

NAIPfefferle

FEATURED LISTINGS

AUGUST 2023

OFFICE



4650 W SPENCER STREET APPLETON, WI

- Building and Business for Sale
- PAMCO Properties, LLC - executive office suites
- Excellent access to/from Interstate 41
- Furniture, fixtures and equipment included in the sale of the building

SALE PRICE	\$1,900,000
BUILDING SIZE	16,000 SF
LOT SIZE	1.70 acres

ELIZABETH RINGGOLD 920.560.5061

RETAIL



815 W FULTON STREET WAUPACA, WI

- Waupaca Woods Mall
- Space 2 & 3 can be combined (7,765 SF)
- Pylon signage; ample parking
- Join Catalpa Health, Partnership Community Health Center, Inc. and Waupaca Woods Restaurant

LEASE RATE	\$8/SF Net
SPACE 1	3,465 SF
SPACE 2	3,500 SF
SPACE 3	4,265 SF

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009

LAND



HIGHWAY 172 & CTH "GV" GREEN BAY (BELLEVUE), WI

- Prime development site for office or retail in Bellevue, a rapidly growing suburb to the southeast of Green Bay
- Great visibility with State Highway 172 frontage
- City sewer and water

SALE PRICE	\$5,525,000 or \$975,000/acre
LOT SIZE	± 5.66 acres
ZONED	Commercial Business

MARK DENIS, SIOR 920.560.5092

INDUSTRIAL



SOUTH NEENAH AVENUE STURGEON BAY, WI

- New flex industrial building
- 50,000 SF; expandable to 100,000 SF
- Ideal for manufacturing, logistics and warehouse
- Located in Sturgeon Bay Business Park
- Interior build-to-suit

LEASE RATE	Starting at \$7/SF NNN
OFFICE SIZE(S)	Build-to-Suit
BUILDING SIZE	50,000 SF (divisible to 5,000 SF)

EILEEN POUNDS 404.824.5426 TOM FISK 920.560.5090



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3913 W PROSPECT AVENUE APPLETON, WI

• Class A office space	LEASE RATE	\$15-\$16/SF NNN
• Built-in reception desks with cabinetry	SUITE A SIZE	2,237 SF
• Reception area sized to comfortably seat multiple clients	SUITE B SIZE	2,340 SF
• Excellent I-41 visibility with great signage		
• Quality tenants		

GREG LANDWEHR, SIOR 920.560.5037



1580 MID VALLEY DRIVE DE PERE (TOWN OF LAWRENCE), WI

• Class A office building with 3 stories	SALE PRICE	\$6,000,000 \$5,700,000
• Built in 2000; steel frame construction	BUILDING SIZE	52,000 SF
• Large cafeteria on 3rd floor	LOT SIZE	8.46 acres
• Attached garage area with 2 drive-thru lanes, 4 overhead doors, and floor trench sewer drains		

JAMES WHEELER, CCIM 920.560.5093



201 W WISCONSIN AVENUE NEENAH, WI

• New construction - office space	LEASE RATE	\$20/SF Gross
• First floor retail, second floor office with 39 luxury apartments on upper levels	AVAILABLE SPACE	± 1,200 - 4,179 SF
• Adjacent to the Plaza at Gateway Park that includes a public ice rink, concerts, art fairs, farmers markets and more	COMPLETED	Spring 2023

TERESA KNUTH 920.427.9473 TOM FISK 920.560.5090



615 PENNSYLVANIA AVENUE SHEBOYGAN, WI

• Garden level Class A office space in multi-tenant building located downtown	LEASE RATE	\$4,500/month all in
• 5 offices and 10 cubicles; workstations included, if desired	AVAILABLE SPACE	\$2,560 SF
• Security system, cafeteria and access to large classroom/conference room	OFFICES	5 single offices

DANE CHECOLINSKI 920.344.8732



1400 MERRILL AVENUE WAUSAU, WI

• Attractive, Class A office building	SALE PRICE	\$1,395,000
• Main level: reception area, 3 conference rooms, 1 office, file storage, utility & IT room and a break room/kitchen area	BUILDING SIZE	8,750 SF
• 2nd level: 3 executive office suites, 6 private offices, 9 cubicles & work alcoves	PARKING	21 spaces

ARK RHOWMINE 715.297.1953



3325A S BUSINESS DRIVE SHEBOYGAN, WI

• Great end cap for retail or office space	LEASE RATE	\$12/SF NNN
• Located at Southtown Mall	AVAILABLE SPACE	1,440 SF
• Currently set up as office, but easily converted to retail	CAM	\$1.35/SF
• Abundance of retail businesses and residential areas nearby		

DANE CHECOLINSKI 920.344.8732





1170 N WESTHILL BOULEVARD APPLETON, WI

- Former turn-key restaurant with a prime location off W Wisconsin Ave/W College Ave and minutes from Interstate 41
- All furniture, fixtures and equipment included
- Partial basement; 180 seating capacity

