

NAI Pfefferle

FEATURED LISTINGS

JULY 2024

INDUSTRIAL
RETAIL/OFFICE
RESTAURANT/POOL
LAND

WELCOME NICK SALM



Senior Commercial Real Estate Advisor
920.427.8714
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Nick Salm joins NAI Pfefferle as senior commercial real estate advisor in our Appleton office. With experience as a licensed commercial real estate broker since 2016, Nick specializes in industrial sales and leasing, vacant land sales and development, retail and restaurant sales, and office leasing.



701 MAPLE STREET PESHTIGO, WI

- Manufacturing/warehouse building
 - Modern 2-story office (± 25,000 SF)
 - 5 overhead doors
 - Height 22' peak; 14'-18' clear
 - Large 10-acre lot with ample parking
- | | |
|---------------|---------------|
| SALE PRICE | \$3,950,000 |
| LEASE RATE | \$3.75/SF NNN |
| BUILDING SIZE | 106,633 SF |

JONATHAN GLASSCO 920.560.5078 ADAM MEYERS 920.560.5091
JAMES WHEELER, CCIM 920.560.5093



1400 W COLLEGE AVENUE APPLETON, WI

- Multi-tenant retail/office **investment**
 - High traffic counts on W College Ave and great demographics
 - Busy business corridor and thriving residential area
 - 1.45 acres; building and pylon signage
- | | |
|---------------|-------------|
| SALE PRICE | \$1,850,000 |
| NOI | \$143,150 |
| BUILDING SIZE | 15,360 SF |

ELIZABETH RINGGOLD 920.560.5061



WHITE OAK GRILL, LODGE & POOL MANITOWISH WATERS, WI

- Located at 13029 Deer Park Road; well-established fine-dining and banquet facility
 - Bar-lounge area and 4,500 SF dining and banquet (200-250 seating capacity)
 - Pool complex: heated outdoor pool, bar and double fireplace cabana
- | | |
|-------------------------------|-------------|
| SALE PRICE | \$3,499,000 |
| WHITE OAK GRILL BUILDING SIZE | 13,000 SF |
| POOL COMPLEX BUILDING SIZE | 10,000 SF |

ARK RHOWMINE 715.297.1953 TOM FISK 920.560.5090



N BALLARD ROAD APPLETON, WI

- Prime development site located on the north side of Appleton next to the Apple Hill subdivision
 - Possible uses: Appleton's Future Land Use Map identifies this property as Commercial
- | | |
|-----------------|-----------------------------------|
| SALE PRICE | \$850,000
\$775,000 |
| LOT SIZE | 10.10 acres |
| ZONED (CURRENT) | Residential |

GREG LANDWEHR, SIOR 920.560.5037 JONATHAN GLASSCO 920.560.5078



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1328 CURLING WAY WAUSAU, WI

• Manufacturing/warehouse space	SALE PRICE	\$2,995,000
• 5.92 acres; zoned Industrial M1	LEASE RATE	\$4.95/SF NNN
• 12,000 SF with 3 loading docks and 2 overhead doors	BUILDING SIZE	40,560 SF
• 14,970 SF with 2 loading docks, ground level door and 9'-14' clearance		

TONY "T.J." MORICE, SIOR 715.218.2900



N11651 HIGHWAY 22 CLINTONVILLE, WI

• Manufacturing/industrial building	SALE PRICE	\$2,790,000
• Large 25-acre property (includes open field behind property)	LEASE RATE	\$3.75/SF NNN
• Modern office space	BUILDING SIZE	88,020 SF
• Clear heights up to 22'		
• Bridge cranes		

JONATHAN GLASSCO 920.560.5078 ADAM MEYERS 920.560.5091



5700 W CLAIREMONT DRIVE APPLETON, WI

• New construction, Class A, flex industrial building; available September, 2024	LEASE RATE	\$9.95/SF NNN
• 12.82 acres	AVAILABLE SPACE	3,000 SF - 12,000 SF
• Each 3,000 SF unit will feature 3 phase 200 amp power, gas rooftop HVAC, 2 (16'x14') overhead doors	BUILDING SIZE	12,000 SF

TERESA KNUTH 920.560.5077 ELIZABETH RINGGOLD 920.560.5061



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W1970 INDUSTRIAL DRIVE FREEDOM, WI

