

# NAIPfefferle

## FEATURED LISTINGS

JUNE 2024

OFFICE



### 3500 PACKERLAND DRIVE GREEN BAY (ASHWAUBENON), WI

- Class A professional office building in prime location close to I-41/I-43 junction
- 2-story building with atrium vibe
- 18.98 acres
- Indoor parking; monument signage; workout facility; full kitchen; outdoor patio

SALE PRICE	\$16,156,100
LEASE RATE	\$9.35/SF NNN
BUILDING SIZE	145,033

TOM FISK 920.560.5090 TERESA KNUTH 920.560.5077

RETAIL



### 815 W FULTON STREET WAUPACA, WI

- Waupaca Woods Mall
- High traffic counts on W. Fulton Street
- Pylon signage; ample parking
- Join Partnership Community Health Center, Inc., Goodwill, DMV and Waupaca Woods Restaurant

LEASE RATE	\$8/SF Net
SPACE 1	4,500 SF
SPACE 2	4,265 SF
PARKING	Ample

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009

LAND



### KOWALSKI RD, QUEENLAND DR, OLD HWY 51 KRONENWETTER, WI

- Investment and development opportunity with visibility from I-39
- Locating a variety of businesses here would be cost effective for awareness and yet on the interstate in less than 5 minutes. (Call for individual lot pricing)

SALE PRICE	\$765,370
ZONED	M-2 General Industrial
LOT SIZES	0.47, 3.61, 9.16 & 22.3 acres

TONY "T.J." MORICE, SIOR 715.218.2900

INDUSTRIAL



### 2223 WOODDALE 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



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NEW LISTING



## 321 S NICOLET ROAD, SUITES A & D APPLETON, WI

- Class A office space
- Easy access to Interstate 41
- Close to Appleton's International Airport and neighboring hotels and restaurants
- Open concept with conference, data and employee break area

LEASE RATE	\$17/SF Gross
SUITE A - 2,181 SF	
LEASE RATE	\$15/SF Gross
SUITE D - 2,722 SF	
BUILDING SIZE	10,234 SF

GREG LANDWEHR, SIOR 920.560.5037 TERESA KNUTH 920.560.5077

## 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

## 1100 EMPLOYERS BOULEVARD DE PERE, WI

- Join Humana in a Class A corporate office facility - never offered previously
- Beautiful manicured grounds
- Walking trail
- Excellent access to restaurants & hotels
- Will build to suit/lease on adjacent land

LEASE RATE	\$14/SF Gross
AVAILABLE SPACE	1,000 SF - 65,000 SF
PARKING	5/1,000

TOM FISK 920.560.5090 ADAM MEYERS 920.560.5091

## 9531 RAYNE ROAD STURTEVANT (RACINE), WI

- 4,666 SF office space, with conference room and break room, has private suite entry, but is accessed through main lobby
- 1,000 SF lab area
- 1,950 SF vacant space
- Well-traveled area; 4 minutes off I-94

LEASE RATE	\$16/SF Modified Net
LAB AREA	1,000 SF
OFFICE SPACE	4,666 SF
VACANT SPACE	1,950 SF

TONY "T.J." MORICE 715.218.2900

## 960 HANSEN ROAD GREEN BAY (ASHWAUBENON), WI

- Class A professional office building
- 2-story office/retail building
- Easy access to I-41 with high traffic counts and great demographics
- Corner lot with 2 access points and drive-thru; pylon signage

SALE PRICE	\$950,000
LEASE RATE	\$15/SF NNN
BUILDING SIZE	7,508 SF

TOM FISK 920.560.5090 ADAM MEYERS 920.560.5091  
JAMES WHEELER, CCIM 920.560.5093

## 333 N COMMERCIAL STREET NEENAH, WI

- Historic Jersild Knitting Mill renovated into an office with many features
- Large windowed offices with common restrooms on each floor; conference rooms, reception area and break room
- Freight elevator service to each floor

LEASE RATE	\$14/SF Modified Gross
2ND FLOOR	8,500 SF
3RD FL (STE 300)	2,000 SF
3RD FL (STE 350)	2,000 SF

ELIZABETH RINGGOLD 920.560.5061 TERESA KNUTH 920.560.5077





## 325 N COMMERCIAL STREET NEENAH, WI

Professional office space	LEASE RATE	\$16/SF Modified Gross
Private offices, break rooms, conference rooms, reception area and restrooms	AVAILABLE SPACE	1,800 SF - 7,020 SF
Former medical and administrative offices	BUILDING SIZE	7,020 SF
New large monument signage		

ELIZABETH RINGGOLD 920.560.5061 TERESA KNUTH 920.560.5077



## 3012-3068 VILLAGE PARK DRIVE PLOVER, WI

Exceptional opportunity for retail, office and restaurant	LEASE RATE	\$14/SF NNN
Situated in the heart of Plover's bustling business district	AVAILABLE SPACE	711 SF - 11,227 SF
Some of the area's highest traffic counts	BUILDING SIZE	45,152 SF
Convenient access to I-39		

GREGORY HEDRICH 608.844.9063



## 130 MAIN STREET MENASHA, WI

Retail space (first floor) with luxury apartments above	LEASE RATE	\$14/SF NNN
Building signage	AVAILABLE SPACE	1,033 SF - 1,305 SF
Available now for completion with tenant improvements	PARKING	27 stalls
Lower level space also available		

