

OFFICE



1800 W MASON STREET GREEN BAY, WI

- Multi-tenant professional office/medical building just off Interstate 41
- Divided into 3 units; 2 occupied; 5,084 SF available for lease
- High traffic counts with great visibility
- Ample parking with 70+ stalls

SALE PRICE	\$1,800,000
LEASE RATE	\$13.75/SF NNN
BUILDING SIZE	11,000 SF
AVAILABLE SPACE	5,084 SF

ADAM MEYERS 920.560.5091 JAMES WHEELER, CCIM 920.560.5093

RETAIL



846 N WESTHILL BOULEVARD APPLETON, WI

- Loading dock and drive-in door
- Pylon signage; ample parking
- 16'-18' ceiling height
- Large 1.38 acre lot
- Office and large conference/break room (±1,000 SF); 2 restrooms

SALE PRICE	\$1,350,000
LEASE RATE	\$10.75/SF NNN
BUILDING SIZE	12,271 SF

JONATHAN GLASSCO 920.560.5078

LAND



WEST RIVER DRIVE & WEST ZINDA DRIVE STEVENS POINT, WI

- Prime development site
- Two access points
- Access to city utilities
- Park-like setting
- Close to river and walkways
- Moments from downtown

SALE PRICE	\$337,925
LOT SIZE	19.31 acres
ZONED	Single Family Residential

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

INDUSTRIAL



3327 HORIZON DRIVE SHEBOYGAN, WI

- Warehouse/manufacturing; well-located in South Pointe Enterprise Center
- Zoned Suburban Industrial
- 28' to 34' clear height
- Foreign trade zone #41
- Office build-out possible

LEASE RATE	\$5.75/SF NNN
BUILDING SIZE	100,800 SF (divisible to 17,000)
LOT SIZE	14.7 acres

DANE CHECOLINSKI 920.344.8732 TOM FISK 920.560.5090





1 MAIN STREET MENASHA, WI

- The Brin! Discover the perfect location for your business in downtown Menasha in this newly constructed luxury building
- Versatile layout adaptable to various business needs
- 43 luxury apartments on upper floors

LEASE RATE	\$18/SF NNN
AVAILABLE SPACE	7,797 SF
PARKING	Ample

ELIZABETH RINGGOLD 920.560.5061



3913 W PROSPECT AVENUE APPLETON, WI

- Class A office space
- Built-in reception desks with cabinetry
- Reception area sized to comfortably seat multiple clients
- Excellent I-41 visibility with great signage
- Quality tenants

LEASE RATE	\$15-\$16.50/SF NNN*
SUITE A SIZE	2,237 SF
SUITE B SIZE	2,340 SF

*Lease rate determined by term length and tenant improvements

GREG LANDWEHR, SIOR 920.560.5037



2020 INNOVATION COURT DE PERE, WI

- Class A office space
- NEW - never occupied space
- Adjacent to Interstate 41/Highway 141
- Close to Austin Straubel Intl. Airport
- Cafeteria, exercise room, training facility available for lease on first floor

LEASE RATE	Negotiable
AVAILABLE SPACE	Up to 87,000 SF 43,500 SF (2nd Floor) 43,500 SF (3rd Floor)
BUILDING SIZE	161,123 SF

JAMES WHEELER, CCIM 920.560.5093 MARK DENIS, SIOR 920.362.7489



440 N KOELLER STREET OSHKOSH, WI

- Medical/office building
- Excellent location and access to I-41 in Oshkosh's main retail corridor
- 2 separate reception areas with gas fireplaces
- Large pylon sign facing I-41

SALE PRICE	\$2,700,000
BUILDING SIZE	12,000 SF
LOT SIZE	1.49 acres

ELIZABETH RINGGOLD 920.560.5061

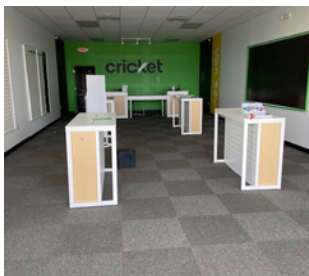


500 EAST WALNUT STREET GREEN BAY, WI

- 3 office suites in downtown Green Bay
- 24 paved, on-site, parking spaces with additional parking available
- Within walking distance to business district and several restaurants
- Landlord will remodel to suit tenant's needs

LEASE RATE	\$8/SF Gross
SUITE 506	825 SF
SUITE 105	1,000 SF
SUITE 510	1,320 SF

JAMES WHEELER, CCIM 920.560.5093



W3165 VAN ROY ROAD APPLETON, WI

- Retail/office space
- Excellent location, situated in the midst of a bustling shopping mall
- Signage on building
- Ample parking
- Great demographics