SALE PRICE	\$750,000
LEASE RATE	\$16.75/SF NNN
BUILDING SIZE	4,244 SF

JONATHAN GLASSCO 920.560.5078 ELIZABETH RINGGOLD 920.560.5061



2105 N 2ND STREET WAUSAU, WI

- Turnkey operation with potential for a brewery, distillery or winery
- One block from Riverfront Development project and renovated Woodchucks Stadium, less than a mile from downtown square

SALE PRICE	\$595,000
BUILDING SIZE	5,328 SF
LOT SIZE	0.21 acres

TONY "T.J." MORICE 715.218.2900



1104 N MUTUAL WAY APPLETON, WI

- Former restaurant with a prime location
- All furniture, fixtures and equipment included
- Many national and local retailers as neighbors that occupy Appleton's busiest retail corridor

SALE PRICE	\$1,400,000
BUILDING SIZE	6,960 SF
LOT SIZE	1.25 acres

ELIZABETH RINGGOLD 920.560.5061 JONATHAN GLASSCO 920.205.4849

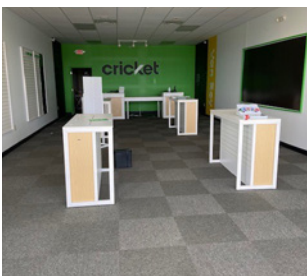


130 MAIN STREET MENASHA, WI

- 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



W3165 VAN ROY ROAD APPLETON, WI

- 1,570 SF multi-tenant office/retail space
- Excellent location, situated in the midst of a bustling shopping mall and off a main thoroughfare (College Ave with high traffic counts) and Highway 441 exchange; great demographics

LEASE RATE	\$16/SF NNN
AVAILABLE SPACE	1,570 SF
BUILDING SIZE	83,144 SF

ELIZABETH RINGGOLD 920.560.5061



#108 NORTHRIDGE STREET MARSHFIELD, WI

- Retail/office space; may consider subdividing; end cap is 3,600 SF
- Newer construction with interior having wonderful daylight
- Good visibility off Highway 97
- Some cubicles available

LEASE RATE	\$10/SF
CAM	\$4/SF
AVAILABLE SPACE	3,600 SF (subdividable) with end cap

TONY "T.J." MORICE 715.218.2900





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

- Large, vacant, office/retail site
- Three street frontage and exposure
- Adjacent to I-43 Business Park
- Stop light intersection
- Two blocks from I-43 ramp
- Level site

SALE PRICE	\$549,000
LOT SIZE	2.54 acres
ZONED	Commercial

MARK DENIS, SIOR 920.560.5092



2500 N BLUEMOUND DRIVE APPLETON, WI

- Prime Bluemound condominium site located directly across from Fox Valley Technical College
- Easy access to I-41 and within minutes of the Fox River Mall and many other retail businesses and restaurants.

SALE PRICE	\$4.90/SF (± \$298,822)
LOT SIZE	± 60,984 SF ± 1.40 acres
ZONED	Local Commercial District

GREG LANDWEHR, SIOR 920.560.5037



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



HWY 15, COUNTY CB & GV GREENVILLE, WI

- Prime development site near Appleton International Airport
- Possible uses: manufacturing, warehousing, office or financial
- Easy access to I-41 and Hwy 15
- Near Greenville Park and Trail System

LOT 3 - 22.3 AC	\$46,000/AC \$40,000/AC
LOT 4 - 0.98 AC	\$350,000 \$195,000
LOT 6 - 4.28 AC	\$65,000/AC \$55,000/AC

GREG LANDWEHR, SIOR 920.560.5037



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

- Commercial land - highest and best use would be light industrial
- Municipal water and sewer available at the street, as well as electricity, natural gas and telephone utilities
- Located less than 2 miles south of De Pere

SALE PRICE	\$500,000
LOT SIZE	11.665 acres
ZONED	L1 - Light Industrial

MARK DENIS, SIOR 920.560.5092



SCHOOL ROAD/JULIUS DRIVE GREENVILLE, WI

- Prime residential development site
- Water and sewer services available
- Hortonville School District
- Within minutes of Appleton International Airport, Interstate 41, shopping, dining and lodging

SALE PRICE	\$19,900/acre
LOT SIZE	± 73 acres
ZONED	Currently Agricultural

TERESA KNUTH 920.427.9473 GREG LANDWEHR 920.560.5037





2300 NORTHRIDGE DRIVE KAUKAUNA, WI

- Industrial/manufacturing building
- Located in the City of Kaukauna Industrial Park
- Close to Interstate 41
- 6,192 SF office
- 1 loading dock

LEASE RATE	\$6.25/SF NNN
TOTAL SIZE (2 BUILDINGS)	32,192 SF
AVAILABLE SPACE	32,192 SF

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR 920.560.5037



1740 COFRIN DRIVE GREEN BAY, WI

- Class A warehouse
- Easy Interstate 43 access
- Shared office/restroom
- Overhead doors & exterior truck docks
- 26' clear ceiling
- Security system and fencing