• Flex industrial/truck repair shop	SALE PRICE	\$1,750,000
• Located right off State Highway 55 and within minutes of Interstate 41	BUILDING SIZE	± 19,320 SF
• 1,300 SF finished lower level	MAIN FLOOR	16,720 SF
• 1,300 SF break room and parts storage upper level		

JOHN ROBERTS, SIOR 920.216.2554



PRICE REDUCED

N5558 STATE HIGHWAY 76 SHIOCTON, WI

• Historic tannery building with office spaces and large warehouse area	SALE PRICE	\$280,000 \$199,900
• Exterior shed offers extra storage	BUILDING SIZE	6,600 SF
• Versatile property for variety of uses	LOT SIZE	0.2 acres
• Second floor features finished office area; 1 overhead door		

TERESA KNUTH 920.560.5077



1850 COFRIN DRIVE GREEN BAY, WI

• Manufacturing/warehouse steel frame facility in the Cofrin Business Park	LEASE RATE	\$7.80/SF NNN
• ±1,850 SF office space featuring 5 offices and 1 conference room	BUILDING SIZE	20,000 SF
• 1,575 SF upper mezzanine storage or lunch room	STORAGE SHED SIZE	1,000 SF

JAMES WHEELER, CCIM 920.560.5093



699-709 HICKORY FARM LANE APPLETON, WI

- Flex/warehouse/office suites
- Easy access to W. Wisconsin Ave. (Hwy. 96), W. College Ave. & I-41
- Large outside fenced storage area
- 4 dry storage spaces at rear of property (1,050 SF-1,920 SF) also available

LEASE RATE	\$7-\$9/Month NNN
AVAILABLE SPACE	1,474 SF - 10,992 SF
BUILDING SIZE	21,536 SF

GREG LANDWEHR, SIOR 920.560.5037 ELIZABETH RINGGOLD 920.560.5061



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
- Near highway interchange (Highway 10 and Fulton Street)
- 2.65 acres; pylon signage; ample parking

SALE PRICE	\$1,500,000
LEASE RATE	\$4/SF NET
BUILDING SIZE	42,620 SF

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009



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 SF)
LOT SIZE	14.7 acres

DANE CHECOLINSKI 920.344.8732 TOM FISK 920.560.5090



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
BUILDING SIZE	6,700 SF
PARKING SPACES	14

JAMES WHEELER, CCIM 920.560.5093



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	\$5.75/SF - \$6.75/SF NNN
AVAILABLE SPACE	39,548 SF
MINIMUM DIVISIBLE	15,000 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
- 12,000 SF unit for lease
- 24' clear heights; high efficiencies; ample power
- Easy access to Interstate 43

LEASE RATE	\$8/SF NNN
AVAILABLE SPACE	12,000 SF (min. divisible)
BUILDING SIZE	24,000 SF

ADAM MEYERS 920.560.5091



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



500 EAST WALNUT STREET GREEN BAY, WI

- Multi-tenant office investment and/or owner occupancy in downtown area
- 24 on-site parking stalls with additional parking available
- Within walking distance to downtown business district

SALE PRICE	\$575,000 \$495,000
BUILDING SIZE	12,500 SF
SITE MEASURES	159'x132'

JAMES WHEELER, CCIM 920.560.5093



1350 W AMERICAN DRIVE VILLAGE OF FOX CROSSING, WI

- Multi-tenant office/retail space
- Excellent visibility to American Dr & Hwy 10
- 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	2,100 SF
SIGNAGE	Pylon

NICK SCHMIDT 920.560.5070



821 CHESTNUT STREET WISCONSIN RAPIDS, WI

- Office/retail/flex space
- Flexible layout, making it suitable for various business purposes
- Located near one of the busiest streets, 8th Street/Highway 13, with traffic counts ± 20,000 vehicles per day

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



1426 N 5TH STREET SHEBOYGAN, WI

- Office space with ten private offices and work room
- Former legal office
- ADA accessible
- Signage available
- On and off street parking

LEASE RATE	\$12/SF NNN
AVAILABLE SPACE	3,342 SF
ZONING	Neighborhood Commercial

DANE CHECOLINSKI 920.344.8732



2300 E CAPITOL DRIVE APPLETON, WI

- Well-located Class A office building in the highly successful Appleton Northeast Business Park with acres of green space
- Multiple conference rooms and a Town Hall area

SUB-LEASE RATE	Negotiable
AVAILABLE SPACE	34,270 SF (3rd Floor)
BUILDING SIZE	107,202 SF

