

# NAIPfefferle

## FEATURED LISTINGS

APRIL 2023

OFFICE



### 1580 MID VALLEY DRIVE DE PERE, WI

- Class A office space
- Facing/visible along Interstate 41
- Large shared lunch room
- Ample parking
- Includes office furniture/cubicles
- Access from Scheuring Road

LEASE RATE **\$14/SF NNN**

2ND FLOOR AVAILABLE SPACE **15,000 SF**

3RD FLOOR AVAILABLE SPACE **2,669 - 7,463 SF**

**JAMES WHEELER, CCIM** 920.560.5093

RETAIL



### 130 MAIN STREET MENASHA, WI

- Retail space (first floor) with luxury apartments above
- Building signage available
- Available now for completion with tenant improvements
- Lower level space available

LEASE RATE **\$14/SF NNN**

AVAILABLE SPACE **1,033 - 1,305 SF**

PARKING **27 Stalls**

**TERESA KNUTH** 920.427.9473

LAND



### 1829 S 17TH STREET SHEBOYGAN, WI

- Well-positioned for retail, office, car wash and much more
- Located on a traffic-controlled intersection of South Business Drive/Highway 28
- Property access is directly across from Kwik Trip

SALE PRICE **\$229,000**

LOT SIZE **3.421 Acres**

ZONED **Urban Commercial**

**DANE CHECOLINSKI** 920.344.8732

INDUSTRIAL



**NEW LISTING**

### 2425 WEST WAUKAU AVENUE OSHKOSH, WI

- Industrial warehouse/distribution
- 500 SF office
- 3.12 acres
- 15 dock doors & 12' ceiling clearance
- Fenced in yard; exterior security lighting
- Semi-trailer pads

SALE PRICE **\$450,000**

LEASE RATE **\$6/SF NNN**

BUILDING SIZE **4,750 SF**

**GREG LANDWEHR, SIOR** 920.560.5037 **ADAM FIGURIN** 920.560.5076



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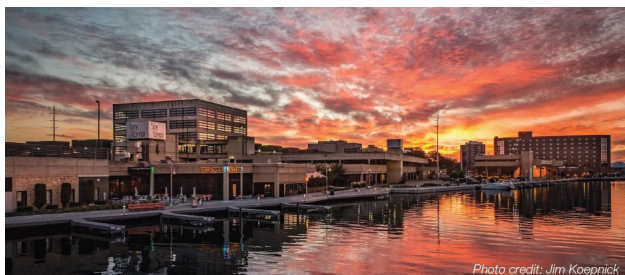


Photo credit: Jim Koepnick



RENDERING



2,732 SF FOR LEASE



## 334 CITY CENTER OSHKOSH, WI

- City Center is a multi-tenant office and retail center conveniently located in the heart of downtown Oshkosh along the Fox River
- Property offers a variety of large and small office and retail opportunities

LEASE RATE	\$8-\$12/SF Modified Gross
AVAILABLE SPACE (TOTAL)	68,400 SF
BUILDING SIZE	413,000 SF

JONATHAN GLASSCO 920.560.5078 ELIZABETH RINGGOLD 920.560.5061

## 201 W WISCONSIN AVENUE NEENAH, WI

- First floor retail, second floor office with 39 luxury apartments on upper levels in quickly growing urban area
- Adjacent to the Plaza at Gateway Park that includes a public ice rink, concerts, art fairs, farmers markets and more

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

TERESA KNUTH 920.427.9473 TOM FISK 920.560.5090

## 2910 ROOSEVELT ROAD MARINETTE, WI

- Class A retail space
- Located in strong retail trade area and Walmart out lot
- Neighboring tenants include AT&T, Game Stop, Cost Cutters, Shopko Optical, Cosmo Prof & Vivid Nails & Spa