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

ELIZABETH RINGGOLD 920.560.5061



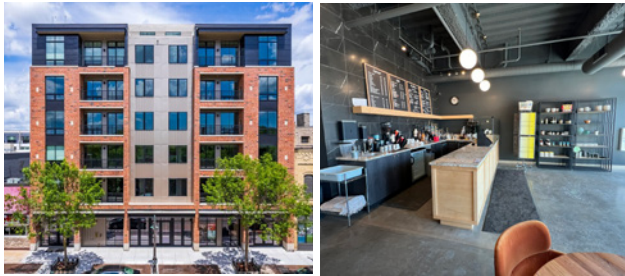
NEW LISTING

2755 PLAZA DRIVE WAUSAU, WI

- Retail/office/medical space
- Built as a bank with the safe still in, this facility has a variety of potential uses from pharmacy, to again a bank to split use
- Property value itself lends consideration to hotel and other developments

SALE PRICE	\$1,599,000
BUILDING SIZE	8,098 SF
LOT SIZE	2.528 acres

TONY "T.J." MORICE, SIOR 715.218.2900



320 E COLLEGE AVENUE APPLETON, WI

- Prime commercial retail space
- Previously All Tied Up Café and floral shop; elegant interior design with modern fixtures and fittings
- Prominent street frontage with high traffic count

LEASE RATE	\$25/SF Gross
AVAILABLE SPACE	1,385 SF
TRAFFIC COUNTS	13,100 VPD

TERESA KNUTH 920.427.9473 TOM FISK 920.560.5090



731 8TH STREET S WISCONSIN RAPIDS, WI

- Retail/flex space on highly desirable corner lot
- 2,605 SF shop with 13' ceiling, 10'x16' overhead door, 3-phase 150 amp
- 1,397 SF office
- Building signage and pylon at street

SALE PRICE	\$280,000
BUILDING SIZE	4,050 SF
LOT SIZE	0.42 acres

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



4411 W WISCONSIN AVENUE APPLETON, WI

- Newly redeveloped retail center; co-tenant with GolfTec
- Located adjacent to the Fox River Mall with many retailers as neighbors
- High traffic counts and great demographics

LEASE RATE	\$10/SF NNN
AVAILABLE SPACE	4,307 SF
BUILDING SIZE	46,698 SF

ELIZABETH RINGGOLD 920.560.5061



PRICE REDUCED

990 N 4TH STREET TOMAHAWK, WI

- Great retail/flex space for a variety of businesses or current grocery operation could be continued
- Major commercial/retail thoroughfare
- 900 SF rear mezzanine/office space
- Loading dock

SALE PRICE	\$1,200,000 \$999,000
LEASE RATE	\$6/SF NNN
BUILDING SIZE	22,316 SF

TONY "T.J." MORICE, SIOR 715.218.2900



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



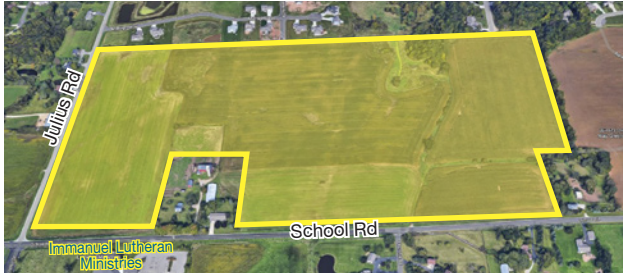
PRICE REDUCED

133 WEST CLARK STREET STEVENS POINT, WI

- Great site that city desires high density, residential, owner-occupied properties (20+ units per acre)
- Located on the Wisconsin River
- TID funds may be available in coordination with the city

SALE PRICE	\$875,000 \$849,000
LOT SIZE	5.03 acres
ZONED	Business Transaction

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



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

GREG LANDWEHR, SIOR 920.560.5037 TERESA KNUTH 920.427.9473



2026 & 2029 SCHEURING ROAD DE PERE, WI

- Large development parcel located in the Town of Lawrence, one block from Hemlock Creek Elementary School
- Zoned Agricultural, Agricultural Forest, Undeveloped Land
- Sewer adjacent to site

SALE PRICE	\$9,750,000
LOT SIZE L-166	42.594 acres
LOT SIZE L-167	38.565 acres

MARK DENIS, SIOR 920.362.7489 JAMES WHEELER, CCIM 920.560.5093



PRICE REDUCED

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	\$364,650
LOT 3 - 10.17 AC	\$579,800
LOT 4 - 2.10 AC	\$136,500
LOT 5 - 5.73 AC	\$307,450
LOT 6 - 2.40 AC	\$156,000