TERESA KNUTH 920.560.5077



## 731 8TH STREET S WISCONSIN RAPIDS, WI

Retail/flex space in prime location	SALE PRICE	\$280,000
2,605 SF shop space with 13' ceiling height, (1) 10x16 overhead door, 3-phase 150 amp electrical system	BUILDING SIZE	4,050 SF
1,397 SF office space	ACRES	0.42
Excellent sale-leaseback opportunity		

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



## 2230 8TH STREET S WISCONSIN RAPIDS, WI

Multi-tenant retail/office/flex space with several national tenants nearby including CVS Pharmacy, AutoZone, Cost Cutters, McDonald's, Culver's, Dunkin' Donuts, Jimmy John's and Pizza Hut	LEASE RATE	\$13/SF NNN
Excellent visibility and traffic counts	AVAILABLE SPACE	Suite B - 1,851 SF
	BUILDING SIZE	13,710 SF

GREGORY HEDRICH 608.844.9063



## 4317 STEWART AVENUE WAUSAU, WI

Property ideal for retail/distribution site	LEASE RATE	\$9/SF NNN \$8.50/SF NNN
2,617 SF show room; 166 SF office & 468 SF shop with loading dock	SUITE SIZE	3,552 SF
High visibility from Stewart Avenue and Highway 29 with easy access	BUILDING SIZE	24,300 SF
60+ parking spaces		

ARK RHOWMINE 715.297.1953

PRICE REDUCED





## 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 \$460,000
LOT SIZE	3.96 Acres
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



## CAMPBELLSPORT BUSINESS PARK CAMPBELLSPORT, WI

- Premier business park offers low-cost land, making it an ideal location for your next commercial venture
- Well-maintained community retention pond
- Within a Tax Increment District (TID)

SALE PRICE	\$15,000 - \$19,000/acre
LOT SIZE	1 - 17 acres
ZONED	Industrial

DANE CHECOLINSKI 920.344.8732



## W GREENVILLE DRIVE GRAND CHUTE, WI

- Prime development site in rapidly growing area with high visibility
- All utilities are to the site
- Possible uses: residential/multi-family, restaurants, hotels, retail centers, commercial/light industrial

SALE PRICE	\$631,680 (\$47,000/AC)
LOT SIZE	13.44 acres
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



## I-41 & N RICHMOND ST (HWY 47) APPLETON (GRAND CHUTE), WI

- Prime commercial development land in fast growing area
- With 1.5 - 30 acres available, this is ideal for an office/retail development
- Near Navitus, Kwik Trip, Meijer, Unison Credit Union, Culver's and many more

SALE PRICE	\$4-\$9/SF
LOT SIZE	1.5 - 30 acres
I-41 TRAFFIC COUNTS	62,000 vehicles per day

GREG LANDWEHR, SIOR 920.560.5037 JOHN ROBERTS, SIOR 920.216.2554



## AEROTECH DRIVE GREENVILLE, WI

- Prime development site in rapidly growing Greenville
- Minutes from downtown Appleton
- Located across from the Appleton International Airport with easy access to W College Ave, I-41 and Cty CB

LOT 1 - 2.19 AC	\$191,000
LOT 2 - 2.26 AC	\$295,000
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



## 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 \$4,995,000
LOT SIZE	± 5.66 acres
ZONED	Commercial Business

MARK DENIS, SIOR 920.362.7489





## 500 EAST WALNUT STREET GREEN BAY, WI

Multi-tenant office investment and/or owner occupancy in downtown area	SALE PRICE	\$575,000 \$495,000
24 on-site parking stalls with additional parking available	BUILDING SIZE	12,500 SF
Within walking distance to downtown business district	SITE MEASURES	159'x132'

JAMES WHEELER, CCIM 920.560.5093



## DOLLAR GENERAL STORES PACKAGE

CLEVELAND, FRANCIS CREEK, POUND, SAXEVILLE, WEBSTER, WI

SOLD - package of 5 Dollar General investment properties	SALE PRICE	\$8,286,344
Built in 2023	CAP RATE	6.75%
15 years initial lease term	BUILDING SIZE	10,640 SF - 12,480 SF
Various annual rent rates		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



## 51 N BROWN STREET RHINELANDER, WI

Renovated office/retail investment property in main downtown area - fully leased and long lease history of renewals	SALE PRICE	\$575,000
Owners divesting	CAP RATE	8.77%
Inquire for NDA to access confidential details	BUILDING SIZE	11,391 SF

TONY "T.J." MORICE, SIOR 715.218.2900



## 1400 W COLLEGE AVENUE APPLETON, WI

Multi-tenant retail/office investment	SALE PRICE	\$1,850,000
Attractive, nicely landscaped, Class B building on 1.45 acres	NOI	\$143,150
Busy business corridor and thriving residential area	BUILDING SIZE	15,360 SF
Building and pylon signage		

ELIZABETH RINGGOLD 920.560.5061



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

Class A office building	SALE PRICE	\$1,350,000 \$1,300,000
Located within a professional business park, which is directly across from the Fox Valley Technical College	CAP RATE	9.1%
Strong tenant mix with FORVIS (national accounting firm) as an anchor tenant	BUILDING SIZE	15,200 SF

TERESA KNUTH 920.427.9473 ADAM FIGURIN 920.560.5076



## 200 PAPER PLACE KRONENWETTER, WI

In a park-like setting; ideal for office, warehouse or flex space; 5.671 acres	SALE PRICE	\$1,250,000
10,028 SF available for lease	LEASE RATE	\$3.95/SF NNN (for entire remaining space)
Investors: current NOI contributes to over 35% of asking price while space is only 28%, so there's plenty of opportunity at an 8% CAP rate	BUILDING SIZE	14,028 SF

TONY "T.J." MORICE, SIOR 715.218.2900