LEASE RATE	\$20/SF NNN
AVAILABLE SPACE	2,150 SF
BUILDING SIZE	13,925 SF

TERESA KNUTH 920.427.9473 TOM FISK 920.560.5090

## 4545 W COLLEGE AVENUE APPLETON, WI

- Professional office space
- Excellent access to/from Interstate 41
- Within minutes of Appleton International Airport
- Near major retail/restaurant area
- 39 parking spaces

LEASE RATE	\$19/SF Gross
AVAILABLE SPACE	2,732 SF
BUILDING SIZE	12,552 SF

ELIZABETH RINGGOLD 920.560.5061 JAMES WHEELER 920.560.5093

## 4351 W COLLEGE AVENUE APPLETON, WI

- Class A office space
- Prime location with excellent visibility and access to Interstate 41 and directly across from the Fox River Mall entrance on W. College Ave., just 1/2 mile from Appleton's International Airport

LEASE RATE	\$15/SF NNN
2ND FL SPACE	Up to 19,692 SF
4TH FL SPACE	Up to 12,760 SF
5TH FL SPACE	3,500 SF

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076

## 421-425 SOUTH MILITARY AVENUE GREEN BAY, WI

- Attractive brick multi-tenant office building
- Located one block from West Mason Street and Military Avenue intersection
- Investment/owner user
- 2020 NOI: \$23,526

SALE PRICE	\$540,000
BUILDING SIZE	13,000 SF
ZONED	Commercial

JAMES WHEELER, CCIM 920.560.5093





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

- Prime commercial/multi-family development site
- High visibility from W American Drive & US Highway 10
- Water mitigation & retention pond completed

SALE PRICE	\$3,950,000
LOT SIZE (TOTAL)	± 57.64 Acres
CURRENTLY ZONED	A-2 General Agriculture; Mixed Use District

JOHN ROBERTS 920.216.2554 GREG LANDWEHR 920.560.5037



## COUNTY RD CB & W COLLEGE AVENUE GREENVILLE, WI

- Excellent location near the Appleton International Airport with frontage on College Avenue - great visibility
- Minutes from downtown Appleton and easy access to W College Avenue, Interstate 41 and County Rd CB

LOT 5 - 1.14 AC	\$75,000
LOT 6 - 2.13 AC	\$140,000
LOT 7 - 2.38 AC	\$244,000
LOT 8 - 3.85 AC (1.61 AC WETLANDS & 2.24 AC USABLE)	\$195,000

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



## AEROTECH DRIVE GREENVILLE, WI

- Prime development site in rapidly growing Greenville
- Excellent location near the Appleton International Airport with frontage on College Avenue - great visibility
- Zoned Commercial

SALE PRICE	\$391,586
LOT 1 - 2.19 ACRES	\$191,000
SALE PRICE	\$394,000
LOT 2 - 2.26 ACRES	\$295,000

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



## 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 NUMBER	00600610

NICK SCHMIDT 920.560.5067 TOM FISK 920.560.5090  
GREG LANDWEHR, SIOR 920.560.5037



## HOLLYWOOD ROAD MOSINEE, WI

- Hunter's paradise
- Trout stream (Four Mile Creek) traversing through the northeast section
- Food plot
- Multiple hunting stands
- 3 parcels: 33.36, 35.26 & 37.16 acres

SALE PRICE	\$410,000
LOT SIZE (TOTAL)	105.78 Acres
ZONED	Productive Forest Land & Undeveloped

ARK RHOWMINE 715.297.1953



## 1700 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

- Prime commercial, retail or professional office development site
- Great corner location - excellent visibility from W American and US Hwy 10
- East parcel SOLD - professional office development coming soon

SALE PRICE	\$295,000
LOT SIZE	3.065 Acres
CURRENTLY ZONED	M-1: Mixed Use District