LEASE RATE	\$8.50/SF Gross
SUITE 1 AVAILABLE SPACE	8,000 SF
SUITE 2 AVAILABLE SPACE	12,000 SF (1,920 SF office)

JAMES WHEELER, CCIM 920.560.5093



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DRASTIC PRICE REDUCTION

520 FOREST STREET SHEBOYGAN FALLS, WI

- Manufacturing crane/warehouse building
- 2,380 SF office + additional shop and mezzanine office
- 5.47 acres; room to expand
- Clear ceiling heights (24' in warehouse and crane bay)

SALE PRICE	\$3,950,000 \$3,495,000
LEASE RATE 50,000 SF	\$5-.25 \$5.10/SF NNN
LEASE RATE 20,000-30,000 SF	\$6-.25 \$5.95/SF NNN

JOHN ROBERTS, SIOR 920.216.2554



200 PAPER PLACE KRONENWETTER, WI

- In a park-like setting; ideal for office, warehouse or flex space; 5.671 acres
- Located in TIF District
- Overhead door with 1-2 loading docks
- Easy access to I-39
- 5,000 or 10,000 SF available for lease

SALE PRICE	\$1,250,000
LEASE RATE	\$6/SF NNN (depending on term and expectations)
BUILDING SIZE	14,028 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
- Ideal for warehousing or manufacturing
- Office space build-to-suit
- 20' clear heights
- Up to 5 docks available per 12,000 SF

LEASE RATE	\$7.50/SF NNN
AVAILABLE SPACE	12,000 - 24,000 SF
BUILDING SIZE	24,000 SF

ADAM MEYERS 920.560.5091



NEW LISTING

2705 E RICHMOND STREET SHAWANO, WI

- 6,400 SF warehouse/manufacturing building located in business/industrial district
- 3-phase power; 12' clear ceiling
- Easy access to Business State Trunk Highway 29

SALE PRICE	\$250,000
LEASE RATE	\$2,000/Month NNN
AVAILABLE SPACE	6,400 SF

TOM FISK 920.560.5090





2700 CROOKS AVENUE KAUKAUNA, WI

- Class A medical office building recently updated on interior and exterior
- Tenant Forefront Dermatology occupies 6,000 SF
- Excellent location on a busy intersection with high visibility and ample parking

SALE PRICE	\$2,400,000
BUILDING SIZE	12,500 SF
LOT SIZE	4.50 acres

TOM FISK 920.560.5090 **ADAM FIGURIN** 920.560.5076



217 N 10TH STREET OOSTBURG, WI

- Great investment or landlord tenant opportunity - 100% leased
- 35,135 SF warehouse
- 31 mini storage units (6 - 8'x12'; 25 - 10' x 20')
- 14' to 27' clear height

SALE PRICE	\$1,600,000
NOI	\$124,910
LOT SIZE	2.43 acres

DANE CHECOLINSKI 920.344.8732



2220 & 2222 GRAND AVENUE WAUSAU, WI

- Investment property for sale: retail site with two suites
- Long term renewable leases
- 3,768 SF retail space
- 931 SF storage
- 0.4160 Acres

SALE PRICE	\$459,000
CAP RATE	7.6%
BUILDING SIZE	4,699 SF

ARK RHOWMINE 920.297.1953 **DANE CHECOLINSKI** 920.344.8732



REPRESENTATIVE RENDERING

1421 DAIRYLAND DRIVE CLEVELAND, WI

- Dollar General investment opportunity
- 1.55 acres
- Built in 2023
- 15 years initial lease term
- \$109,119.96 annual rent
- Lease commencement: TBD

SALE PRICE	\$1,818,666
CAP RATE	6.00%
BUILDING SIZE	10,640 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

DOLLAR GENERAL

MORE LISTINGS AVAILABLE IN:

- » GRANTON
- » PRENTICE
- » RUDOLPH
- » WASHBURN

PLEASE CALL FOR MORE INFORMATION



REPRESENTATIVE RENDERING

100 DEPOT ROAD THERESA WI

- Dollar General investment opportunity
- 1.50 acres
- Built in 2023
- 15 years initial lease term
- \$114,975.96 annual rent
- Lease commencement: TBD

ASKING PRICE	\$1,916,266
CAP RATE	6.00%
BUILDING SIZE	10,640 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



REPRESENTATIVE RENDERING

N5490 PINE STREET SAXEVILLE (WILD ROSE), WI

- Dollar General investment opportunity
- 1.60 acres
- Built in 2023
- 15 years initial lease term
- \$112,992 annual rent
- Lease commencement: TBD

ASKING PRICE	\$1,883,200
CAP RATE	6.00%
BUILDING SIZE	10,640 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009