

# NAI Pfefferle

## FEATURED LISTINGS

MARCH 2023

OFFICE



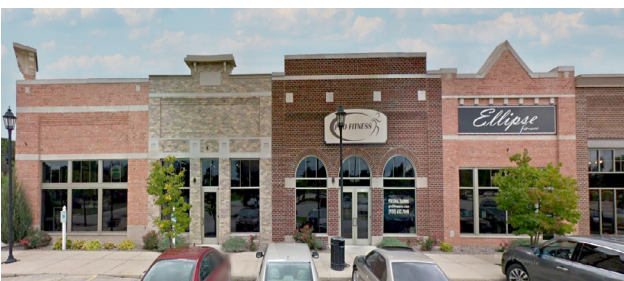
### 2809 N PARK DRIVE LANE APPLETON, WI

- Medical office building
- Prime location with visibility and convenient access to Interstate 41
- Pylon signage available
- Single tenant building, but could be multi-tenant

SALE PRICE	\$2,634,300
BUILDING SIZE	26,343 SF
LOT SIZE	2.43 Acres

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

RETAIL



### 801 HOFFMAN ROAD GREEN BAY (VILLAGE OF ALLOUEZ), WI

- Unique upper end retail mall (Heritage Village)
- Built out as a boutique fitness facility
- Full ADA compliant bathrooms
- Ample parking
- 18' - 20' ceiling height

LEASE RATE	\$14/SF Gross
AVAILABLE SPACE	7,040 SF
BUILDING SF	32,000 SF

JAMES WHEELER, CCIM 920.560.5093

LAND



### COMMUNITY CENTER DRIVE WESTON, WI

- Prime development opportunity for office, medical or retail
- Close to two medical facilities and also near hotels, banks & Weston's future regional retail center
- Easy access & high visibility to Hwy. 29

LOT 2 - 9.12 AC	\$502,095
LOT 3 - 10.17 AC	\$798,340
LOT 4 - 2.10 AC	\$187,950
LOT 5 - 5.73 AC	\$423,335
LOT 6 - 2.40 AC	\$214,800

TONY "T.J." MORICE 715.218.2900

INDUSTRIAL



### 970 OGDEN ROAD PESHTIGO, WI

- Well-located industrial space available for sale or lease off Interstate 41
- Divisible to approx. 100,000 SF
- Total 12 overhead doors
- 1 dock with ability to add additional
- 40 acres

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

TERESA KNUTH 920.427.9473 ADAM MEYERS 920.560.5091



CLICK HERE TO VIEW ALL OUR LISTINGS AT: [naipfefferle.com](http://naipfefferle.com)



## 1580 MID VALLEY DRIVE DE PERE, WI

• Class A office space on the third floor of Cellcom building facing Interstate 41	LEASE RATE	\$14/SF NNN
• Large shared lunch room	AVAILABLE SPACE	2,669 SF
• Ample parking		4,794 SF
• Includes office furniture/cubicles		7,463 SF
• Access from Scheuring Road	BUILDING SIZE	52,000 SF

JAMES WHEELER, CCIM 920.560.5093



## 212 STURGEON EDDY ROAD WAUSAU, WI

• Multi-tenant office building with view of Wisconsin River	SALE PRICE	\$825,000
• Ample parking	BUILDING SIZE	9,606 SF
• Pylon sign by road as well as signage on building	LOT SIZE	1.29 Acres
• Built in 1978; renovated in 2002		

TONY "T.J." MORICE 715.218.2900 JOHN ROBERTS 920.216.2554



## 1113 KENNEDY AVENUE KIMBERLY, WI

• Suite A has patio area that allows for picnic or lunch	UNIT A (3,500 SF)	\$9.50
• Air lock entrance to Suite A	LEASE RATE	\$8.75/SF NNN
• Private offices	UNIT E (1,245 SF)	\$9.75/SF NNN
• Private restrooms within each suite	LEASE RATE	
• CAT 5 computer wiring throughout	BUILDING SIZE	8,200 SF

GREG LANDWEHR, SIOR 920.560.5037



## 627 BAY SHORE DRIVE OSHKOSH, WI

• Multi-tenant, two-story, creative office building conveniently located near downtown Oshkosh along the Fox River	LEASE RATE	\$10/SF NNN
• On bus line with ample parking, high visibility and high traffic counts	AVAILABLE SPACE	6,689 SF
• Building signage available	LOT SIZE	1.636 Acres

TOM FISK 920.560.5090 ELIZABETH RINGGOLD 920.560.5061



## 2009 S MEMORIAL DRIVE APPLETON, WI

• Attractive, brick exterior office building	LEASE RATE	\$14/SF Gross
• Easy access to downtown Appleton and Highway 441	AVAILABLE SPACE	911-2,338 SF
• Former medical office building, plumbing throughout	BUILDING SIZE	9,582 SF
• 5,000 SF of lower level space available		

