

# NAIPfefferle

## FEATURED LISTINGS

### SEPTEMBER 2024

RETAIL



#### 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 920.427.9473

EVENTS VENUE



#### N3504 COUNTY ROAD E FREEDOM, WI

- Weddings/events booked through 2025 into 2026
- Two-story barn: 1st floor: dining room, bar area, prep kitchen, chapel area and reception space; lower level: Rustic Room
- Sale includes liquor license

SALE PRICE	\$1,949,000
HOME SIZE	2,645 SF
BARN SIZE	15,492 SF

JOHN ROBERTS, SIOR 920.560.5067 ELIZABETH RINGGOLD 920.560.5061

LAND



#### 6001 & 6005 BIRCH ST + 1.23 ACRES WESTON, WI

- Great opportunity for a variety of facilities; depending on vision of investor, a variety of permitted and conditional uses could be done
- Near key corner with Kwik Trip, Aldi & Weston Cafe/Adventure Awaits

SALE PRICE	\$349,500
TOTAL PARCEL SIZE	3.29 acres
ZONED	Neighborhood Business B-1

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 SF)
OFFICE SIZE	Tenant buildout welcome

TOM FISK 920.560.5090 DANE CHECOLINSKI 920.344.8732



CLICK HERE TO VIEW ALL OUR LISTINGS AT: [naipfefferle.com](http://naipfefferle.com)



## 200 N MALL DRIVE APPLETON (GRAND CHUTE), WI

- Exceptional retail opportunity steps away from the Fox River Mall, which boasts over 16,000,000 visitors annually
- Easily adaptable to any user
- LED pylon signage
- Conferencing facility

SALE PRICE	\$1,900,000
LEASE RATE	\$10/SF NNN
BUILDING SIZE	20,000 SF
AVAILABLE SPACE	10,000-20,000 SF

NICK SALM 920.427.8714 ADAM FIGURIN 920.560.5076



PRICE REDUCED

## 3177 FRENCH ROAD GREEN BAY (TOWN OF LAWRENCE), WI

- Supper club/catering business/wedding venue facility
- Covered drive-thru canopy, 3 overhead doors, 2 outdoor fenced in patio areas, gazebo and garage rentention
- Banquet hall, conference room & more

SALE PRICE	\$2,800,000 \$2,600,000
BUILDING SIZE	20,000 SF
CAPACITY	600

ADAM MEYERS 920.560.5091 JAMES WHEELER, CCIM 920.560.5093



FOR LEASE

1

FOR LEASE

2

## 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



## 115 W 6TH STREET MARSHFIELD, WI

- Retail/office/restaurant available approx. December 1
- Former gourmet cooking school with a gourmet kitchen, retail floor & dining area
- Outdoor patio and garden
- Ideal for a boutique dining club

SALE PRICE	\$330,000
BUILDING SIZE	2,038 SF
LOT SIZE	0.155 acres

ARK RHOWMINE 715.297.1953



## N1865 MUNICIPAL DRIVE GREENVILLE, WI

- 2-story, historical property with a turn-key bar, restaurant and liquor licence; FF&E negotiable
- Upstairs ballroom with a bar and stage
- Large deck surrounding building
- Occupancy: 1st floor: ±130; 2nd floor: ±130

SALE PRICE	\$480,000
BUILDING SIZE	5,108 SF
LOT SIZE	0.26 acres

ADAM MEYERS 920.560.5091 ADAM FIGURIN 920.560.5076



PRICE REDUCED

## 4317 STEWART AVENUE WAUSAU, WI

- Property ideal for retail/distribution site
- 2,617 SF show room; 166 SF office & 468 SF shop with loading dock
- High visibility from Stewart Avenue and Highway 29 with easy access
- 60+ parking spaces

