

NAIPfefferle

FEATURED LISTINGS

MARCH 2024

OFFICE



3605 STEWART AVENUE WAUSAU, WI

- Contemporary, efficiently designed property ideal for corporate office building, medical office or flex space
- Excellent visibility from Highway 29
- Scenic view of Rib Mountain
- 150+ parking spaces

SALE PRICE	\$5,995,000
BUILDING SIZE	± 30,800 SF
LOT SIZE	2.83 acres

TONY "T.J." MORICE, SIOR 715.218.2900

INVESTMENT



14 TRI-PARK WAY (BUILDING 1) APPLETON (GRAND CHUTE,) WI

- Class A office building
- Located within a professional business park, which is directly across from the Fox Valley Technical College
- Strong tenant mix with FORVIS (national accounting firm) as an anchor tenant

SALE PRICE	\$1,350,000 \$1,300,000
CAP RATE	9.1%
BUILDING SIZE	15,200 SF

TERESA KNUTH 920.427.9473 ADAM FIGURIN 920.560.5076

LAND



W AMERICAN DRIVE & CB MENASHA, WI

- Prime highway frontage just west of I-41 and Hwy 10 interchange
- Conceptual plans approved by Village of Fox Crossing
- Sewer & water located at W. American Dr.
- Protective covenants will be established

SALE PRICE	\$745,800
LOT SIZE	3.729 Acres
ZONING	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

INDUSTRIAL



1120 NORTH BAIRD STREET GREEN BAY, WI

- Ideal for light manufacturing
- Includes office space
- Several overhead cranes
- Dock and overhead doors
- Gas modine heaters
- Easy access to Highway 43

LEASE RATE	\$7.50/SF NNN
AVAILABLE SPACE	29,000 SF
BUILDING SIZE	29,000 SF

JAMES WHEELER, CCIM 920.560.5093 ADAM MEYERS 920.560.5091



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THE PINWOOD 147801 HALF MOON LAKE DRIVE MOSINEE, WI

• Well-established restaurant/supper club	SALE PRICE	\$1,699,000
• Waterfront with boat access	RESTAURANT SIZE	6,551 SF
• Seating: Dining - 130; Banquet - 150; Lounge - 40	RESIDENTIAL SIZE	1,866 SF
• Restaurant/bar equipment, trade name, licenses, menu and recipes included		

ARK RHOWMINE 715.297.1953



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

• Fantastic investment opportunity	SALE PRICE	\$5,100,000
• Pro forma cap rate is over 11% when leased to full occupancy	BUILDING SF	41,221 SF
• Great mix of long-term tenants	LOT SIZE	5.28 acres
• Prime corner lot; 4 buildings		
• In busiest section of Schofield		

TONY "T.J." MORICE, SIOR 715.218.2900



2220 & 2222 GRAND AVENUE WAUSAU, WI

• Investment property for sale: retail site with two suites	SALE PRICE	\$459,000 \$439,000
• Long term renewable leases	CAP RATE	7.9%
• 3,768 SF retail space	BUILDING SIZE	4,699 SF
• 931 SF storage		
• 0.4160 acres		

ARK RHOWMINE 715.297.1953 DANE CHECOLINSKI 920.344.8732



305 SOUTH WALL STREET DENMARK, WI

• Cold storage	LEASE RATE	\$9/SF NNN
• Originally a cheese processing plant	AVAILABLE SPACE	40,747 SF
• Part of Bellevue/De Pere submarket	BUILDING SIZE	97,894 SF
• 3 exterior docks		
• 10 overhead doors (10'x12')		
• 3-phase power/480		

ADAM MEYERS 920.560.5091 TOM FISK 920.560.5090



3327 HORIZON DRIVE SHEBOYGAN, WI

• Warehouse/manufacturing; well-located in South Pointe Enterprise Center	LEASE RATE	\$5.75/SF NNN
• Zoned Suburban Industrial	BUILDING SIZE	100,800 SF (divisible to 30,000)
• 28' to 34' clear height	LOT SIZE	14.7 acres
• Foreign trade zone #41		
• Office build-out possible		

DANE CHECOLINSKI 920.344.8732 TOM FISK 920.560.5090



699-709 HICKORY FARM LANE APPLETON, WI

• Flex/warehouse/office suites	LEASE RATE	\$7-\$9/Month NNN
• Easy access to W. Wisconsin Ave. (Hwy. 96), W. College Ave. & I-41	AVAILABLE SPACE	1,474 SF - 17,454 SF
• Large outside fenced storage area	BUILDING SIZE	21,536 SF
• 4 dry storage spaces at rear of property (960-1,050 SF) also available		

ELIZABETH RINGGOLD 920.560.5061 GREG LANDWEHR, SIOR 920.560.5037





4930 & 4940 HAYES AVENUE PLOVER, WI

- Industrial food storage and production facility with 2 high-capacity freshwater wells and 14 loading docks
- Property serviced by 2 Canadian National Railroad spurs
- Full perimeter fencing with gated access