TONY "T.J." MORICE, SIOR 715.218.2900

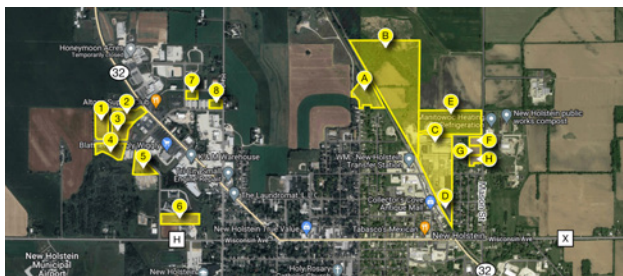


LIND LANE TOWN OF CLAYTON, WI

- Two lots totaling nearly 20 acres of vacant land in a rapidly developing corridor near the Appleton International Airport
- Zoned B-1 Local Service Business District
- Located in Town of Clayton TID #1

SALE PRICE LOT 1 (4.129 ACRES)	\$115,000
SALE PRICE LOT 2 (15.483 ACRES) (COULD BE DIVIDED)	\$22,000/acre

NICK SCHMIDT 920.560.5067 TOM FISK 920.560.5090
GREG LANDWEHR, SIOR 920.560.5037



NEW HOLSTEIN, WI LISTINGS

- Perfect locations to realize business or investment aspirations
- Kennedy Dr - Lots 1-5 & 6
- Altona Ave/Hayton Rd/Harding St - Lots 7 & 8
- Monroe St - Lot A
- Michigan Ave/Jefferson St - Lots B, C, E & D
- Mason St/Taft Ave - Lots F, G & H

SALE PRICE	PLEASE CALL
LOT SIZES	0.9 - 35.7
Possible Tax Increment Financing Districts (TIDs) & low-interest loan program available	

DANE CHECOLINSKI 920.344.8732



2300 NORTHRIDGE DRIVE KAUKAUNA, WI

• Industrial/manufacturing building	SALE PRICE	\$3,200,000
• Located in the City of Kaukauna Industrial Park	LEASE RATE	\$6.25/SF NNN
• Close to Interstate 41	TOTAL SIZE (2 BUILDINGS)	32,192 SF
• 6,192 SF office		
• 1 loading dock		

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR, SIOR 920.560.5037



NEW LISTING

2721 OREGON STREET OSHKOSH, WI

• Located in Opportunity Zone	LEASE RATE	\$6.43/SF NNN
• Great for retail, light/heavy industrial, warehousing and manufacturing	BUILDING SIZE	5,600 SF
• 2 overhead doors, ample storage, security system and box truck ramp access	PARKING	Ample

ADAM FIGURIN 920.560.5076

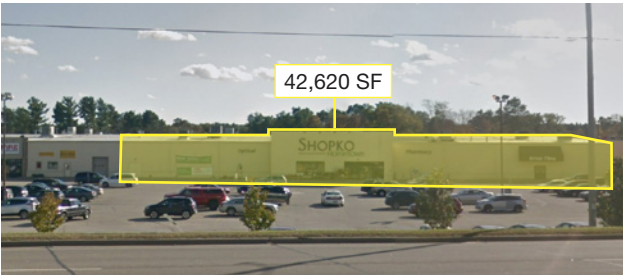


CLICK HERE FOR 3D MATTERPORT TOUR

600 RANDOLPH DRIVE LITTLE CHUTE, WI

• Very well maintained flex shop building	SALE PRICE	\$850,000
• ± 6,000 SF shop space; 2,000 SF office and 2,000 SF mezzanine space	BUILDING SIZE	8,000 SF
• 2 (8'x14') & 2 (8'x8') exterior grade level doors & 1 (8'x8') interior grade level door	LOT SIZE	0.80 acres
• New roof; updated office and LED lighting		

JOHN ROBERTS, SIOR 920.216.2554



825 W FULTON STREET WAUPACA, WI

• Warehouse / retail space on W Fulton St, one of the city's main commercial arteries, with over 13,800 vehicles per day	SALE PRICE	\$1,500,000
• Near highway interchange (Highway 10 and Fulton Street)	LEASE RATE	\$4/SF NET
• 2.65 acres; pylon signage; ample parking	BUILDING SIZE	42,620 SF

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



305 SOUTH WALL STREET DENMARK, WI

• Cold storage - former cheese processing plant	LEASE RATE	\$9/SF NNN
• 3 exterior docks	AVAILABLE SPACE	40,747 SF
• 10 overhead doors (10'x12')	BUILDING SIZE	97,894 SF
• Part of Bellevue/De Pere submarket		
• Easy access to Interstate 43		