GREG LANDWEHR, SIOR 920.560.5037





## 415 TROWBRIDGE DRIVE FOND DU LAC, WI

• Light manufacturing/flex space	LEASE RATE	\$5.95/SF NNN
• Prime location in Fond du Lac's Southwest Industrial Park with views of Rolling Meadows Golf Course	AVAILABLE SPACE	14,000 SF
• Landlord will consider the addition of a loading dock, if required	BONUS SPACE	3,120 SF Mezzanine

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR 920.560.5037



## 1740 COFRIN DRIVE GREEN BAY, WI

• Class A warehouse	LEASE RATE	\$8.50/SF Gross
• Easy Interstate 43 access	SUITE 1 AVAILABLE SPACE	8,000 SF
• Shared office/restroom	SUITE 2 AVAILABLE SPACE	12,000 - 25,000 SF
• Overhead doors & exterior truck docks		
• 26' clear ceiling		
• Security system and fencing		

JAMES WHEELER, CCIM 920.560.5093



LEASED

## 1110 KENNEDY AVENUE KIMBERLY, WI

• Flex/office/warehouse	LEASE RATE	\$6.95-\$8.50/SF NNN
• Prime location with visibility and convenient access to Highway 441	BUILDING SF	9,600 SF
• 7,000 SF office - includes private offices, conference room & showroom	ZONING	Industrial District
• 2,600 SF shop space		

GREG LANDWEHR, SIOR 920.560.5037



## 675 E ALLMAN STREET MEDFORD, WI

• Well-maintained manufacturing facility	LEASE RATE	\$2.95-\$4.25/SF NNN
• 15 dock doors, maintenance shop, in-ground conveyor and/or utilities channel, large truck/trailer yard along with a sprinkler system in the entire facility	AVAILABLE SPACE	10,000 - 53,497 SF
• Potential temp./short term lease possible	BUILDING SIZE	53,497 SF

TONY "T.J." MORICE 715.218.2900



RENDERING

## 8499 COUNTY TRUNK CR NEWTON, WI

• 12,000-24,000 SF unit for lease beginning Fall 2023	LEASE RATE	\$8/SF NNN
• Ideal for warehousing or manufacturing	AVAILABLE SPACE	12,000 - 24,000 SF
• Office space build-to-suit	BUILDING SIZE	24,000 SF
• 20' clear heights		
• Up to 5 docks available per 12,000 SF		

ADAM MEYERS 920.560.5091



## 200 PAPER PLACE KRONENWETTER, WI

• Ideal for office, warehouse or flex space	LEASE RATE (7,000+ SF)	\$7/SF NNN
• In a "park-like" setting	LEASE RATE (2,000-4,000 SF)	\$9/SF NNN
• Easy access to I-39, Central Wisconsin Airport and Wausau Metro Area	AVAILABLE SPACE	14,028 SF
• Could be up to 13,000 SF warehouse or four to six 2/3,000 SF spaces		

TONY "T.J." MORICE 715.218.2900



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- LAFARGE
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- WINCHESTER

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INFORMATION

## 303 PINE ROAD TURTLE LAKE, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,707,296
• 1.21 acres		
• Built in 2022	CAP RATE	5.40%
• 15 years initial lease term		
• \$92,194 annual rent	BUILDING SIZE	10,640 SF
• Lease commencement: TBD		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## 6705 COUNTY ROAD J WESTON, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,817,164
• 1.75 acres		
• Built in 2022	CAP RATE	5.50%
• 15 years initial lease term		
• \$99,944 annual rent	BUILDING SIZE	10,640 SF
• Lease commencement: July 28, 2022		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## 1305 DEERWOOD TRAIL WISCONSIN DELLS, WI

• Dollar General investment opportunity	ASKING PRICE	\$1,808,709
• 1.66 acres		
• Built in 2022	CAP RATE	5.50%
• 15 years initial lease term		
• \$99,479 annual rent	BUILDING SIZE	10,640 SF
• Lease commencement: Oct. 28, 2022		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

