRICE	\$1,612,000
CAP RATE	6.5%
BUILDING SF	4,765

ADAM FIGURIN 920.560.5076 TOM FISK 920.560.5090



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
- 847.50 feet of shoreline along the Fox River in the heart of the Fox Cities

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

ADAM FIGURIN 920.560.5076

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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)

SALE PRICE	\$700,000
LEASE RATE	\$16.67/SF NNN
AVAILABLE SF	3,000

ADAM FIGURIN 920.560.5076



2106 SCHOFIELD AVENUE WESTON, WI

Property Features

- Multiple suites including end cap in most desirable Class A Weston Place
- Very attractive lease rates! First 3 months FREE occupancy
- Excellent available parking & signage

LEASE RATE	\$10-\$12/SF
S-1 AVAILABLE SF	1,914
S-4 AVAILABLE SF	1,835
S-7 AVAILABLE SF	3,000 (possibly split)

TONY "T.J." MORICE 715.218.2900



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



1350 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

Property Features

- Excellent retail site with easy access and excellent visibility to American Drive and Highway 10
- Raw space to be built-out
- TI dollars available

LEASE RATE	\$13/SF NNN
AVAILABLE SF	1,800
ZONED	Commercial

NICK SCHMIDT 920.560.5070



5474 HIGHWAY 10 EAST STEVENS POINT, WI

Property Features

- **Suite 3:** 12,530 SF large, retail suite with loading dock well; ideal for medium box store
- **Suite 6:** 1,516 SF retail/office suite with 2 offices and large show floor

SUITE 3 - 12,530 SF LEASE RATE	\$10/SF NNN
SUITE 6 - 1,516 SF LEASE RATE	\$12/SF NNN
PARKING	172 spaces

ARK RHOWMINE 715.297.1953 ELIZABETH RINGGOLD 920.560.5061



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

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3414 Mill Road
Sheboygan, WI 53083

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



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 possibilities 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



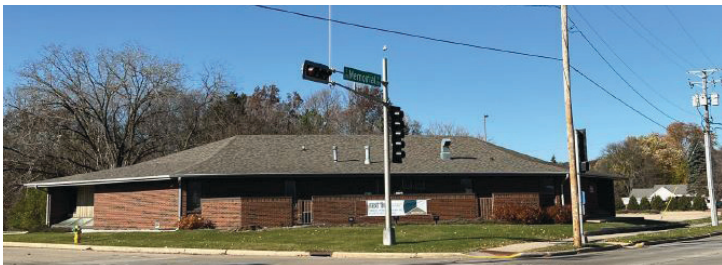
103 W COLLEGE AVENUE APPLETON, WI

Property Features

- Historic Zuelke building will host 66 apartments with newly renovated retail/office spaces
- Many amenities: conference facility, restaurant, fitness center & courtyard

LEASE RATE	Negotiable
AVAILABLE SF	818
BUILDING SF	52,511

ELIZABETH RINGGOLD 920.560.5061



2009 S MEMORIAL DRIVE APPLETON, WI

Property Features

- Newly renovated office building with common conference room
- Easy access to downtown & Hwy 441
- Former medical office building; plumbing throughout

LEASE RATE	\$14/SF Gross
AVAILABLE SF	911 - 2,338
BUILDING SF	9,582

TERESA KNUTH 920.427.9473



627 BAY SHORE DRIVE OSHKOSH, WI

Property Features

- Multi-tenant, two-story office building
- Conveniently located near downtown Oshkosh along the Fox River
- On bus line with ample parking, high visibility and high traffic counts

LEASE RATE	\$10/SF NNN
AVAILABLE SF	6,689
ACRES	1.636

ELIZABETH RINGGOLD 920.560.5061 TOM FISK 920.560.5090



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: two rental offices included

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

ARK RHOWMINE 715.297.1953



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

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