ADAM MEYERS 920.560.5091 TOM FISK 920.560.5090



W2527 WOODLAND ROAD TOWN OF SHEBOYGAN FALLS, WI

• New construction storage condo units	UNHEATED UNIT SALE PRICE	\$225,900
• Unit size: 2,016 SF (36'wide x 56'deep)	HEATED UNIT SALE PRICE	\$269,900
• 18' clear ceiling height		
• 12'wide x 14'high overhead door		
• Basic, framed units and finished, heated units available	UNITS AVAILABLE	8

DANE CHECOLINSKI 920.344.8732



1836 SAL STREET GREEN BAY, WI

- Industrial/manufacturing building
- Conveniently located with easy access to Highway 172
- 2 drive-in doors (8'x10'); 1 dock
- 13' ceiling height
- Ample parking on site

LEASE RATE	\$6/SF NNN
AVAILABLE SPACE	39,548 SF
BUILDING SIZE	39,548 SF

JOHN ROBERTS, SIOR 920.216.2554 ADAM MEYERS 920.560.5091



8499 COUNTY TRUNK CR NEWTON, WI

- New construction flex space building
- Ideal for warehousing or manufacturing
- Office space build-to-suit
- 24' clear heights
- Up to 5 dock doors available
- Easy access to Interstate 43

LEASE RATE	\$7.50/SF NNN
AVAILABLE SPACE	6,000-24,000 SF
BUILDING SIZE	24,000 SF

ADAM MEYERS 920.560.5091



2223 WOODALE AVENUE GREEN BAY (VILLAGE OF HOWARD), WI

- Well-maintained industrial property located in the Howard Industrial Park
- 1,000 SF office
- 5,700 SF warehouse
- Great location with easy access to I-41
- 18' ceiling height; 4 overhead doors

LEASE RATE	\$7.52/SF NNN
AVAILABLE SPACE	6,700 SF
BUILDING SIZE	6,700 SF

JAMES WHEELER, CCIM 920.560.5093



W1970 INDUSTRIAL DRIVE FREEDOM, WI

- Flex industrial/truck repair shop
- Located right off State Highway 55 and within minutes of Interstate 41
- 1,300 SF finished lower level
- 1,300 SF break room and parts storage upper level

SALE PRICE	\$1,750,000
BUILDING SIZE	± 19,320 SF
MAIN FLOOR	16,720 SF

JOHN ROBERTS, SIOR 920.216.2554



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



W4962, W4970, W4928, W4920 HIGHLINE RD KAUKAUNA, WI

- New construction, Class A flex industrial building with fiber optic cabling
- Great for storage, warehousing, light industrial, showroom and more
- Units may be combined for larger tenants
- 14'x14' overhead door; 16' ceiling height

LEASE RATE	\$10/SF Mod. Gross
AVAILABLE SPACE	1,500 SF - 6,000 SF
BUILDING SIZE	12,000 SF

TERESA KNUTH 920.427.9473



REPRESENTATIVE RENDERING



REPRESENTATIVE RENDERING



REPRESENTATIVE RENDERING



PRICE REDUCED



PRICE REDUCED



W2883 GRANTON ROAD GRANTON, WI

• Dollar General investment opportunity	SALE PRICE	\$1,594,163
• 1.80 acres	CAP RATE	7.05%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$112,388.52 annual rent		
• Lease commencement: 10/27/2023		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

581 US HWY 8 PRENTICE, WI

• Dollar General investment opportunity	SALE PRICE	\$1,622,255
• 1.76 acres	CAP RATE	7.05%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$114,369 annual rent		
• Lease commencement: 11/10/2023		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

1047 W BAYFIELD STREET, WASHBURN, WI

• Dollar General investment opportunity	SALE PRICE	\$1,923,404
• 1.1 acres	CAP RATE	7.05%
• Built in 2023	BUILDING SIZE	10,640 SF
• 15 years initial lease term		
• \$135,600 annual rent		
• Lease commencement: 1/14/2024		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

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

500 EAST WALNUT STREET GREEN BAY, WI

• Multi-tenant office investment and/or owner occupancy in downtown area	SALE PRICE	\$575,000 \$495,000
• Current tenants: Walgreens Home Medical, ADL Monitoring Solutions, Reidi Hearing Services, A-1 Insurance Service and Girl Scouts	BUILDING SIZE	12,500 SF
	SITE MEASURES	159'x132'

JAMES WHEELER, CCIM 920.560.5093

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