## 101 N OGDEN ROAD PESHTIGO, WI

• Excellent real estate investment opportunity	SALE PRICE	\$2,879,745
• Sales price includes value of leased property and additional land value of \$50,000	LEASE RATE	\$18/SF Modified Gross
• 4,815 SF office space available for lease	BUILDING SIZE	27,000 SF (2 buildings)

TONY "T.J." MORICE 715.218.2900

## 4455 STEWART AVENUE WAUSAU, WI

• Investment property - warehouse distribution center	SALE PRICE	\$960,000
• Located in the business district near Wausau West Business Park	CAP RATE	7.5%
• Long-term tenant with NNN lease		
• Easy access & high visibility from Hwy 29	BUILDING SIZE	11,890 SF

ARK RHOWMINE 715.297.1953

## 3350 E MAIN STREET MERRILL, WI

• Clean, neat, updated facility in front of Kwik Trip with numbers to validate continued growth including a national Arby's franchisee tenant lease. Favorable EBITA numbers; details available with NDA. Red shaded area is city-leased, auto renewed.	SALE PRICE	\$3,250,000
	BUILDING SIZE	5,837 SF (with 200 SF freezer)
	ACRES	1.17

TONY "T.J." MORICE 715.218.2900







## WHITE OAK GRILL, LODGE & POOL MANITOWISH WATERS, WI

- Located on Manitowish Lake as part of the Chippewa Retreat Condo Assoc.
- Dining & banquet area is 4,500 SF, divisible into 3 dining rooms with seating capacity for 200-250
- Easily accessible by land or water

SALE PRICE	\$3,499,000
WHITE OAK GRILL BUILDING SIZE	13,000 SF
	10,000 SF bldg; heated outdoor pool
POOL COMPLEX	

ARK RHOWMINE 715.297.1953 TOM FISK 920.560.6090

## 6451 S BUSINESS DRIVE SHEBOYGAN, WI

- Breaking Bread wedding/banquet facility seeking new operator
- Turnkey operation located between Sheboygan and Oostburg
- Use of banquet equipment and furniture included in lease

LEASE RATE	\$9,950/Month NNN
BUILDING SIZE	7,669 SF + 1,120 SF lower level
CAPACITY	299 (225 for banquets)

DANE CHECOLINSKI 920.344.8732

## 816 MICHIGAN AVENUE SHEBOYGAN, WI

- Rare 10,000+ SF production facility in downtown Sheboygan
- Perfect for food processing, brewery or distillery, cottage industry, carpentry or light production, which values a connected storefront

SALE PRICE	\$445,000
BUILDING SIZE	18,604 SF + 5,083 SF lower level
LOT SIZE	0.62 Acres

DANE CHECOLINSKI 920.344.8732

## 201 MAIN STREET GREEN BAY, WI

- Great space to put a restaurant/pub, retail boutique or office in downtown Green Bay
- 12,000 SF of prime riverfront space with future patios available; boat slip rental available

LEASE RATE	\$16/SF NNN
AVAILABLE SPACE	2,000 - 12,000 SF
LEASE TERM	60 Months

ADAM MEYERS 920.560.5091 JAMES WHEELER, CCIM 920.560.5093

## 1805 E MAIN STREET LITTLE CHUTE, WI

- Desirable outlot ideal for commercial development or retail/office building
- Office building has 2 offices, full basement, 2 drive-thru lanes, large lobby, large parking lot, on-site storage shed and ample parking

SALE PRICE	\$450,000 \$359,000
BUILDING SIZE	1,600 SF
LOT SIZE	1.14 Acres

JONATHAN GLASSCO 920.560.5078

## 120 WISCONSIN STREET OSHKOSH, WI

- Former bar/restaurant space available with great visibility on Wisconsin Street
- Hood and walk-in cooler space
- Restaurant stubbed in for plumbing
- Abundant natural light
- Signage on building available

LEASE RATE	\$13.50/SF NNN
AVAILABLE SPACE	4,636 SF
PARKING	Ample

TERESA KNUTH 920.427.9473