LEASE RATE	\$9/SF NNN \$8.50/SF NNN
SUITE SIZE	3,552 SF
BUILDING SIZE	24,300 SF

ARK RHOWMINE 715.297.1953



### 1740 PARK AVENUE PLOVER, WI

- 5,094 SF main level; 948 SF mezzanine
- In one of Plover's busiest retail districts
- Ideal for retail, office, medical, vehicle showroom, restaurant and more
- 0.75 AC lot will be subdivided & available for sale after building + 1 AC sells

SALE PRICE - BUILDING + 1 AC	\$1,095,000
SALE PRICE - 0.75 ACRES	\$145,000
TOTAL BUILDING SIZE	6,042 SF

GREG HEDRICH 608.844.9063



### 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



### 3131-3151 MONROE ROAD DE PERE, WI

- New construction! Class A office/retail space with high visibility
- Great access to/from I-41 & Hwy 172
- Each unit will be delivered in white-shell construction, including a restroom
- End units can add a drive-thru

LEASE RATE	\$25/SF NNN
AVAILABLE SUITES	1,680 SF - 8,160 SF
BUILDING SIZE	8,160 SF (each)

ELIZABETH RINGGOLD 920.560.5061



### 1020-1060 CENTERPOINT DRIVE STEVENS POINT, WI

- Retail/office suites located below a 163-unit luxury apartment complex at North Side Yard
- Easy access to Interstate 39 via Highway 66 or via Highway 51
- Building mounted signage

LEASE RATE	\$16/SF MG
AVAILABLE SPACE	500 SF - 5,000 SF
BUILDING SIZE	23,939 SF

GREG HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061



### 113 W 6TH STREET MARSHFIELD, WI

- Retail/office building available approximately December 1st
- Former wine shop located near the downtown retail district
- Single-story with 2 main show rooms and office; outdoor patio; full basement

SALE PRICE	\$399,000
BUILDING SIZE	2,603 SF
LOT SIZE	0.155 acres

ARK RHOWMINE 715.297.1953



### 1901-1929 POST ROAD PLOVER, WI

- Ideal space for retail, office, fitness center, showroom and many other commercial uses
- Excellent visibility and high traffic counts
- 8,000 SF has a 10'x12' overhead door
- 25,000 SF has a loading dock

LEASE RATE	\$8.95/SF NNN
AVAILABLE SPACE	± 8,000 SF & ± 25,000 SF
BUILDING SIZE	40,220 SF

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



## 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



## 1520 ELM STREET WAUSAU, WI

- Commercial space which can be built out and customized as tenant desires
- Prime location on 17th Avenue with views of Rib Mountain
- Part of new Bantr complex with over 100 residents

LEASE RATE	\$25/SF NNN
AVAILABLE SPACE	5,736 SF (Divisible into 1,500 SF & 2,500 SF)

TONY "T.J." MORICE, SIOR 715.218.2900



## 417 S MONROE AVENUE GREEN BAY, WI

- Two-story, multi-tenant, professional office building with lighted monument sign and one elevator
- First floor is shell space
- Just blocks from downtown Green Bay
- 112 parking spaces

SALE PRICE	\$925,000
BUILDING SIZE	18,483 SF (1st) 6,869 SF (Lower)
LOT SIZE	1.80 acres

TOM FISK 920.560.5090 TERESA KNUTH 920.427.9473



## 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

MARK DENIS, SIOR 920.362.7489 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

ADAM MEYERS 920.560.5091 TOM FISK 920.560.5090

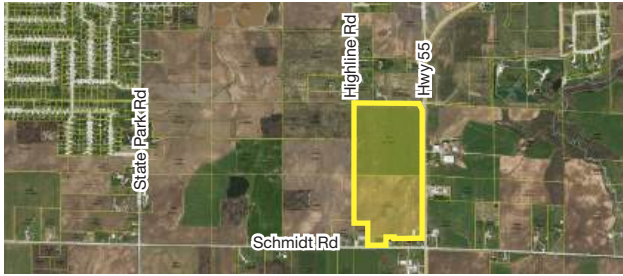


## 705 & 717 N MCCARTHY ROAD APPLETON, WI

- Class A professional office space
- Minutes to/from I-41 with great visibility
- National and local retailers nearby in Appleton's busiest retail corridor
- Monument signage and on building
- Ample parking