LEASE RATE	\$4.85-\$10/SF NNN
AVAILABLE SPACE	30,000 SF - 252,000 SF
TOTAL SIZE (5 BUILDINGS)	252,000 SF

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR, SIOR 920.560.5037



LEASED

701 N BLUEMOUND DRIVE GRAND CHUTE, WI

- Well-located, hard to find, industrial space
- Available May 18, 2023
- Large outdoor yard
- 2 docks equipped with levelers
- 1 (12'x14') grade level door
- 16'-18' ceiling height

LEASE RATE	\$4.97/SF Modified Gross
AVAILABLE SPACE	Suite A - 26,000 SF
BUILDING SIZE	± 52,000 SF

GREG LANDWEHR, SIOR 920.560.5037



2801 W EVERGREEN DRIVE APPLETON, WI

- Large warehouse/distribution offering high bay and clear span throughout
- 2 docks, 1 overhead door, 1 restroom
- Sublease through 9/30/2025
- Landlord willing to do direct, longer term lease

SUB LEASE RATE	\$5.75/SF NNN
AVAILABLE SPACE	12,000 SF
BUILDING SIZE	39,900 SF

ELIZABETH RINGGOLD 920.560.5061 TERESA KNUTH 920.427.9473



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

SALE PRICE	\$3,200,000
LEASE RATE	\$6.25/SF NNN
TOTAL SIZE (2 BUILDINGS)	32,192 SF

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR, SIOR 920.560.5037



LEASED

1897 PROGRESS WAY KAUKAUNA, WI

- Office and warehouse space
- Excellent location with great exposure from Interstate 41
- 1,165 SF office; 5,835 SF shop
- 2 loading docks and 1 drive-in door
- Air lock entry; abundant parking

LEASE RATE	\$7.75/SF NNN
AVAILABLE SPACE	7,000 SF
BUILDING SIZE	24,100 SF

GREG LANDWEHR, SIOR 920.560.5037



911 E MAIN STREET WINNECONNE, WI

- Office and shop/warehouse
- Office: 1,064 SF - 4 offices; large conference room; 2 restrooms
- Shop/Warehouse: 5,536 SF - 8', 12' and 16' overhead doors; 14' to 16' ceiling heights

LEASE RATE	\$7.50/SF plus utilities
AVAILABLE SPACE	6,600 SF
BUILDING SIZE	55,040 SF

JONATHAN GLASSCO 920.560.5078



8TH STREET ALE HAUS 1132 & 1124 N 8TH STREET SHEBOYGAN, WI

- Fantastic opportunity to own a turnkey restaurant in downtown Sheboygan
- Tremendous expansion opportunities
- Sale includes 110+ capacity restaurant/bar, 80-person banquet space, parking lot, equipment and marketing assets

SALE PRICE	\$874,000
1132 N 8TH SIZE	6,000 SF
1124 N 8TH SIZE	4,800 SF

DANE CHECOLINSKI 920.344.8732



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

- Class A office building with 3 stories
- Built in 2000; steel frame construction
- Large cafeteria on 3rd floor
- Attached garage area with 2 drive-thru lanes, 4 overhead doors, and floor trench sewer drains; 8.46 acres

SALE PRICE	\$5,700,000
LEASE RATE	\$20/SF Gross
BUILDING SIZE	52,000 SF
AVAILABLE SPACE	15,000 SF (2nd)
	2,669-7,463 SF (3rd)

JAMES WHEELER, CCIM 920.560.5093



48 JEWELERS PARK DRIVE NEENAH, WI

- Class A office space located within Jewelers Mutual professional office park
- Great for professional services or medical office
- Office furniture available
- Ample parking

LEASE RATE	\$16/SF Gross
AVAILABLE SPACE	3,000 - 18,000 SF
BUILDING SIZE	18,000 SF

TERESA KNUTH 920.427.9473 ELIZABETH RINGGOLD 920.560.5061



1420 KRONENWETTER DRIVE KRONENWETTER, WI

- Facility would be ideal for a variety of uses such as medical/vet/flex space
- Interstate 39 visibility
- Large 2-acre lot
- Radiant in-floor heat with A/C
- Multiple offices with water & cabinets

SALE PRICE	\$419,000
LEASE RATE	\$8.95/SF NNN
BUILDING SIZE	4,000 SF

TONY "T.J." MORICE, SIOR 715.218.2900



2009 S MEMORIAL DRIVE APPLETON, WI

- Newly renovated 9,582 SF office building
- Common conference room
- Former medical office building; plumbing throughout
- Easy access to downtown Appleton and Highway 441

LEASE RATE FIRST FLOOR 911 SF	\$15/SF Gross \$1,138.75/Month
LEASE RATE LOWER LEVEL 5,000 SF	\$12/SF Gross \$5,000/Month