AMY PFEFFERLE OELHAFEN 920.560.5009 ELIZABETH RINGGOLD 920.560.5061



715 BROADWAY AVENUE WISCONSIN DELLS, WI

- Two-story Field's Park Motel, with 36 rooms in a prime, downtown Wisconsin Dells location
- Short walk to several bars, restaurants, shopping and attractions
- Outdoor pool; 46 paved parking spaces

SALE PRICE	\$1,200,000
BUILDING SIZE	± 17,612 SF
LOT SIZE	0.634 acres

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



130 MAIN STREET MENASHA, WI

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

LEASE RATE	\$14/SF NNN
AVAILABLE SPACE	1,033 SF - 1,305 SF
PARKING	27 stalls

TERESA KNUTH 920.560.5077



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



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	Contact Broker
SUITE C1 AVAILABLE SPACE	1,177 SF
BUILDING SIZE	11,900 SF

GREGORY HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061



4155 GALAXY DRIVE APPLETON, WI

- Retail/office suites located below 77-unit luxury apartment complex
- Drive-thru space available with window in place and wired for menu board
- Plenty of natural light and can be constructed to fit your needs

LEASE RATE	\$16/SF NNN
AVAILABLE SPACE	1,300 SF - 6,996 SF
PARKING	56 spaces

ELIZABETH RINGGOLD 920.560.5061 ADAM FIGURIN 920.560.5076



THE PINWOOD 147801 HALF MOON LAKE DRIVE MOSINEE, WI

- Well-established restaurant/supper club
- Waterfront with boat access
- Seating: Dining - 130; Banquet - 150; Lounge - 40
- Restaurant/bar equipment, trade name, licenses, menu and recipes included

SALE PRICE	\$1,699,000
RESTAURANT SIZE	6,551 SF
RESIDENTIAL SIZE	1,866 SF

ARK RHOWMINE 715.297.1953

PRICE REDUCED

1500 KOWALSKI ROAD KRONENWETTER, WI

• TIF District	SALE PRICE	\$3,283,500
• Economic Development Support available		\$1,999,000
• Plan for future land use to be industrial or commercial	LOT SIZE	170.594 acres
• Will consider 10 acres or larger parcels	ZONED	Business Park
• 5 miles from Wausau Municipal Airport		

TONY "T.J." MORICE, SIOR 715.218.2900

INTERSTATE 43/HIGHWAY 32 CEDAR GROVE, WI

• Potential uses: industrial, office, retail and commercial	SALE PRICE	\$26,600 - \$200,000/acre (depending on location)*
• Development items in play: Master Development Agreement, Business Park Covenants, Annexation PUD Zoning and Tax Increment Financing	LOT SIZE	1-152 acres (Seller willing to spit)
		<i>*Village incentives may effectively make land free</i>

DANE CHECOLINSKI 920.344.8732

2026 & 2029 SCHEURING ROAD DE PERE, WI

• Large development parcel located in the Town of Lawrence, one block from Hemlock Creek Elementary School	SALE PRICE	\$9,750,000
• Zoned Agricultural, Agricultural Forest, Undeveloped Land	LOT SIZE L-166	42.594 acres
• Sewer adjacent to site	LOT SIZE L-167	38.566 acres

MARK DENIS, SIOR 920.362.7489 JAMES WHEELER, CCIM 920.560.5093

W AMERICAN DRIVE & CB MENASHA, WI

• Prime highway frontage just west of I-41 and Hwy 10 interchange	SALE PRICE	\$745,800
• Conceptual plans approved by Village of Fox Crossing	LOT SIZE	3.729 Acres
• Sewer & water located at W. American Dr.	ZONING	Commercial
• Protective covenants will be established		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

INDIANHEAD DRIVE MOSINEE, WI

• Prime development site with a variety of possible business and potential uses as approved by the City of Mosinee Business Park	SALE PRICE	\$150,000
• For the right use, may be an ability to change zoning	LOT SIZE	± 5.12 acres
	ZONED	IP-B Industrial Park Business

TONY "T.J." MORICE, SIOR 715.218.2900 JOHN ROBERTS, SIOR 920.216.2554

TRI-PARK WAY GRAND CHUTE, WI

• Prime location in Tri-Park Business Park	SALE PRICE	\$343,000
• Easy access to Interstate 41 and W. Wisconsin Avenue	LOT SIZE	4.43 acres
• Near Fox Valley Technical College, Bordini Center, WOW Logistics, Agape of Appleton, Farm Services Agency and more	ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

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