LEASE RATE	\$14.50/SF NNN
AVAILABLE SPACE	3,986 SF
BUILDING SIZE	14,185 SF

ELIZABETH RINGGOLD 920.560.5061



## SCHMIDT RD, HIGHLINE RD, HWY 55 HARRISON, WI

- Prime development site
- Located in Kaukauna School District
- Located near planned Harrison Village Center
- TIF incentives may be available by the Village of Harrison

SALE PRICE	\$3,352,500
LOT SIZE	74.50 acres
PARCELS	131-39060 & 131-45200

GREG LANDWEHR, SIOR 920.560.5037



## W CASSIDY DR, MERRILL AVE, COUNTY RD K WAUSAU, WI

- Opportunity to own a roadway or create a development plan with the Village of Maine
- Various trades would benefit from these sites
- Across from the largest auto dealership group in the area

SALE PRICE	\$199,836
TOTAL LOT SIZE	10.75 acres
ZONED	B-2 General Commercial

TONY "T.J." MORICE, SIOR 715.218.2900



## 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



## 2550 N BLUEMOUND DR & W GLENPARK DR APPLETON, WI

- Prime development land available in Bluemound commercial condominium site in Grand Chute
- Zoned PUD (Planned Unit Development)
- High visibility and great access to I-41
- Monument signage available

SALE PRICE LOT 1 - 1.09 ACRES	\$200,000
SALE PRICE LOT 2 - 1.43 ACRES	\$245,000

NICK SALM 920.427.8714



## S BROADWAY STREET (CTY PP) DE PERE (LEDGEVIEW), WI

- With commercial industrial zoning, the highest and best use for property would be light industrial
- Municipal water and sewer available at the street, as well as electricity, natural gas and telephone utilities

SALE PRICE	\$595,000
LOT SIZE	11.665 acres
ZONED	L1-Light Industrial

MARK DENIS, SIOR 920.362.7489



## 1711 CALUMET DRIVE SHEBOYGAN, WI

- Prime redevelopment opportunity
- Ideal for various commercial uses, capitalizing on its high-traffic location and central population base.
- Also available: 1.2 acres with 2 buildings of contiguous acreage for \$749,000

SALE PRICE	\$199,000
LOT SIZE	0.6 acres
ZONED	Urban Commercial

DANE CHECOLINSKI 920.344.8732



### 3200 N MAIN STREET OSHKOSH, WI

- Warehouse/light manufacturing/flex space in excellent condition
- Updated lighting, fiber optic internet, heavy power, 1 dock door, 3 grade level doors, server room, nicely finished, air-conditioned office area

SALE PRICE	\$2,450,000
LEASE RATE	\$5.75/SF NNN
BUILDING SIZE	30,800 SF

JONATHAN GLASSCO 920.560.5078 GREG LANDWEHR, SIOR 920.560.5037



### 526 N COMMERCIAL STREET NEENAH WI

- Hard to find warehouse space
- 16' drive-in door
- Building features LED motion lighting
- Two Modine unit heaters
- Convenient downtown Neenah location
- 1 dock with leveler

LEASE RATE	\$5.25/SF NNN
BUILDING SIZE	19,000 SF
CEILING HEIGHT	16' peak

GREG LANDWEHR, SIOR 920.560.5037



### N126 SPEEDWAY LANE KAUKAUNA, WI

- Multi-purpose light industrial/flex/warehouse space
- Located off Highway 55/KK
- Great for storage, warehousing, light industrial, showroom and more
- 3 garage doors