TERESA KNUTH 920.427.9473



W6214 AEROTECH DRIVE GREENVILLE, WI

- 2-story office building offers open concept floor plans with private offices, fiber optics, large conference room and break room
- Conveniently located near the Appleton International Airport

SALE PRICE	\$2,750,000 \$1,900,000
LEASE RATE	\$11/SF NNN
AVAILABLE SPACE	31,225 SF

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



3950 N RICHMOND STREET APPLETON, WI

- Prime office/retail space
- Newly constructed Class A building with great visibility and access on N. Richmond St./Interstate 41 - high traffic counts of 62,000 vehicles per day
- Pylon and building signage available

LEASE RATE	\$25/SF NNN
AVAILABLE SPACE	Suite C ± 2,314 SF
BUILDING SIZE	27,186 SF

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076



1502 W THOMAS STREET WAUSAU, WI

- Single-story office/medical/retail/showroom building built in 1972
- Located off of S. 17th Ave near busy Rib Mountain Drive retail corridor
- When remodeled, it will provide a lot of potential for many businesses

SALE PRICE	\$195,000
BUILDING SIZE	2,184 SF
LOT SIZE	0.206 acres

TONY "T.J." MORICE, SIOR 715.218.2900



825 W FULTON STREET WAUPACA, WI

- High traffic counts on W. Fulton Street, one of the cities main commercial arteries, with over 13,800 vehicles per day
- Near highway interchange (Highway 10 and Fulton Street)
- Pylon signage

SALE PRICE	\$1,500,000
BUILDING SIZE	42,620 SF
LOT SIZE	2.65 acres

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



821 CHESTNUT STREET WISCONSIN RAPIDS, WI

- Office/retail/flex space with flexible layout
- Suitable for various business purposes
- Located near 8th St. & Hwy. 13 with traffic counts of ± 20,000 vehicles per day
- Note: basement/storage space not available with lease option

SALE PRICE	\$180,000
LEASE RATE	\$12/SF NNN
BUILDING SIZE	1,880 SF + basement/storage

GREGORY HEDRICH 608.844.9063 TONY "T.J." MORICE, SIOR 715.218.2900



1350 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

- Excellent retail site in rapidly growing area
- Easy access and excellent visibility
- Neighboring tenants: Subway, Edward Jones, Snap Fitness, Kwik Trip & more
- Raw space to be built out
- TI dollars available

LEASE RATE	\$14/SF NNN
AVAILABLE SPACE	1,800 - 4,000 SF
SIGNAGE	Pylon

NICK SCHMIDT 920.560.5070



930 KUHN AVENUE WISCONSIN RAPIDS, WI

- Multi-tenant retail/office building
- Located in front of Walmart supercenter
- On main thoroughfare with 8th St/Hwy 13 frontage
- Signage on store front and monument at street

LEASE RATE	\$12/SF NNN
SUITE C1 AVAILABLE SPACE	1,177 SF
BUILDING SIZE	11,900 SF

GREGORY HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061



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 920.362.7489



HIGHWAY 10 / WINDY DRIVE STEVENS POINT, WI

- Many development opportunities available: retail store, office suite, repair shop, gas station, drive-in restaurant, pet shop, animal hospital, conditional use for multi-family and more
- Highway 10 frontage; high visibility

SALE PRICE	\$445,000
LOT SIZE	2.52 acres
ZONED	B-5 Highway Commercial District

GREGORY HEDRICH 608.844.9063 TONY "T.J." MORICE, SIOR 715.218.2900



SHAWANO AVENUE GREEN BAY (VILLAGE OF HOWARD), WI

- Great real estate opportunity for highly visible land
- Easy access to Highway 29 & Interstate 41
- All utilities located at site (in street)
- Close proximity to Green Bay (16 miles)
- Near high traffic intersection

SALE PRICE	\$778,260
LOT SIZE	25.942 acres
ZONED	Agricultural

TOM FISK 920.560.5090



E EVERGREEN DRIVE LITTLE CHUTE, WI

- Development land available on the northeast side of Appleton (Village of Little Chute)
- Located in high-growth area
- Great for professional services or medical office users

SALE PRICE	\$480,000
LOT SIZE	3.96 Acres
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



LAKEVIEW ROAD (LOTS 7-9) GREEN LAKE, WI

- 14.96 total acres of lovely, lush landscape, perfectly placed between rolling hills and Big Green Lake
- Lot #9: 4.56 acres
- Lot #7: 5.20 acres
- Lot #8: 5.20 acres

SALE PRICE LOTS 7 & 8	\$750,000
SALE PRICE LOTS 7, 8 & 9	\$1,095,000
ZONED	Agricultural

TOM FISK 920.560.5090



S. BUSINESS DRIVE SHEBOYGAN, WI

- One of the last available frontages on S. Business Drive, Sheboygan's bustling business district
- Ideal for retail, dining or service-based businesses; adjacent to Popeyes and across from Walgreens

SALE PRICE	\$759,000
LOT SIZE	1.966 acres
ZONED	Urban Commercial District

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