TERESA KNUTH 920.427.9473



## 601 S 32ND AVENUE WAUSAU, WI

• Many office opportunities with two potential entrances for shared space, along with a secure, separate entrance to the basement	SALE PRICE	\$585,000
• Back of the building visible from Highway 52; signage process plausible	LEASE RATE	\$10/SF NNN
	BUILDING SIZE	7,124 SF + basement

TONY "T.J." MORICE 715.218.2900





### 1519 & 1521 METRO DR (AKA 1699 SCHOFIELD AVE) SCHOFIELD WI

- Great mix of long-term tenants including Charter Media, Haven Transport, Little Caesar's and the D.C. Everest School District on prime corner lot
- Pro Forma cap rate is over 11% when leased to full occupancy

SALE PRICE	\$5,200,000
BUILDING SIZE	41,221 SF
NUMBER OF BUILDINGS	4

TONY "T.J." MORICE 715.218.2900



### 3525 E CALUMET STREET APPLETON, WI

- Retail space available in Calumet Center
- Conveniently located on east side of Appleton with many national retailers
- High traffic counts and great demographics
- 118 parking spaces

LEASE RATE	\$15/SF NNN
AVAILABLE SPACE	Suite 1200 = 1,184 SF
BUILDING SIZE	23,622 SF

ELIZABETH RINGGOLD 920.560.5061



### 880 S ONEIDA STREET MENASHA, WI

- Excellent investment opportunity
- Great location off busy Oneida Street
- 100% leased
- 3 long-standing tenants
- Financials available upon request
- 61 parking stalls

SALE PRICE	\$1,325,000
BUILDING SIZE	11,000 SF
LOT SIZE	1.40 Acres

NICK SCHMIDT 920.560.5070



### 2106 SCHOFIELD AVENUE WESTON, WI

- VERY ATTRACTIVE LEASE RATES! First 3 months FREE occupancy
- Suite 1 - 1,914 SF
- Suite 4 - 1,835 SF
- Suite 7 - 3,000 SF (possible split)
- End cap in Class A Weston Place

LEASE RATE	\$10-\$12/SF (depending on term)
LEASE TERMS	36 months minimum
CAM CHARGES	\$4.25/SF

TONY "T.J." MORICE 715.218.2900



### 111 FREDONIA AVENUE FREDONIA, WI

- Dollar General investment opportunity
- 1.06 acres
- Year built: 2023
- 15 years initial lease term
- \$105,999.96 annual rent
- Lease commencement: TBD

SALE PRICE	\$1,927,272
CAP RATE	5.50%
BUILDING SIZE	9,100 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



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

### HIGHWAY 22 CECIL, WI

- Dollar General investment opportunity
- 2.30 acres
- Year built: 2023
- 15 years initial lease term
- \$99,435.00 annual rent
- Lease commencement: TBD

SALE PRICE	\$1,807,909
CAP RATE	5.50%
BUILDING SIZE	10,640 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009





## 1740 COFRIN DRIVE GREEN BAY, WI

• Suite 1 - 8,000 SF	LEASE RATE	\$7.50/SF Gross
• Suite 2 - 12,000-25,000 SF (1,920 SF office)	SUITE 1 AVAILABLE SPACE	8,000 SF
• Shared office/restroom	SUITE 2 AVAILABLE SPACE	12,000 - 25,000 SF
• Ample site and fenced parking		
• Overhead doors & exterior truck docks		

**JAMES WHEELER, CCIM** 920.560.5093



NEW LISTING

## N5718 COUNTY ROAD M PLYMOUTH, WI

• Industrial/shop space	SALE PRICE	\$950,000
• 3,416 SF mezzanine	LEASE RATE	\$5.95/SF NNN
• 3 (12'x12') overhead doors	BUILDING SIZE	13,120 SF
• 18' clear ceiling height in main building; 11.5' in addition		
• 1.92 acres; zoned B-1 (Business)		

**DANE CHECOLINSKI** 920.344.8732



EXISTING BUILDING PICTURED

## W4920 HIGHLINE ROAD KAUKAUNA, WI

• New construction, Class A industrial building for lease	LEASE RATE	\$7.50/SF NNN
• Each 3,000 SF unit will feature two 14'x14' overhead doors	AVAILABLE SPACE	3,000-12,000 SF
• Great for storage, warehousing, light industrial, showroom and more	BUILDING SIZE	12,000 SF