LEASE RATE	\$9/SF NNN
AVAILABLE SPACE	2,600 SF
BUILDING SIZE	2,600 SF

ELIZABETH RINGGOLD 920.560.5061



### 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



### 5700 W CLAIREMONT DRIVE APPLETON, WI

- New construction, Class A, flex industrial building; available September, 2024
- 12.82 acres
- Each 3,000 SF unit will feature 3 phase 200 amp power, gas rooftop HVAC, 2 (16'x14') overhead doors

LEASE RATE	\$9.95/SF NNN
AVAILABLE SPACE	3,000 SF - 12,000 SF
BUILDING SIZE	12,000 SF

TERESA KNUTH 920.427.9473 ELIZABETH RINGGOLD 920.560.5061



### 1850 COFRIN DRIVE GREEN BAY, WI

- Manufacturing/warehouse steel frame facility in the Cofrin Business Park
- ±1,850 SF office space featuring 5 offices and 1 conference room
- 1,575 SF upper mezzanine storage or lunch room

LEASE RATE	\$7.80/SF NNN
BUILDING SIZE	20,000 SF
STORAGE SHED SIZE	1,000 SF

JAMES WHEELER, CCIM 920.560.5093



**PRICE REDUCED**

## 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 <b>\$495,000</b>
BUILDING SIZE	12,500 SF
SITE MEASURES	159'x132'

**JAMES WHEELER, CCIM** 920.560.5093



## 122 E COLLEGE AVENUE APPLETON, WI

- First class office condominium unit
- Located in the heart of downtown area
- Building has high quality interior finishes, private offices, open area for workstations, 1 passenger elevator, 1 freight elevation, 2 enclosed truck doors

SALE PRICE	\$3,600,000
CAP RATE	8%
BUILDING SIZE	31,878 SF

**AMY PFEFFERLE OELHAFEN, PRESIDENT** 920.560.5009



## 2080 W 20TH AVENUE OSHKOSH, WI

- Well-maintained, climate-controlled building on high traffic 20th Avenue
- 2.99 acres
- Abundant parking with two access points
- Near shopping, dining & lodging
- Single tenant: Precision Athletics

SALE PRICE	\$1,595,000
CAP RATE	8%
BUILDING SIZE	21,000 SF

**JOHN ROBERTS, SIOR** 920.216.2554



REPRESENTATIVE RENDERING

## 800 ELLINGSON AVENUE HAWKINS, WI

- Dollar General investment opportunity
- 1.50 acres
- Built in 2024
- 15 years initial lease term
- \$134,160 annual rent, years 1-5
- Turn over date: 7/2024

SALE PRICE	\$2,017,444
CAP RATE	6.65%
BUILDING SIZE	12,480 SF

**AMY PFEFFERLE OELHAFEN, PRESIDENT** 920.560.5009

**DOLLAR GENERAL**

MORE LISTINGS AVAILABLE IN:

- » ARMSTRONG CREEK
- » JUNCTION CITY
- » PLAIN
- » PRENTICE

PLEASE CALL FOR MORE INFORMATION



REPRESENTATIVE RENDERING

## W2883 GRANTON ROAD GRANTON, WI

- Dollar General investment opportunity
- 1.80 acres
- Built in 2023
- 15 years initial lease term
- \$112,388.52 annual rent
- Lease commencement date: 10/27/2023

SALE PRICE	\$1,550,186.48
CAP RATE	7.25%
BUILDING SIZE	10,640 SF

**AMY PFEFFERLE OELHAFEN, PRESIDENT** 920.560.5009



REPRESENTATIVE RENDERING

## 300 S MAIN STREET, CLINTONVILLE, WI

- Dollar General investment opportunity
- 1.07 acres
- Built in 2024
- 15 years initial lease term
- \$132,507.96 annual rent, years 1-5
- Turn over date: 7/2024

SALE PRICE	\$2,038,584
CAP RATE	6.50%
BUILDING SIZE	10,640 SF

**AMY PFEFFERLE OELHAFEN, PRESIDENT** 920.560.5009