**TERESA KNUTH** 920.427.9473



## 2425 WEST WAUKAU AVENUE OSHKOSH, WI

• Warehouse/distribution facility	SALE PRICE	\$450,000
• Situated in prime location	LEASE RATE	\$6/SF NNN
• 500 SF office space	BUILDING SIZE	6,000 SF
• 3.12 acres		
• 16 docks and 12' ceiling clearance		
• Fenced in yard; exterior security lighting		

**ADAM FIGURIN** 920.560.5076 **GREG LANDWEHR** 920.560.5037



## 970 OGDEN ROAD PESHTIGO, WI

• Well-located industrial space available for sale or lease off Interstate 41	SALE PRICE	\$16,000,000
• Divisible to approx. 100,000 SF	LEASE RATE	\$3.95/SF NNN
• Total 12 overhead doors	BUILDING SIZE	360,000 SF
• 1 dock with ability to add additional		
• 40 acres		

**TERESA KNUTH** 920.427.9473 **ADAM MEYERS** 920.560.5091



## 1919 COFRIN DRIVE GREEN BAY, WI

• Building 1 (8,000 SF) - storage/light manufacturing	SALE PRICE	\$1,075,000
• Building 2 (2,700 SF) - self storage	PARCEL NUMBER	21-1183-11
• Building 3 (1,240 SF) - self storage	ZONING	Commercial
• Located in Green Bay's Tower East Industrial Park; close to Interstate 43		

**TOM FISK** 920.560.5090 **JAMES WHEELER** 920.560.5093





## 1000 PIONEER DRIVE OSHKOSH, WI

- Unique land opportunity for sale or lease
- On Lake Winnebago and the Fox River
- Once-in-a-lifetime opportunity for a business or private individual
- Great location for a business, providing easy access to area amenities and more

SALE PRICE PARCEL A = 6.45 ACRES	\$2,950,000
SALE PRICE PARCELS A & B = 9.60 ACRES	\$4,450,000
ZONING	Commercial

TOM FISK 920.560.5090 ELIZABETH RINGGOLD 920.560.5061



## W5297 HIGHWAY 114 VILLAGE OF HARRISON, WI

- Redevelopment site well-located on Highway 114 and State Park Road
- Future land use is Single Family Residential, but Commercial zoning is likely supported
- Seller will consider land contract financing

SALE PRICE	\$435,000
LOT SIZE	4.5 Acres
PARCEL NO.	40132 & 40138

GREG LANDWEHR, SIOR 920.560.5037

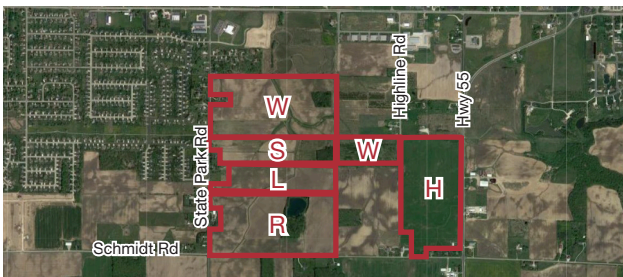


## 1827 S 17TH STREET SHEBOYGAN, WI

- 3+ acres located on traffic controlled intersection of S Business Dr/Hwy 28
- Well-positioned for retail, office, car wash and much more
- Property access is directly across from Kwik Trip

SALE PRICE	\$229,000
LOT SIZE	3.421 Acres
PARCEL NO.	59281430960

DANE CHECOLINSKI 920.344.8732



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

- Twelve parcels totaling approx. 326.50 acres near the Harrison Village Center
- Future land is Residential with a Commercial component
- TIF incentives may be available by the Village of Harrison

SEC. W - 98 AC	\$2,450,000
SEC. S - 38.26 AC	\$860,850
SEC. L - 35.84 AC	\$896,000
SEC. R - 78.84 AC	\$1,971,000
SEC. H - 75.50 AC	\$2,642,000

GREG LANDWEHR, SIOR 920.560.5037



## CENTER AVENUE OOSTBURG, WI

- Perfect location for a business in Oostburg's growing community
- Located on a heavily traveled main commercial road
- Easy access to Interstate 43
- Zoning: Low Impact Business

SALE PRICE	\$79,000 - \$69,000
	\$68,500
LOT SIZE	1.26 Acres
PARCEL NO.	59165719514

DANE CHECOLINSKI 920.344.8732



## LIND LANE TOWN OF CLAYTON, WI

- Nearly 20 acres of vacant land in a rapidly developing corridor near the Appleton International Airport
- Just north of Hwy 10 & 76 interchange
- Located in Town of Clayton TID #1

SALE PRICE	\$29,500/Acre
LOT SIZE	± 19.612 Acres
PARCEL NO.	00600610

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